



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

Well Maintained Patio
Home in Cambridge
Commons Community

First Floor Living

VISUAL TOUR
ONLINE

10903OxfordCommonsCourt.com

1 0 9 0 3 O X F O R D
C O M M O N S C O U R T ,
L O U I S V I L L E



ABOUT THE PROPERTY

Don't miss out on this fantastic patio home in Cambridge Commons! Well maintained home conveniently located off Bardstown Road just south of Gene Snyder. This home has all brick construction and an attached 2 car garage with extra workshop space. As you walk through the foyer you will notice the extra large family/dining area with vaulted ceilings. You continue into a large, fully equipped kitchen with a built-in pantry. The utility room is conveniently located off the kitchen and garage. You will love the over-sized primary bedroom with vaulted ceilings and attached en-suite bathroom and walk-in closet. The 2nd bedroom is very roomy with its own walk-in closet. There are plenty of options with the 2nd den/office room which could easily be converted into the 3rd bedroom. The concrete patio is 10x16 and bordered by a white vinyl fence, a great space to enjoy the quiet and seclusion of this great neighborhood. Did I mention that you have full access to the neighborhood clubhouse and pool?!



PROPERTY DETAIL



2 BEDS



2 FULL BATHS



1,650
FINISHED SQ
FT



2 CAR GARAGE



502.554.9749
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road
Ste #100
Louisville, KY 40223

10903 Oxford Commons Court, *Special Features*

2 Bedrooms | 2 Full Baths | 1,650 Total Finished Square Feet | 2 Car Garage

Well Maintained Patio Home in the Desirable Cambridge Commons Community

First Floor Living

Foyer & Den

- The storm door and sidelight allow for refreshing natural light to flow into the foyer
- A stunning light fixture brightens up the space
- A ceiling fan keeps the den cool and comfortable
- This room could also be utilized as a home office or even a 3rd bedroom space
- Large windows provide great views of the front and side yard

Family Room & Dining Area

- The spacious family room will easily accommodate all your furniture
- The family room hosts 2 large windows complete with transoms
- The vaulted ceiling showcases a fan and gives the room a sophisticated touch
- Cozy up next to the fireplace with your favorite book or movie
- The open floor plan allows for a conversational flow between the family room and the dining area
- The dining area offers plenty of space for a large table, chairs, and even a hutch or china cabinet
- An elegant chandelier adds to the character of the home

Kitchen & Laundry Room

- The kitchen features gorgeous wood laminate flooring, recessed lighting, and an overhead fan
- The kitchen offers lovely white cabinetry, tiled backsplash, ample counter space, and a built-in pantry
- Kitchen appliances to remain - including, refrigerator, oven, built-in microwave, and dishwasher
- The vaulted ceiling creates a bright, airy, and open feeling
- Access to the back patio is available in the kitchen
- The laundry room hosts cabinetry and built-in shelving

Primary Bedroom & En Suite Full Bath

- The roomy primary is large enough for a king-size bed plus any additional bedroom furniture
- The primary bedroom boasts a vaulted ceiling with a fan/light fixture combo and large windows
- The en suite bath features a double vanity with storage, a huge mirror, and a walk-in shower
- The walk-in closet provides space for all your personal belongings

Additional Bedroom & Full Bath

- The bedroom features an overhead fan with light fixture as well as ample natural light
- A built-in shelf offers a place to display decorative knick-knacks
- The walk-in closet provides plenty of storage space
- The full bathroom is easily accessible to the additional bedroom
- This bathroom features a single vanity with storage, a large mirror, and a shower/tub combo

Outdoor Living

- Gorgeous landscaping makes for excellent curb appeal
- The attached 2-car garage features extra workshop space
- The 10X16 concrete patio is bordered with a white vinyl fence and is the perfect spot to host a cook-out with family and friends
- Enjoy access to the neighborhood amenities, including the clubhouse and the pool

Residential - Condominium



List Number: 1611501

Address: 10903 Oxford Commons Ct, Louisville, KY 40291

Area: 06-Buechel/Hghvw/okolona/FernCreek

Sub Area: B

Preservation Dist: None

Municipality: Louisville

Total Living Area: 1,650

Basement: None

Total # Bedrooms: 2

Disclosure: Yes

Style: 1 Story

Basement: No

Status: Active

School District: Jefferson

Above Grade

Finished: 1,650

Total Baths: 2

Sqft - Total Unfin: 0

Nonconform SqFt

Fin: 0

Nonconform SqFt

UF: 0

For Current Price
Call 502.554.9749

County: Jefferson

Subdivision/Condo:

CAMBRIDGE COMMON

Baths - Full: 2

Baths - 1/2: 0

Age: 21

Year Built: 2001

Stories: 1



Directions: I65 to Gene Snyder, go east then take exit 17 and turn south on Bardstown Rd. Turn on to Old Bardstown Rd and go south. Turn right on Cambridge Commons Dr then right on Antioch Dr then left on Oxford Commons Ct. Unit is first on the right.

Don't miss out on this fantastic patio home in Cambridge Commons! Well maintained home conveniently located off Bardstown Road just south of Gene Snyder. This home has all brick construction and an attached 2 car garage with extra workshop space. As you walk through the foyer you will notice the extra large family/dining area with vaulted ceilings. You continue into a large, fully equipped kitchen with a built-in pantry. The utility room is conveniently located off the kitchen and garage. You will love the over-sized primary bedroom with vaulted ceilings and attached en-suite bathroom and walk-in closet. The 2nd bedroom is very roomy with its own walk-in closet. There are plenty of options with the 2nd den/office room which could easily be converted into the 3rd bedroom.

Room Name Level Width Length Remarks

Family Room	First	14.5	29	
Kitchen	First	10	12	
Breakfast Room	First	9	10	
Primary Bedroom	First	13	16	
Bedroom	First	12.5	11.5	
Den		11	12	

	(Fin)	(UF)
AG	1,650	0
BG	0	0
NC	0	0
Total	1,650	0
SgFtSrc:	List Agent	

Basement:

None

Construction:

Brk/Ven

Cooling:

Central Air; # of HVAC Units: 1

Exterior:

Patio; See Remarks

Foundation:

Slab

Heating:

of HVAC Units: 1; Electric

Incl. in Maintenance:

Groundskeeping; Snow Removal; Trash

Garage/Parking:

Attached

Garage:

Yes

Garage Spaces:

2

Roof:

Shingle

Sub/Condo

Clubhouse; Pets Allowed per Restrictions; Pool; Year Building Built:

Amenities:

2001

Utilities:

Public Water

M Struct Flood

No

Plain:

Total # of Rooms: 5	First Floor PBR: Yes	First Floor Laundry: Yes	Laundry Level: 1st	# Closets Level 1: 3	# Fireplaces Level 1: 1
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Lot SF: 0		Lot SF Source: PVA		Acres: 0.14		Sold As-Is: No							
HOA Y/N: Yes		HOA Fee: \$2,220											
Condo Features:		Location In Building: 0		Building #: 0		Maintenance Fee: 0		# Building Floors: 0		# Condo Units: 0			
Farm Features:													
City Tax: Per record		County Tax: Per record		Deed Bk: 11153		Pg #: 61		Block: 0		Lot: 87		Sub-Lot: 0	

The concrete patio is 10x16 and bordered by a white vinyl fence, a great space to enjoy the quiet and seclusion of this great neighborhood. Did I mention that you have full access to the neighborhood clubhouse and pool?!

Welcome Home!



Gorgeous landscaping makes for excellent curb appeal

Front of Home



The attached 2-car garage features extra workshop space

Foyer



The storm door and sidelight allow for refreshing natural light to flow into the foyer

Den



This room could also be utilized as a home office or even a 3rd bedroom space

Family Room



The vaulted ceiling showcases a fan and gives the room a sophisticated touch

Family Room



The family room hosts 2 large windows complete with transoms; Cozy up next to the fireplace with your favorite book or movie

Dining Area

The dining area offers plenty of space for a large table, chairs, and even a hutch or china cabinet; ? An elegant chandelier adds to the character of the home

Kitchen

The kitchen features gorgeous wood laminate flooring, recessed lighting, a vaulted ceiling and an overhead fan

Kitchen

The kitchen offers lovely white cabinetry, tiled backsplash, ample counter space, and a built-in pantry

Kitchen

Kitchen appliances to remain - including, refrigerator, oven, built-in microwave, and dishwasher

Laundry Room

The laundry room hosts cabinetry and built-in shelving

Primary Bedroom

The primary bedroom boasts a vaulted ceiling with a fan/light fixture combo and large windows

Primary Bedroom

The roomy primary is large enough for a king-size bed plus any additional bedroom furniture

Primary En Suite Bath

The en suite bath features a double vanity with storage, a huge mirror, a walk-in shower, and a walk-in closet

Additional Bedroom

The bedroom features an overhead fan with light fixture, ample natural light, and a walk-in closet

Full Bath

This bathroom features a single vanity with storage, a large mirror, and a shower/tub combo

Back Patio

The 10X16 concrete patio is bordered with a white vinyl fence

Back of Home

The perfect spot to host a cook-out with family and friends

Neighborhood Clubhouse



Enjoy access to the neighborhood amenities, including the clubhouse and the pool

Neighborhood Pool



Enjoy access to the neighborhood amenities, including the clubhouse and the pool

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
 Mayo-Underwood Building
 500 Mero Street 2NE09
 Frankfort, Kentucky 40601
 (502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to **residential real estate sales and purchases**. This form is **not required** for:

1. Residential purchases of new construction homes if a warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

10903 Oxford Commons Ct.

City

Louisville

State

KY

Zip

40291

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES

	N/A	YES	NO	UN- KNOWN
a. Have you ever lived in the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house.				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain:				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

PROPERTY ADDRESS:

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a. Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: 20 years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	age of system: 5-10 years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	age of system: 3-10 years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section: Toilet not working properly March 2022 fixed by plumber. Dishwasher replaced about 2 years ago

3. BUILDING STRUCTURE

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section:

All but 1 window replaced due to seal failures

4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known)		5-10 years	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. When was the last time the roof leaked?				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, when?	3-10 years ago.			
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)	N/A			
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

Roof replaced 3-10 years ago. Flashing around chimney fixed about 10 years ago.

5. LAND / DRAINAGE

N/A YES NO UN-KNOWN

a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If so, what is the flood zone?				
c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

6. BOUNDARIES

N/A YES NO UN-KNOWN

a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
d. Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

7. WATER

N/A YES NO UN-KNOWN

a. Source of water supply:	Louisville Water			
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

8. SEWER SYSTEM

N/A YES NO UN-KNOWN

a. Property is serviced by:	Louisville Water Company			
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic):				
Date last cleaned (septic):				
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

PROPERTY ADDRESS:

9. CONSTRUCTION / REMODELING

	N/A	YES	NO	UN- KNOWN
a. Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain:

10. HOMEOWNER'S ASSOCIATION (HOA)

	N/A	YES	NO	UN- KNOWN
a. 1) Is the property subject to rules or regulations of a HOA? #2,220	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the yearly assessment?				
3) HOA Name: Malloy				
HOA Primary Contact Name: Jennifer Tharp				
HOA Primary Contact Phone No.: 502-498-2420				
b. Is the property a condominium?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition that may result in an increase in taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? Wall & driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: Cannot be used as rental				

11. HAZARDOUS CONDITIONS

	N/A	YES	NO	UN- KNOWN
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LEAD BASED PAINT DISCLOSURE REQUIREMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.

c. Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."

e. 1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, is it functioning properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

g. 1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If no, has the property been professionally decontaminated from methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

12. MISCELLANEOUS

	N/A	YES	NO	UN- KNOWN
a. Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are there any warranties to be passed on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

Explain:

e. Has this house ever been damaged by fire or other disaster?

☐ ☐ ☒ ☐

Explain:

☒ ☐ ☐ ☐

f. Are you aware of the existence of mold or other fungi on the property?

☐ ☐ ☒ ☐

g. Has this house ever had pets living in it?

☐ ☒ ☐ ☐

Explain:

2 dogs

h. Is this house in a historic district or listed on any registry of historic places?

☐ ☐ ☐ ☐

13. ADDITIONAL INFORMATION

N/A YES NO UN-

Do you know anything else about the property that that should be disclosed to the Buyer?

☐ ☐ ☒ ☐

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

☐ As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature

Date

Seller Signature

Date

X

X

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, Robert Castle (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature

Date

Seller Signature

Date

X

☐ As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature

Date

Seller Signature

Date

X

X

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Agent Print Name

Broker / Agent Signature

Date

X

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form

Buyer Signature

Date

Buyer Signature

Date

X

X