



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

Cape Cod Style Home  
on Gorgeous 2+ Acre Lot

Two Stall Outbuilding  
with Attached  
Chicken Coup

VISUAL TOUR  
ONLINE

8030WattersonTrail.com

8030 WATTERSON TRAIL,  
LOUISVILLE



## ABOUT THE PROPERTY

Over 2 acres in the heart of Jefferson County! This property has everything you could ask for, with several fruit bearing trees, a two-stall outbuilding and its attached chicken coup, an incredible garage featuring a workshop and second story loft for storage, and it's all coupled with a well-cared-for 4 bedroom, 1 ½ bathroom home. Inside the home you'll love the gorgeous hardwood flooring that runs through the foyer, huge living room, and both first-floor bedrooms. The kitchen and dining area incorporate neutral tile flooring into the design that perfectly complements the cherry cabinets, stainless steel appliances and grey brick fireplace. Just past the kitchen in the hallway you'll find both an updated half-bath as well as a full bath. Rounding out the rest of the first floor is a sunroom with laundry hookups and the family room. It's a fantastic space to entertain or just enjoy a loud movie tucked away on the opposite side of the home from the bedrooms. The 2nd floor features two additional oversized bedrooms, each with their own unique storage areas and a utility room housing the home's HVAC system. Properties like this don't come along often, especially in a location as convenient as this one!



## PROPERTY DETAIL



4 BEDS



1.5 BATHS



2,480  
FINISHED SQ  
FT



2+ ACRES



502.554.9749  
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road  
Ste #100  
Louisville, KY 40223

# 8030 Watterson Trail, *Special Features*

4 Bedrooms | 1.5 Baths | 2,480 Total Finished Square Feet | 2-Car Garage

Cape Cod Style Home on Gorgeous 2+ Acre Lot

Two Stall Outbuilding with Attached Chicken Coup

## Foyer and Living Room

- Natural light pours into the foyer from the sidelights that flank the front door
- Beautiful wood floors welcome you into the home
- A coat closet is situated at the entrance
- Dual ceiling fans keep the living room cool and comfortable
- The brick encased fireplace is a great spot to cozy up with a good book
- Large windows provide great views of the front yard

## Kitchen & Dining Area

- The kitchen features lovely tiled flooring, neutral colors, and recessed lighting
- Kitchen appliances to remain for move-in ready convenience
- The kitchen offers an abundance of cherry cabinetry and ample counterspace
- Large windows overlook the backyard and invite refreshing natural light inside
- The gray brick fireplace acts as a stunning focal point of the kitchen
- The eat-in breakfast bar delineates the line between the kitchen and dining area and provides a great option for extra seating or meals on-the-go
- The dining area features a lovely light fixture and offers plenty of space for a large kitchen table and chairs

## Sunroom & Family Room

- The bright and airy sunroom showcases tiled floors, white brick walls, and windows galore
- Washer and dryer hook-ups are available in the sunroom
- This space could be utilized as a home office or a playroom
- The spacious family room is situated away from the first-floor bedrooms, making it a great spot to watch a loud movie
- The brick encased fireplace is flanked with built-in bookshelves on either side
- The window seat is a great spot to relax and soak up some sun
- Dual closets offer storage space

## First & Second Bedrooms

- Both first floor bedrooms feature wood floors, neutral colors, and natural light
- These spacious bedrooms will easily accommodate all your furniture
- Large closets provide both rooms with plenty of space for personal belongings
- Overhead fans with light fixtures keep both rooms cool

## Full & Half Bath

- The retro, mid-century style full bath features a pedestal sink, a cabinet for storage, sconce lighting, a linen closet, and a shower/tub combo
- The updated half bath is ideal for guests and offers a pedestal sink, a built-in shelf, sconce lighting, and a linen closet

### **Upper-Level: Third & Fourth Bedrooms**

- The upper-level hosts 2 oversized bedrooms – both with carpeted floors and neutral colors
- These bedrooms are equipped with recessed lighting and sizable windows
- Generously sized closets provide plenty of room for personal belongings
- Built-in shelves offer additional storage space

### **Outdoor Living**

- Beautiful landscaping and mature trees create excellent curb appeal
- Sitting on over 2 acres, this property's peaceful park-like setting makes this the perfect spot to relax and call home
- The yard offers several fruit bearing trees - including pear, peach, apple, pecan, & walnut
- The property features a two-stall outbuilding that was formerly used to house horses and its attached chicken coup
- The incredible garage showcases a workshop and second story loft for storage
- The back patio is the perfect spot to host a cook-out with family and friends
- This home is conveniently located just 2 minutes from either Hurstbourne Parkway or Bardstown Road

# Residential - Single Family Residence

For Current Price  
Call 502.554.9749



**List Number:** 1612004  
**Address:** 8030 Watterson Trail,  
Louisville, KY 40291  
**Area:** 07-FernCreek/Hikes Point/  
Jeffersontown  
**Sub Area:** A  
**Total Living Area:** 2,554  
**Basement:** None  
**Total # Bedrooms:** 4  
**Disclosure:** Yes  
**Style:** Cape Cod  
**Basement:** No

**Status:** Active  
**Above Grade**  
**Finished:** 2,480  
**Total Baths:** 2  
**Sqft - Total Unfin:** 0  
**Nonconform SqFt**  
**Fin:** 74  
**Nonconform SqFt UF:** 0

**County:** Jefferson  
**Subdivision/Condo:**  
NONE  
**Baths - Full:** 1  
**Baths - 1/2:** 1  
**Age:** 74  
**Year Built:** 1948  
**Stories:** 2



**Directions:** From I-64: Take South Hurstbourne Parkway to Watterson Trail (turn right). Property will be roughly 1/2 mile down on your left. From I-264: Take Bardstown Road East. Turn left onto Watterson Trail. Property will be roughly 1/3 of a mile down on your right.

Over 2 acres in the heart of Jefferson County! This is your chance to live on a huge lot just two minutes from either Hurstbourne Parkway or Bardstown Road. This property has everything you could ask for, with several fruit bearing trees, including pear, peach, apple, pecan, and walnut, a two-stall outbuilding that was formerly used to house horses and its attached chicken coup, an incredible garage featuring a workshop and second story loft for storage, and it's all coupled with a well-cared-for 4 bedroom, 1 1/2 bathroom home. Inside the home you'll love the gorgeous hardwood flooring that runs through the foyer, huge living room, and both first-floor bedrooms. The kitchen and dining area incorporate neutral tile flooring into the design that perfectly complements the cherry cabinets,

Room Name	Level	Width	Length	Remarks
Foyer	First	8.42	6.42	Hardwood Floors, Coat Closet
Living Room	First	25.08	13.42	Dual Fans, Fireplace, Hardwood Floors
Dining Area	First	11.75	10.08	Fireplace, Tile Flooring
Kitchen	First	11.58	10.08	Stainless Appliances, Eat-in Countertop Bar
Half Bathroom	First	4	6	Updated Decor
Full Bathroom	First	6.25	6	Retro Mid-century Design
Bedroom	First	11.58	13.42	Hardwood Floors, Built-in shelving in the closet
Bedroom	First	15	11.42	Hardwood Flooring, Great View
Florida Room	First	12	13.5	Sunny office space, mudroom, laundry area
Family Room	First	14.17	26.42	Fireplace, Extra Storage
Bedroom	Second	17.9	13.25	Large Carpeted Bedroom
Bedroom	Second	25.5	10	Walk-in Closet, built-in shelving
Other	Second	14.83	5	Utility Room
Other		36	27.58	Detached Garage with Workshop & Loft Storage
Other		10.17	18	Outbuilding, Formerly Used as Horse Stalls

**Basement:** None  
**Construction:** Brk/Ven; Frame - Wood; Vinyl  
**Cooling:** Central Air; # of HVAC Units: 1  
**Exterior:** Out Buildings; Patio; See Remarks  
**Foundation:** Crawl Space; Poured Concrete  
**Fencing:** Chain Link; Other  
**Heating:** # of HVAC Units: 1; Forced Air; Natural Gas  
**Monthly Maintenance:** No  
**Lot Description:** Cleared; See Remarks  
**Garage/Parking:** Detached; Off-Street Parking; See Remarks; Driveway  
**Garage:** Yes  
**Garage Spaces:** 2  
**Roof:** Shingle  
**Utilities:** Fuel:Natural; Public Water; Septic System  
**M Struct Flood Plain:** No

	(Fin)	(UF)
AG	2,480	0
BG	0	0
NC	74	0
Total	2,554	0
SgFtSrc	Other	

**Total # of Rooms:** 8  
**First Floor PBR:** Yes  
**First Floor Laundry:** Yes  
**Laundry Level:** 1st  
**# Closets** Level 1: 7 Level 2: 2  
**# Fireplaces** Level 1: 3

**Lot SF Source:** PVA

**Acres:** 2.01

**Sold As-Is:** No

**HOA Y/N:** No \$0

**Condo Features:**

**Farm Features:**

**City Tax:** Of Record **County Tax:** Of Record **Deed Bk:** 8579 **Pg #:** 0881 **Block:** 0044 **Lot:** 0218 **Sub-Lot:** 0000

stainless steel appliances and grey brick fireplace. A eat-in breakfast bar delineates the line between the kitchen and dining area and provides a great option for extra seating or meals on-the-go. Just past the kitchen in the hallway you'll find both an updated half-bath for guests as well as a full bath that has kept its retro mid-century charm. Rounding out the rest of the first floor is a sunroom with laundry hookups and room for a home office and the family room featuring even more storage and the home's third fireplace. It's a fantastic space to entertain or just enjoy a loud movie tucked away on the opposite side of the home from the bedrooms.

The second floor of this Cape Cod style home features two additional oversized bedrooms, each with their own unique storage areas and a utility room housing the home's HVAC system.

Properties like this don't come along often, especially in a location as convenient as this one. Don't wait and schedule your showing today.



**Welcome Home!**



Welcome to your next home sweet home

**Front of Home**



Beautiful landscaping and mature trees create excellent curb appeal

**Aerial View of Property**



Home sits on over 2 acres

**Aerial View of Property**



The yard offers several fruit bearing trees - including pear, peach, apple, pecan, & walnut

**Aerial View of Property**



The property features a two-stall outbuilding that was formerly used to house horses and its attached chicken coup

**Aerial View of Property**



This property's peaceful park-like setting makes this the perfect spot to relax and call home

**Aerial View of Property**

Mature trees provide shade on warm days

**Backyard**

Beautiful green space

**Backyard**

The property features a two-stall outbuilding that was formerly used to house horses and its attached chicken coup

**Garage**

Long driveway provides plenty of additional parking

**Garage**

Detached 2-car garage

**Garage**

The incredible garage showcases a workshop and second story loft for storage



**Garage**



**Garage**



The incredible garage showcases a workshop and second story loft for storage    The incredible garage showcases a workshop and second story loft for storage

**Back of Home**



An abundance of driveway space

**Back of Home**



**Back of Home**



The back patio is the perfect spot to host a cook-out with family and friends

**Foyer**



Natural light pours into the foyer from the sidelights that flank the front door



**Foyer**

Beautiful wood floors welcome you into the home

**Living Room**

Dual ceiling fans keep the living room cool and comfortable

**Living Room**

The brick encased fireplace is a great spot to cozy up with a good book

**Kitchen**

The kitchen features lovely tiled flooring, neutral colors, and recessed lighting

**Kitchen**

The kitchen offers an abundance of cherry cabinetry and ample counterspace

**Kitchen**

Kitchen appliances to remain for move-in ready convenience

**Kitchen**

Large windows overlook the backyard and invite refreshing natural light inside

**Kitchen**

The gray brick fireplace acts as a stunning focal point of the kitchen

**Sunroom**

The bright and airy sunroom showcases tiled floors, white brick walls, and windows galore

**Sunroom**

This space could be utilized as a home office or a playroom

**Family Room**

The brick encased fireplace is flanked with built-in bookshelves on either side

**Family Room**

The spacious family room is situated away from the first-floor bedrooms, making it a great spot to watch a loud movie

**First Bedroom**

Both first floor bedrooms feature wood floors, neutral colors, and natural light

**First Bedroom**

Large closets provide both rooms with plenty of space for personal belongings

**Second Bedroom**

These spacious bedrooms will easily accommodate all your furniture

**Second Bedroom**

Overhead fans with light fixtures keep both rooms cool

**Full Bath**

The retro, mid-century style full bath features a pedestal sink, a cabinet for storage, sconce lighting, a linen closet, and a shower/tub combo

**Half Bath**

The updated half bath is ideal for guests and offers a pedestal sink, a built-in shelf, sconce lighting, and a linen closet



**Third Bedroom**

The upper-level hosts 2 oversized bedrooms – both with carpeted floors and neutral colors

**Fourth Bedroom**

These bedrooms are equipped with recessed lighting and sizable windows

# 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

8030 Watterson Trail

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.	Nov 2003 Present			
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: 8030 Watterson Trail

## 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 <u>Updated</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Electrical system <u>Updated</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Appliances <u>New</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans <u>New</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 <u>New</u> age of system: <u>19 year</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system <u>New</u> age of system: <u>" "</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Water heater <u>New</u> age of system: <u>" "</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

Ducts cleaned 2018

## 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

## 4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known) <u>2/2013</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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? <u>Storm Damage</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PROPERTY ADDRESS: **8030 Watterson Trail**

- f. Have you ever had the roof replaced? ☐ ☒ ☐ ☐  
If so, when?
- g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)  
Explain:
- h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? ☐ ☒ ☐ ☐

Please explain any deficiencies noted in this Section:

#### 5. LAND / DRAINAGE

- |   | N/A                      | YES                      | NO                                  | UN-<br>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 <b>Pooling in heavy rain in back field</b>  | <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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-<br>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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Explain: <b>Fences on two sides</b>  |                          |                                     |                                     |                          |
| d. Do you know the boundaries?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Explain: <b>Per J&amp;S Co. PVA Map</b>  |                          |                                     |                                     |                          |
| 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-<br>KNOWN             |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Source of water supply: <b>City</b>                                    |                          |                          |                                     |                          |
| 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-<br>KNOWN             |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Property is serviced by:   |                          |                                     |                                     |                          |
| 1. Category I: Public Municipal Treatment Facility  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2. Category II: Private Treatment Facility  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3. Category III: Subdivision Package Plant  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input type="checkbox"/> |
| 7. Category VII: No Treatment/Unknown   | <input type="checkbox"/> | <input type="checkbox"/>            | <input 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: **8030 Watterson Trail**

**9. CONSTRUCTION / REMODELING**

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

**10. HOMEOWNER'S ASSOCIATION (HOA)**

- |   | N/A                      | YES                      | NO                                  | UN-<br>KNOWN             |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. 1) Is the property subject to rules or regulations of a HOA?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, what is the yearly assessment?   |                          |                          |                                     |                          |
| 3) HOA Name:  |                          |                          |                                     |                          |
| HOA Primary Contact Name:   |                          |                          |                                     |                          |
| HOA Primary Contact Phone No.:  |                          |                          |                                     |                          |
| b. Is the property a condominium?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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.? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Are there any pet or rental restrictions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain: <b>White fence owned &amp; maintained by neighbor</b>  |                          |                          |                                     |                          |

**11. HAZARDOUS CONDITIONS**

- |  | N/A                      | YES                      | NO                                  | UN-<br>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 checked="" type="checkbox"/> | <input 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](http://chfs.ky.gov) and search "radon."

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| e. 1) Are you aware of any testing for radon gas?   | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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-<br>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: 8030 Watterson Trail

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:

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

☐ ☐ ☒ ☐

**13. ADDITIONAL INFORMATION**

N/A YES NO UN-  
KNOWN

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.

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, \_\_\_\_\_ (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

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





GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.  
**ATTACHMENT TO RESIDENTIAL SALES CONTRACT**



(Seller) and \_\_\_\_\_ (Buyer)  
for Property at 8030 Watkinson Trail

**Lead Warning Statement**

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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Sellers Disclosure (initial)**

X   /   (a) Presence of lead-based paint and/or lead-based paint hazards (check one below)

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing: (explain):

OR <

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

  /   (b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

OR <

☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint in the housing.

**Buyer's Acknowledgment (initial)**

  /   (c) Purchaser has received copies of all information listed above.

  /   (d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

  /   (e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

       (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Broker Agent has advised Seller of Seller's obligation under the law to complete this form and Seller has refused to do so.

Seller \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**Certification of Accuracy**   U  

The following parties have reviewed the information above and certify, to the best of their knowledge that the information they have provided is true and accurate.

X Seller \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

X Seller \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_