



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

1 2 2 1 1 VALLEY DRIVE ,  
GOSHEN

Large Deck & Patio  
Overlooking Backyard

Located in Harmony  
Lake Community

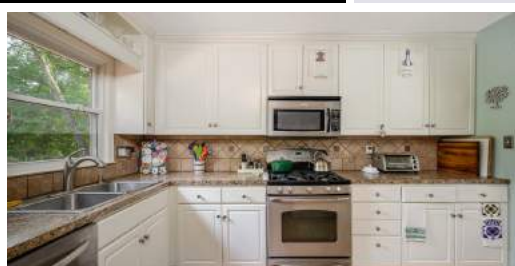
VISUAL TOUR  
ONLINE

12211ValleyDrive.com



## ABOUT THE PROPERTY

Welcome to this all brick home located in the Harmony Lake community. The home is situated on a truly lovely landscaped lot. The main level of the home is designed with an open floor plan- a great flow between the Family Room, Dining Room, and Kitchen. Fresh neutral paint, wood burning fireplace flanked by bookshelves and bright sunny windows welcome you into the Family Room. The Dining Room provides stunning views of the spacious fenced-in backyard and access to the rear deck. The kitchen offers freshly painted cabinets, an abundance of counter space, and a fresh neutral color palette. Additionally on the main level, you'll find the Owner's Suite with its ensuite bath, two additional bedrooms, serviced by a full hall bath. The lower level supplies a second family room, with another wood burning fireplace, plus a half bath, and access to the two car attached garage. From the lower level, you can access the patio - so much outdoor living space offered in this home! This property is well maintained with freshly trimmed trees, chimney cleaning complete, and recently replaced gutters! You can easily walk to the Creasey Nature Preserve and you're a quick drive to the North Oldham Schools. This home, in this location, at this price point is the opportunity you've been waiting for!



## PROPERTY DETAIL



3 BEDS



2.5 BATHS



2,127  
FINISHED SQ  
FT



2 CAR GARAGE



502.554.9749  
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road  
Ste #100  
Louisville, KY 40223

# 12211 Valley Drive, *Special Features*

**3 Bedrooms | 2.5 Baths | 2,127 Total Finished Square Feet | 2 Car Garage Attached**

**All Brick Home Located in Harmony Lake Community**

**Expansive Deck and Patio Overlooking Multiple Gardens and Mature Trees**

**Districted for Award-Winning North Oldham Schools**

## **Property Features**

- Recent Chimney cleaning 2021
- Recent Tree Trimming 2021
- Gutters have recently been replaced
- Roof 10 years old
- Water Heater 5 years old
- Swing set conveys
- 2 sheds on property convey

## **Foyer and Family Room**

- Enter the home through the recently refurbished and freshly painted foyer
- Natural light pours into the foyer from the transom windows and the sidelights that flank the front door
- Beautiful laminate wood floors welcome you into the spacious family room
- The large window in the family room gives spectacular views of the parklike front yard
- The brick encased wood burning fireplace is a great spot to cozy up with a good book
- The family room boasts striking, custom, built-in shelving and storage that is perfect for your decorations, books or photos
- With the open floor plan, the family room flows directly into the dining room

## **Dining Room and Kitchen**

- The dining room offers plenty of space for a large table, hutch or China cabinet
- The dining room features laminate wood floors, a lovely chandelier, and glass door giving stunning views of the backyard & access to the rear deck
- The kitchen features well maintained tiled flooring, newly painted cabinets, and neutral color palette
- Stainless-steel refrigerator, oven, dishwasher, and built-in microwave remain for your move-in ready convenience
- A window over the sink offers lovely views of the many perennial gardens in the backyard
- The kitchen offers an abundance of cabinetry and countertops
- The open floor plan and island lend themselves to entertaining

### **Main Level: Primary Bedroom and En Suite Full Bath**

- The primary bedroom boasts laminate wood floors, a modern ceiling fan/light fixture, and serene views of backyard
- The spacious primary bedroom will easily accommodate all your furniture
- A glass door and large window create a bright and airy environment
- A paned window door gives direct access to the expansive back deck
- The en suite bathroom is equipped with a sizeable single vanity with storage, tiled flooring, and sconce lighting

### **Main Level: Two Additional Bedrooms and Full Bath**

- Both bedrooms feature laminate wood floors, ceiling fans/light fixtures, and an abundance of natural light
- Large closets provide both rooms with plenty of space for personal belongings
- The additional full bathroom features a large linen closet, tile flooring, a gorgeous double vanity, a large mirror, sconce lighting, and a shower/tub combo

### **Lower-Level: Family Room and Half Bath**

- The large open layout of the lower level offers multiple uses – ideal for a playroom, home gym, office space, or second family room
- A second brick-encased, wood burning fireplace highlights the lower level
- Glass French doors bring in ample natural light into the lower level and gives direct access to the backyard
- A half bathroom is conveniently located on the lower level
- Beyond these rooms is a sizable laundry room with shelving

### **Outdoor Living and Additional Perks**

- This stunning all brick home offers gorgeous landscaping and mature trees create excellent curb appeal
- This property's peaceful park-like setting makes this the perfect spot to relax and call home
- The home offers a spacious two-car attached garage with level driveway
- The large deck off the main level is an outdoor living area that can be used for dining or relaxing and gives stunning views of the back yard
- The deck has plenty of space for all your outdoor furniture and grill
- Unwind with loved ones on the shaded lower back patio
- The lower back patio is a great area to hone one's gardening skills
- The property features a fenced in backyard, swing set that conveys, mature trees and multiple perennial flower beds.
- Two sheds are perfect for storing all your lawn care equipment & gardening tools and will remain with the home
- Located in Goshen's beautiful Harmony Lake community and in the North Oldham district

# Residential - Single Family Residence

For Current Price  
Call 502.554.9749



**List Number:** 1614660  
**Address:** 12211 Valley Dr,  
Goshen, KY 40026  
**Area:** 20-Oldham County N171  
**Sub Area:** A  
**Total Living Area:** 2,127  
**Basement:** Finished; Walkout  
Finished  
**Total # Bedrooms:** 3  
**Disclosure:** Yes  
**Style:** Split Level  
**Basement:** Yes  
**Open House Info:**

**Status:** Active  
**School District:**  
Oldham  
**Above Grade**  
**Finished:** 1,350  
**Total Baths:** 3  
**Sqft - Total Unfin:** 0  
**Nonconform SqFt**  
**Fin:** 0  
**Nonconform SqFt**  
**UF:** 0

**County:** Oldham  
**Subdivision/Condo:**  
HARMONY LAKE  
**Baths - Full:** 2  
**Baths - 1/2:** 1  
**Age:** 48  
**Year Built:** 1974  
**Stories:** 1



**Directions:** Traveling from Prospect, turn left onto Harmony Landing Rd. Turn right onto Harmony Lane. Turn left onto Meadowridge Trail. Turn right onto Valley Drive. House will be on your left, 12211 Valley Drive.

Welcome home to 12211 Valley Drive located in Goshen's beautiful Harmony Lake community. This 3 bedroom, 2.5 bath, all brick home is also equipped with a two car attached garage, and situated on a truly lovely landscaped lot - perennial beds thrive with gorgeous blooms throughout the seasons! The main level of the home is designed with an open floor plan- a great flow between the Family Room, Dining Room, and Kitchen. Fresh neutral paint, wood burning fireplace flanked by bookshelves, a convenient built-in storage bench and bright sunny windows welcome you into the Family Room. The Dining Room provides ample space for all of your furniture, and provides stunning views of the spacious fenced-in back yard and access to the rear deck. The kitchen offers freshly painted cabinets, (cont.)

Room Name	Level	Width	Length	Remarks	Basement:	Construction:	Finished:	Walkout:	Finished:
Family Room	First	14	14.5	Check Out the Cozy Fireplace/ Custom Built-ins	Finished; Walkout	Brk/Ven; Frame - Wood			
Dining Area	First	10	13	Hard Surface Flooring Throughout	Central Air				
Kitchen	First	11	13	Main Level	Deck; Patio				
Primary Bedroom	First	14.5	13.5	Open Concept	Poured Concrete				
Primary Bathroom	First	7.5	5	Private Access to Deck	Wood				
Bedroom	First	9.5	10	Brightly Lit and Neutral Paint	Electric; Forced Air; Heat Pump				
Bedroom	First	10	12.5	Throughout	Monthly				
Full Bathroom	First	5	8	Spacious Closets	Maintenance:				
Family Room	Basement	14	13.3	Updated and Centrally Located	Garage/Parking:				
Half Bathroom	Basement	7.67	5	Cozy Fireplace	Garage:				
Other	Basement	13.25	15	Quick Access to Garage and Back	Garage Spaces:				
Laundry	Basement	7.67	5	Yard	Roof:				
				Office Space/Play Area	Sub/Condo				
				Walk-out Basement!	Amenities:				
					Utilities:				
					M Struct Flood				
					Plain:				

	(Fin)	(UF)
AG	1,350	0
BG	777	0
NC	0	0
Total	2,127	0
SgFtSrc:	List Agent	

**Total # of Rooms:** 6  
**First Floor PBR:** Yes  
**First Floor Laundry:** No  
**# Closets** Level 1: 5  
**# Fireplaces** Level 1: 1 Basement: 1

<b>Lot SF Source:</b> PVA	<b>Acres:</b> 0.28	<b>Assumable:</b> No	<b>Sold As-Is:</b> No
<b>HOA Y/N:</b> No	<b>\$0</b>		
<b>Condo Features:</b>			
<b>Farm Features:</b>			
<b>City Tax:</b> Of Record	<b>County Tax:</b> Of Record	<b>Deed Bk:</b> 1096	<b>Pg #:</b> 410
		<b>Block:</b> S	<b>Lot:</b> 3
			<b>Sub-Lot:</b> 0000



an abundance of counter space, and a fresh neutral color palette - plus all kitchen appliances remain for your move-in ready convenience! Additionally on the main level of the home, you'll find the Owner's Suite with its ensuite bath, plus two additional bedrooms, serviced by a full hall bath (equipped with dual sinks and tub/shower combo). The lower level provides a second family room, with the home's second wood burning fireplace, (outfitted with new vinyl plank flooring), plus a half bath, and access to the two car attached garage. From the lower level, you can access the patio - so much outdoor living space offered in this home! This property is well maintained with freshly trimmed trees (8/21), chimney cleaning complete (10/21), and recently replaced gutters! Living in the Harmony Lake community, you can easily walk to the Creasey Nature Preserve (which offers hiking trails, flower gardens, playgrounds, and more!), and you're a quick drive to the North Oldham Schools which this home is districted for. This home, in this location, at this price point is the opportunity you've been waiting for!

**Welcome Home!**



Welcome to your next home sweet home

**Front of Home**



This stunning all brick home offers gorgeous landscaping and mature trees create excellent curb appeal

**Front of Home**



The home offers a spacious two-car attached garage with level driveway

**Foyer**



Enter the home through the recently refurbished and freshly painted foyer

**Foyer and Family Room**



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

**Family Room**



The large window in the family room gives spectacular views of the parklike front yard

**Family Room**

Beautiful laminate wood floors welcome you into the spacious family room

**Family Room**

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

**Family Room**

The family room boasts striking, custom, built-in shelving and storage that is perfect for your decorations, books or photos

**Dining Room**

The dining room offers plenty of space for a large table, hutch or China cabinet

**Dining Room**

The dining room features laminate wood floors, a lovely chandelier, and glass door giving stunning views of the backyard & access to the rear deck

**Kitchen**

The kitchen features well maintained tiled flooring, newly painted cabinets, and neutral color palette



**Kitchen**

Stainless-steel refrigerator, oven, dishwasher, and built-in microwave remain for your move-in ready convenience and a window over the sink offers lovely views of the many perennial gardens in the backyard

**Kitchen**

The kitchen offers an abundance of cabinetry and countertops and the open floor plan & island lend themselves to entertaining

**Primary Bedroom**

The primary bedroom boasts laminate wood floors, a modern ceiling fan/light fixture, and serene views of backyard

**Primary Bedroom**

A glass door with access to the deck and large window create a bright and airy environment

**En Suite Full Bath**

The en suite bathroom is equipped with a sizeable single vanity with storage, tiled flooring, and sconce lighting

**Second Bedroom**

Both bedrooms feature laminate wood floors, ceiling fans/light fixtures, and an abundance of natural light



**Third Bedroom**

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

**Full Bath**

The additional full bathroom features a large linen closet, tile flooring, a gorgeous double vanity, a large mirror, sconce lighting, and a shower/tub combo

**Lower Level Family Room**

The large open layout of the lower level offers multiple uses – ideal for a playroom, home gym, office space, or second family room

**Lower Level Family Room**

A second brick-encased, wood burning fireplace highlights the lower level

**Lower Level Family Room**

The large open layout of the lower level offers multiple uses – ideal for a playroom, home gym, office space, or second family room

**Lower Level Family Room**

Glass French doors bring in ample natural light into the lower level and gives direct access to the backyard

**Lower Level Half Bath**

A half bathroom is conveniently located on the lower level

**Lower Level Laundry Room**

Beyond these rooms is a sizable laundry room with shelving

**Back Deck**

The large deck off the main level is an outdoor living area that can be used for dining or relaxing and gives stunning views of the back yard

**Back Deck**

The deck has plenty of space for all your outdoor furniture and grill

**Backyard**

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

**Backyard**



**Backyard**

The property features a fenced in backyard, swing set that conveys, mature trees and multiple perennial flower beds.

**Lower Patio**

Unwind with loved ones on the shaded lower back patio

**Lower Patio**

The lower back patio is a great area to hone one's gardening skills

**Swing set and Shed**

Two sheds are perfect for storing all your lawn care equipment & gardening tools and will remain with the home

**Second Shed**

Two sheds are perfect for storing all your lawn care equipment & gardening tools and will remain with the home



**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

12211 Valley Dr.

City

Goshen

State

KY

Zip

40026

**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.	11/2014			
c.	Do you own the property as (an) <u>individual(s)</u> 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:					

DS



PROPERTY ADDRESS: \* 12211 Valley Dr. Bashen KY 40026

**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 type="checkbox"/>	<input checked="" 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	age of system:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	age of system: 5 yrs (2017)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section:

a) had pipes replaced under driveway/roofs - 2019

**3. BUILDING STRUCTURE**

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a. 1) The foundation or slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?	n/a			
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?	n/a			
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)	n/a			
Explain:	n/a			
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:

2010 - had foundation underpinning completed by prior owners, warranted for life of structure. We have noticed no problems and have had checks done.

**4. ROOF**

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known)	10 yrs - 2012	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked?	unk			
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



PROPERTY ADDRESS: \* 12211 Valley Dr. Goshen KY 40026

- 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.) n/a
- 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-  
KNOWN

- a. Whether or not they have been corrected, state whether there have been problems affecting:

- 1) Soil stability ☐ ☐ ☒ ☐
- 2) Drainage, flooding, or grading ☐ ☒ ☐ ☐
- 3) Erosion ☐ ☐ ☒ ☐
- 4) Outbuildings or unattached structures ☐ ☐ ☒ ☐

- b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?

☐ ☐ ☒ ☐

If so, what is the flood zone?

n/a

- c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?

☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:

2) water runoff in back yard on grade - put in landscaping to hold soil

## 6. BOUNDARIES

N/A YES NO UN-  
KNOWN

- a. Have you ever had a staked or pinned survey of the property performed?

☐ ☐ ☒ ☐

- b. Are you in possession of a copy of any survey of the property?

☐ ☐ ☒ ☐

- c. Are the boundaries marked in any way?

☐ ☒ ☐ ☐

Explain:

Fence in back

- d. Do you know the boundaries?

☐ ☒ ☐ ☐

Explain: back is fenced. edges of fence to front yard mark boundaries

- e. Are there any encroachments or unrecorded easements relating to the property?

☐ ☐ ☐ ☒

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?

☐ ☐ ☒ ☐

- c. Has your water ever been tested? If so, attach the results or explain.

☐ ☐ ☒ ☐

Explain:

## 8. SEWER SYSTEM

N/A YES NO UN-  
KNOWN

- a. Property is serviced by: Louisville Water / MSD

1. Category I: Public Municipal Treatment Facility

☐ ☐ ☒ ☐

2. Category II: Private Treatment Facility

☐ ☐ ☒ ☐

3. Category III: Subdivision Package Plant

☐ ☒ ☐ ☐

4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)

☐ ☐ ☒ ☐

5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal

☐ ☐ ☒ ☐

6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system

☐ ☐ ☒ ☐

7. Category VII: No Treatment/Unknown

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☐

Please explain any deficiencies noted in this Section:



PROPERTY ADDRESS: \* 12211 Valley Dr. Gaston KY 40026

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 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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain: fenced area and shared w/ neighbor					
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 <a href="http://chfs.ky.gov">chfs.ky.gov</a> 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?					
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?					
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?					
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: \* 12211 Valley Dr Goshen KY 40026

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: We've had 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-  
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.

Sel

X

☐ 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** 12211 Valley DriveGoshenKY 40026**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)**
☐ 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):

\_\_\_\_\_

\_\_\_\_\_

☒ 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):

\_\_\_\_\_

\_\_\_\_\_

☒ 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 \_\_\_\_\_ Date / / Buyer \_\_\_\_\_ Date / /

**Certification of Accuracy**

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

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

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

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

Copyr \_\_\_\_\_



Trash Pick Up Company: Republic  
 Days of Week for Trash Pick Up: Tuesday 1x wk  
 Recycling Pick Up Company: Republic  
 Days of Week for Recycling Pick Up: Tues- every 2 wks

Cable Provider: n/a  
 Internet Provider: Spectrum  
 Phone Provider: n/a

Water Company: Lafayette Water / MSD  
 Sewer or Septic? saa

Gas/Electric Company: LG&E  
 If all electric, is gas available? \_\_\_\_\_  
 If you have a fireplace, is it gas or wood burning? wood (x2)

	Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1.	12/2021	\$ 2143	\$ 4013	\$ 105.23
2.	1/2022	\$ 60.42	\$ 81.46	\$ 103.82
3.	2/2022	\$ 82.28	\$ 93.24	\$ 92.98
4.	3/2022	\$ 48.11	\$ 85.58	\$ 105.35
5.	4/2022	\$ 26.11	\$ 86.54	\$ 130.11
6.	5/2022	\$ 25.8	\$ 90.29	\$ 94.58