



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

**Located in The Cedars
Subdivision**

**Large Newly
Constructed Deck**

**VISUAL TOUR
ONLINE**

216KeystoneCourt.com

216 KEYSTONE COURT,
ELIZABETHTOWN

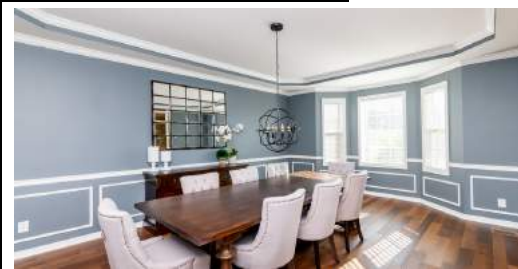
For More Info, Text "ForSale" to (855) 941-4327



ABOUT THE PROPERTY

This is a unique opportunity to live on a quiet cul-de-sac located in The Cedars Subdivision. This home offers 8 bedrooms, 5 full baths, an abundance of living areas, an outdoor entertaining space with expansive deck & patio, with a 3-car attached garage, and a basement with full amenities.

The first floor features an open concept Great Room and Kitchen area perfect for entertaining. The Great Room boasts a wall of windows, fireplace and new engineered hardwood floors. The kitchen is designed with plenty of cabinetry, stainless steel appliances, granite counters, island with seating & gas stove, pantry, built-in desk, and opens to the large Dining Area. The first floor also has a Formal Living & Dining Rooms, laundry and a bedroom and a full bath. The second floor Primary Bedroom with En-suite has two walk-in closets with custom built-ins. The second floor also has 3 additional bedrooms, a full bath, and a bonus room. The lower level is the perfect set-up for an In-law's Suite. Second Primary with En-Suite, 2 additional Bedrooms, full bath, Kitchen, Dining Area and Family Room. Walk-out access to Patio and unfinished storage area with built-in shelves. This is an incredible opportunity - call the list agent today for more information or to schedule a private viewing!



PROPERTY DETAIL



8 BEDS



5 BATHS



5639
FINISHED SQ
FT



3 CAR GARAGE



270.216.2252
Kentucky.ChooseThePriceGroup.com

950 N Mulberry Street
Ste 290
Elizabethtown, KY 42701

216 Keystone Court, *Special Features*

8 Bedrooms | 5 Baths | 5639 Total Finished Square Feet | 3 Car Garage Attached

All Brick Home Located in The Cedars Subdivision

2 Story Home with Finished Basement built in 2009

Expansive Newly Constructed Deck and Patio Overlooking Parklike Yard and Mature Trees

Foyer, Formal Living Room and Formal Dining Room

- Enter the home through a spacious foyer that boasts neutral colors and stunning engineered hardwood floors
- Natural light pours into the foyer from the transom windows and upgraded light fixture
- The wood with decorative metal railing on the staircase makes a statement
- The foyer gives easy access to both the living room & dining room, main stairs & stairs to the basement and coat closet
- From the foyer, pass through the glassed French doors on your left into the Formal Living Room
- The formal living room offers beautiful, engineered hardwood floors, recessed lighting and neutral colors
- Two oversized windows in the formal living room gives spectacular views of the parklike front yard
- The dining room offers plenty of space for a large table, hutch or China cabinet
- The dining room features engineered hardwood floors, a lovely chandelier, chair rail and tray ceiling
- The bay window gives an abundance of light into the dining room
- The open concept kitchen and foyer can easily be accessed from the dining room

Kitchen and Dining Area

- The Kitchen is designed with rich, warm-tone wood cabinetry, dressed in attractive hardware and finished with neutral granite countertops and a coordinating backsplash
- Stainless-steel refrigerator, oven, gas stove, dishwasher, and built-in microwave remain for your move-in ready convenience
- A window over the sink offers lovely views of the many mature trees in the backyard
- The kitchen offers an abundance of cabinetry and countertops
- The kitchen island with a gas stove and range hood, offers additional seating for breakfast or entertaining guests while cooking
- The kitchen showcases a built-in desk area with added storage
- Secondary stairs are in the kitchen to give useful access to the second level
- The kitchen area is rounded off with a sizeable dining area
- Several windows give views of the stunning backyard & brings in all the natural light
- Convenient, easy transition to the back deck through a large glass door

Great Room

- A two-story Great Room is conveniently located off the kitchen and is perfect for entertaining
- The Great Room features vaulted ceiling, recessed light, neutral color palette, engineered hardwood floor and ventless gas fireplace
- The enormous windows make the room feel bright & airy and give spectacular view of the backyard
- The great room is large enough to comfortably accommodate all your furniture and guests while entertaining

Laundry Room, Pantry and Garage Entry

- An oversized pantry with double doors and built-in shelving is centrally located in the kitchen – check out all that storage space
- The laundry room is conveniently located near the secondary stairs off the kitchen and offers an extra storage closet and tile flooring
- Entry from the garage with a coat closet and built-in bench gives quick access to the kitchen

Main Level: Guest Bedroom and Full Bathroom

- A Guest Bedroom, Full Bathroom and additional storage closet are located off the Great Room
- Enter the Guest Bedroom through the French doors
- The guest bedroom features a chandelier fixture, engineered hardwood floors and ample closet space
- Two large windows provide plenty of additional light in the room
- The Full Bathroom offers a pedestal sink, tile floor and a glassed-in shower with a bench

Upper-Level: Primary Bedroom and En Suite Full Bath

- The primary bedroom boasts tray ceiling, well maintained carpeted floors, a modern ceiling light fixture, and serene views of yard
- The spacious primary bedroom will easily accommodate all your furniture
- Two large windows create a bright and airy environment
- The first expansive walk-in closet is a dream with custom built-in shelving and plenty of storage space for all your clothes and shoes
- The en suite bathroom is equipped with a sizeable double vanity with storage, tiled flooring, large decorative privacy window and sconce lighting
- Check out the glassed-in shower with bench and upgraded fixtures
- The separate jetted garden tub is perfect for soaking on a cold night
- A second large walk-in closet is in the en suite bathroom and has an abundance of storage space and custom-built ins

Upper-Level: Three Additional Bedrooms and Full Bath

- All three bedrooms feature well maintained carpeted floors, upgraded light fixtures, a neutral color palette, and an abundance of natural light
- Each of the additional rooms is large enough to accommodate all your furniture
- Large closets in all the bedrooms provide plenty of space for personal belongings
- The full bathroom is centrally located to the additional bedrooms
- The additional full bathroom features a linen closet, tile flooring, a gorgeous double vanity, a large mirror, sconce lighting, and a shower/tub combo

Upper-Level: Bonus Room

- The upper-level bonus room presents a wealth of opportunities including a study area, home gym, office, playroom, or game room
- The secondary stairway in the kitchen gives direct access to the bonus room

Lower-Level Kitchen and Dining Area

- The lower-level kitchen is the perfect set up for an in-law's suite
- The tiled kitchen has quite a bit of cabinetry and counter area, with additional space for a bistro table or movable island
- The dining area is considerable enough to accommodate a sizeable table and perfect for entertaining
- Double glass doors give direct access to the covered patio

Lower-Level: Second Primary Bedroom and En Suite

- The second primary bedroom provides significant amount of space for a suite of bedroom furniture
- Two oversized windows bring in plenty of natural light
- The ensuite bathroom is equipped with a single vanity with storage, tile flooring and a walk-in shower
- A large linen closet provides additional storage area
- A large closet offers plenty of space for all your clothing

Lower-Level: Two Additional Bedrooms and Full Bath

- Both bedrooms provide neutral tones, recessed lighting and an abundance of closet space
- Plenty of large windows in each room offer an abundance of natural light
- The full bath is conveniently located off the common space and accessible to the additional
- The full bath features a walk-in shower, single vanity with storage and tile flooring

Lower-Level: Living Room and Additional Storage

- Gather with friends and family for movie night in the living room
- The basement features 9'8" ceiling height, well maintained carpeting, recess lighting, and multiple closets for storage
- A multitude of windows provides views of the backyard and patio, as well as bring in the natural light
- The unfinished portion of the basement has built in shelves and plenty of additional storage space

Outdoor Living and Additional Perks

- This stunning all brick home offers gorgeous landscaping and mature trees that 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 three-car attached garage with built-in shelving
- Concrete Aggregate Driveway
- The large newly constructed 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
- All new Trex Decking
- 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 additional living space for entertaining or perfect to hone one's gardening skills
- Covered Front Porch overlooking the expansive front yard that is large enough for seating or porch swing
- The property features a sizable backyard with mature trees and multiple flower beds.
- Located in the quiet Cedars Subdivision and only minutes away from many amenities
- HOA fees cover trash collection and entrance & green space maintenance

LISTING INFO

Welcome Home!

Originating MLS HKAR
Class Residential/Farm
Status Active
Status Date 6/29/2022
Auction Y/N No
DOM 1
DOMLS 1
Sale/Rent For Sale
Agent Hit Count 8
Client Hit Count 1

MLS # HK10061441
Type Single Family

**LIST AGENT/OFFICE**

List Agent Ruth Getler - 270-312-9867

List Office KELLER WILLIAMS HEARTLAND

GENERAL INFORMATION

Original Price	\$799,900	List Price	\$799,900
List Date	6/29/2022	Expire Date	1/31/2023
Address	216 Keystone Court	Subdivision	The Cedars
County	Hardin	Area	NE Hardin
City	Elizabethtown	State	KY
Zip	42701	Deed Book/Page	1373/773
Geocode Quality	Exact Match	Apx Acreage	0.45
Parcel ID/Tax ID	218-00-08-061	Acreage Source	PVA
School Type	County	Price Per Acre	\$1,777,556
Elementary School	Heartland		
Middle School	Bluegrass		
High School	John Hardin		
Apx Year Built	2009		
Input Board	HKAR		

PROPERTY INFORMATION

Level 1 SqFt	1,988	Basement Unfin SqFt	258
Level 2 SqFt	1,921	Total Basement SqFt	1,988
Level 3 SqFt	0	SqFt Source	List Agent
Total Fin Living Space	5639	Price Per SqFt	\$141.85
Apx Above Ground SqFt	3,909	Basement Y/N	Yes
Basement Fin SqFt	1,730	Garage/Carport Y/N	Yes
Detached Living Space	No	# Garage Spaces	3.0

ROOM INFORMATION

Total Bedrooms	8
Bedrooms Below Grade Y/N	Yes
# Bedrooms Below Grade	3
# Full Bath-Bsmt	2
# Full Bath-Lower	0
# Full Bath-Main	1
# Full Bath-Upper	2
# Partial Bath-Bsmt	0
# Partial Bath-Lower	0
# Partial Bath-Main	0
# Partial Bath-Upper	0
Master Bedroom-Level	Upper
Master Bedroom-Dimensions	15'8x19'3
Master Bedroom Features 1	Tray/Trey Ceiling
Master Bedroom Features 2	Walk in Closet
Bedroom 2-Level	Upper
Bedroom 2-Dimensions	13'11x15'9
Bedroom 2 Features 1	Carpet
Bedroom 3-Level	Upper
Bedroom 3-Dimensions	12'8x13'3
Bedroom 3 Features 1	Carpet
Bedroom 3 Features 2	Ceiling Fan
Bedroom 4-Level	Upper
Bedroom 4-Dimensions	10'1x17'1

Bedroom 4 Features 1	Carpet
Bedroom 4 Features 2	Ceiling Fan
Bedroom 5-Level	Main
Bedroom 5-Dimensions	13'3x13'4
Bedroom 5 Features 1	Wood Flooring

Kitchen-Dimensions 1	13'1x17'1
Kitchen Features 1	Kitchen/ Dining
Kitchen Features 2	Granite Cntrtop
Living Room-Level	Main
Living Room-Dimensions	18'1x21'1
Living Room Features 1	Wood Flooring
Living Room Features 2	Fireplace
Other 1 Desc.	Bonus Room
Other 1-Level	Upper
Other 1-Dimensions	20'x11'5
Other 1 Features 1	Carpet
Other 1 Features 2	Office
Other 2 Desc.	Bedroom
Other 2-Level	Basement
Other 2-Dimensions	18'9x11'11 bath
Other 2 Features 1	Carpet
Other 3 Desc.	Bedroom
Other 3-Level	Basement
Other 3-Dimensions	11'7x12'2 (two)
Other 3 Features 1	Carpet

MISC INFORMATION

Listing Type	Exclusive Right to Sell	BAC	2.5%
Seller Disclosure	Yes	Lead Disclosure	No
REO	No	Short Sale	No
VOW Internet Display	Yes	IDX Include	Y
Display Address	Yes	Display Comment	Yes
Display AVM	Yes	Doc Manager	0
Associated Document Count	2	Hotsheet Date	6/29/2022
Picture Count	91	Input Date	6/29/2022 7:35 PM
Input Date	6/29/2022 7:35 PM	Price Date	6/29/2022
Update Date	6/29/2022 8:18 PM	Update Date	6/29/2022

REMARKS

Directions 165 to exit 94 toward N Mulberry St/US 62. Turn west towards Elizabethtown. Turn right onto KY-3005W/Ring Rd. Turn right on Evergreen Trail. Turn left onto Keystone Court. 216 Keystone Court will be on your left in cul-de-sac

Remarks Welcome home to 216 Keystone Court, located in The Cedars Subdivision. This 2-story home offers just over 3900 above grade SQFT, with additional 1730 finished SQFT in the basement. With 8 bedrooms, 5 full baths, an abundance of living areas, a private outdoor entertaining space with expansive deck and partially covered patio on a cul-de-sac, with a 3-car attached garage, formal dining, formal living/office space, and a basement with full amenities THIS IS AN OPPORTUNITY YOU'VE BEEN WAITING FOR! First floor features an open concept Great Room & Kitchen/Dining area perfect for entertaining. Great Room features a wall of windows and a ventless fireplace and new engineered hardwood floors. Kitchen designed with an abundance of wood cabinetry, stainless steel appliances, granite counters, island with seating & gas stove, pantry, built-in desk, and open to the large Dining Area with access to deck, Formal Dining Room, and entrance from Garage and Laundry, and access to second floor via secondary stairs. First floor also has a Formal Living Room/Office space and a Bedroom and Full Bath. Second floor can also be accessed from the Foyer to upstairs open walkway. Master Suite with walk-in closet with custom built-ins and En-suite equipped with double vanity, jetted tub and glassed-in shower, and 2nd walk-in closet. Second floor also features 3 additional spacious bedrooms a full bath with double sinks, a bonus room and open walkway overlooking open concept first floor and leading to either set of stairs. Lower level is the perfect set-up for an In-law's Suite. Secondary Master with En-Suite, 2 additional Bedrooms and 2nd Full Bath, Full Kitchen, Dining Area and Family Room. Walk-out access to Patio and unfinished storage area with built-in shelves.

Private Remarks Showings to be electronically schedule using ShowingTime. Click on the Heart of KY MLS option HK10061441. SentiLock box located at front door. Seller asks that booties be worn for showings. Seller requests that Buyer be pre-approved or have proof of sufficient funds prior to scheduling a showing. Items NOT staying with home: garage refrigerator, basement refrigerator, wine refrigerator. Negotiable: drapery and rods in Great Room, Master and other Bedroom.

FEATURES

STYLE OF HOME	BATH	INTERIOR FEATURES	GARAGE/CARPORT
2 Story	Double Vanity	Ceiling Fan(s)	Garage Attached
OCCUPANT	Separate Shower	Tray Ceiling(s)	Garage Door Opener
Owner	Tub	Walk-in Closet(s)	Side Entry
BASEMENT	Walk in Closet(s)	FIREPLACE/WOOD STOVE	LOCATION FEATURES
Full	DINING ROOMS	Gas Log-Natural	Cul-de-Sac
Walk Out	Formal Dining Room	Ventless	Curbs
FOUNDATION	Kitchen/Dining Combo	FLOORS	In City Limits
Poured Concrete	Living/Dining Combo	Carpet	Sidewalks
ROOFING	KITCHEN	Hardwood	Subdivision
Shingles	Built In Wall Oven	Tile	DRIVEWAY/ROAD SURFACE
EXTERIOR/CONSTRUCTION	Cook Top	WALLS	Asphalt
Brick	Dishwasher	Dry Wall	Driveway-Exposd Aggregate
AIR CONDITIONING	Disposal	DOORS AND WINDOWS	SHOWING INSTRUCTIONS
Heat Pump	Eat-In	Insulated Doors	Lockbox-SentiLock
WATER HEATER	Granite Counter Tops	Thermo Pane Windows	Schedule with ShowingTime
Natural Gas	Microwave	WINDOW TREATMENTS	LOCKBOX LOCATION

FEATURES

<p>HEATING Heat Pump</p> <p>HEAT SOURCE Gas</p> <p>SEWER City</p> <p>WATER County</p> <p>DISABILITY ACCESS 1st Floor Bathroom Level Drive</p>	<p>Pantry Range Gas Range Hood Refrigerator</p> <p>UTILITY ROOM Laundry Room</p> <p>OTHER ROOMS Bonus Room In-Law Suite Kitchen/Basement</p> <p>APPLIANCES/EQUIPMENT Security System Smoke Detector(s)</p>	<p>Blinds</p> <p>EXTERIOR FEATURES Aggregate Walks Covered Front Porch Covered Patio Deck Exterior Lights Landscaping Mature Trees Patio Sprinkler System</p> <p>FENCE None</p>	<p>Front Door</p> <p>ASSOCIATION FEE INCLUDES Trash Pickup</p> <p>FEES Association</p> <p>DOCUMENTS ON FILE Deed Restrictions Seller Disclosure</p> <p>UTILITIES/TV/CABLE Electric Natural Gas Street Lights Underground Electric</p> <p>POSSESSION DOD</p>
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ADDITIONAL PICTURES



Front of Home



Front of Home



Front Porch



Back of Home



Back Yard



Backyard



Deck



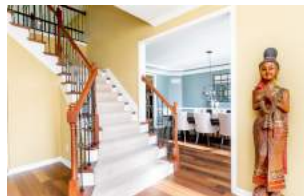
Deck



Lower Level Patio



Foyer



Foyer and Staircase



Foyer Stairway



Formal Living Room



Formal Living Room



Formal Dining Room



Formal Dining Room



Formal Dining Room



Kitchen & Dining Area



Kitchen & Dining Area



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen Secondary Stairs



Dining Area



Dining Area & Great Room



Pantry



Laundry



Main Level Laundry Room



Garage Entry



Great Room



Great Room



Great Room



Great Room



Great Room



Great Room



Great Room



Hallway



Main Level: Guest Bedroom



Main Level: Guest Bedroom



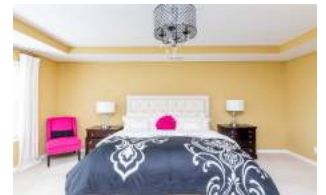
Main Level: Guest Bedroom



Main Level Full Bath



Upper Level



Upper Level: Primary Bedroom



Upper Level: Primary Bedroom



Upper Level: Primary Bedroom



First Walk In Closet



First Walk In Closet



First Walk In Closet



En Suite Bathroom



En Suite Bathroom



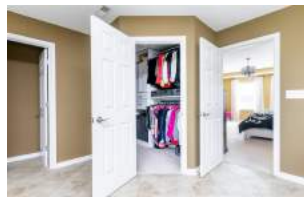
En Suite Bathroom



En Suite Bathroom



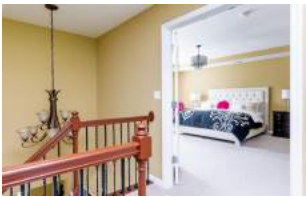
En Suite Bathroom



Second Walk In Closet



Second Walk In Closet



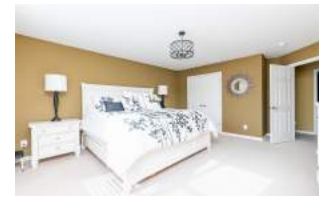
Hallway to Primary Bedroom



Hallway to 3 Additional Bedrooms



Upper Level: First Additional Bedroom



Upper Level: First Additional Bedroom



Upper Level: First Additional Bedroom



Upper Level: Second Additional Bedroom



Upper Level: Second Additional Bedroom



Upper Level: Third Additional Bedroom



Upper Level: Third Additional Bedroom



Upper Level: Full Bathroom



Upper Level: Full Bathroom



Upper Level: Bonus Room



Upper Level: Bonus Room



Lower Level: Kitchen & Hallway



Stairway to Lower Level



Lower Level: Kitchen



Lower Level: Primary Bedroom



Lower Level: Primary Bedroom



Lower Level: Living Room



Lower Level: Living Room



Lower Level: First Additional Bedroom



Lower Level: Second Additional Bedroom



Lower Level: En Suite Bathroom



Lower Level: Additional Full Bathroom



Lower Level: Hallway to Bedrooms



Lower Level: Dining Area



Lower Level: Dining Area & Living Room



Stairway to Lower Level



Lower Level: Unfinished Portion



Garage

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

216 Keystone Ct.

City

Elizabethtown

State

KY

Zip

42701

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.	<i>01/13</i>			
c. Do you own the property as (an) individual(s) or as representative(s) of a company?	<i>Individual</i>			
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Heating system	age of system: 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
k.	Cooling/air conditioning system	age of system: 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l.	Water heater	age of system: 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section:

3. BUILDING STRUCTURE

		N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:					
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?					
2) When was the last time the basement leaked?					
3) Have you ever had any repairs done to the basement?					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k.	Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?					
2) If yes, by whom? <i>Terminix</i>					
3) Is there a warranty? <i>yes</i>					

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)				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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? <i>wooden stakes</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: <i>boundaries marked with wooden stakes</i>				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				

7. WATER	N/A	YES	NO	UN-KNOWN
a. Source of water supply:				
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:				
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 checked="" 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:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the yearly assessment?				
3) HOA Name: <i>The Cedars</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <i>No rentals allowed</i>				

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, is it functioning properly?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
h. Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. ADDITIONAL INFORMATION

Do you know anything else about the property that that should be disclosed to the Buyer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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, _____ (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	

UTILITY PROVIDERS AND 12 MONTH HISTORY

Trash Pick Up Company: Waste management
 Days of Week for Trash Pick Up: Thursday
 Recycling Pick Up Company: —
 Days of Week for Recycling Pick Up: —

Cable Provider: Comcast
 Internet Provider: Comcast
 Phone Provider: N/A

Water Company: Hardin County Water
 Sewer or Septic? Sewer

Gas/Electric Company: Nolin Recc
 If all electric, is gas available? Yes, gas range and heating
 If you have a fireplace, is it gas or wood burning? gas

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. <u>January 2022</u>	\$ 000 <u>72.57</u>	\$ <u>184</u>	\$ <u>38.79</u>
2. <u>February 2022</u>	\$ 000 <u>68.25</u>	\$ <u>227</u> 000	\$ <u>61.14</u>
3. <u>March 2022</u>	\$ 000 <u>111</u>	\$ 000 <u>146</u>	\$ <u>40.73</u>
4. <u>April 2022</u>	\$ <u>87.36</u>	\$ <u>111</u>	\$ <u>31.02</u>
5. <u>May 2022</u>	\$ <u>61.30</u>	\$ <u>106</u>	\$ <u>38.79</u>
6. <u>June 2022</u>	\$ <u>30.08</u>	\$ <u>135</u>	\$ <u>44.62</u>
7. <u>July 2021</u>	\$ <u>15.42</u>	\$ <u>171</u>	\$ <u>40.70</u>
8. <u>August 2021</u>	\$ <u>13.00</u>	\$ <u>194</u>	\$ <u>40.70</u>
9. <u>Sept 2021</u>	\$ <u>13.96</u>	\$ <u>221</u>	\$ <u>50.45</u>
10. <u>Oct 2021</u>	\$ <u>16.25</u>	\$ <u>117</u>	\$ <u>42.67</u>
11. <u>Nov 2021</u>	\$ 000 <u>13.79</u>	\$ <u>112</u>	\$ <u>38.79</u>
12. <u>Dec 2021</u>	\$ <u>49.80</u>	\$ <u>140</u>	\$ <u>42.67</u>