



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

First Floor Living

1+ Acre Situated on
Coxs Creek

VISUAL TOUR
ONLINE

2327HighgroveRoad.com

2327 HIGHGROVE ROAD,
COXS CREEK



ABOUT THE PROPERTY

If you are looking for a little slice of country heaven this is your spot. Great country home just minutes from Louisville. This 3 bedroom, 2 bathroom ranch just feels like home as you walk in the front door into the living room which features a double tray ceiling and large double windows. The living room opens up to the large eat-in country kitchen which is great for family gatherings. As you walk down the hall you will find your full bathroom and bedroom areas. The primary bedroom has an attached full bath and has great space to accommodate all your furniture needs. You will love spending relaxing evenings on your oversized covered front porch and grilling and entertaining on your covered back deck which overlooks Cox's Creek. Also outside you will find a 24 x24 detached garage with an oversized 16 x8 door, 10 x 10 storage building, useful concrete patio and older barn all situated on 1+ acres!



PROPERTY DETAIL



3 BEDS



2 BATHS



1,340
FINISHED SQ
FT



2 CAR GARAGE



502.554.9749
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road
Ste #100
Louisville, KY 40223

2327 Highgrove Road, *Special Features*

3 Bedrooms | 2 Baths | 1,340 Total Finished Square Feet | 1+ Acres

Open Concept Floorplan

1+ Acre situated on Coxs Creek

First Floor Living

Entryway and Living Room

- The oversized front door with stained glass window allowing for plenty of natural light
- Entryway flows directly into the open Living Room
- Living Room offers well maintained carpeting, ceiling fan fixture, double tray ceiling and a neutral color scheme
- Plenty of natural light flows inside through the large double windows
- This generously sized space is perfect for all your furniture
- Living Room flows nicely into the Kitchen Area for the ease of entertaining

Kitchen and Dining Area

- The large eat-in kitchen boasts dual ceiling fans, ceramic tile flooring and an abundance of cabinet space
- Refrigerator, oven, built-in microwave, and dishwasher convey
- The large eat-in area is large enough for your table, China hutch and additional storage
- The window over the sink gives beautiful views of the back deck and Coxs Creek
- The laundry with storage area is centrally located in the kitchen area
- Shelves installed above the washer/dryer hook-ups provide additional storage space
- Access to the covered back deck is conveniently located in the kitchen

Primary Bedroom and En Suite Full Bath

- Spacious Primary Bedroom will easily accommodate all your bedroom furniture
- Stunning double tray ceilings give the bedroom a sophisticated touch
- A large double window lets in refreshing natural light
- En suite bath hosts a large vanity with storage, sconce lighting, tile flooring and shower/tub combo
- The large closet offers more than enough space for all your clothing and personal belongings

Two Additional Bedrooms and Full Bath

- Each bedroom features a large closet, a neutral color palette and natural light
- The first bedroom is the perfect space for a home office, guest room, or study area
- The second bedroom is large enough to house all your bedroom furniture
- The full bath is easily accessible to the additional bedrooms
- Bathroom showcases a large vanity, modern light fixtures, and a shower/tub combo

Outdoor Living

- Beautifully landscaped front yard provides loads of curb appeal
- An oversized covered front porch is the perfect spot to relax with book
- Covered back deck provides plenty of views of Coks Creek
- The back deck can easily accommodate a grill and outdoor furniture
- An abundance of mature trees provide shade on a hot summer day

Property Features

- Detached, garage (24' x 24') with oversized garage door
- Plenty of storage throughout home
- Shed located near the garage offers plenty of storage space for yard and gardening tools
- Barn located on property
- Property is centrally located in the Highgrove community and directly backs up to Coks Creek

Residential - Single Family Residence

For Current Price Call
(502)554-9749



List Number: 1618745
Address: 2327 Highgrove Rd, Coxs Creek, KY 40013
Area: 19-Spencer County
Sub Area: A
Total Living Area: 1,340
Basement: None
Total # Bedrooms: 3
Disclosure: Yes
Style: Ranch
Basement: No

Status: Active
School District: Spencer
Above Grade
Finished: 1,340
Total Baths: 2
Sqft - Total Unfin: 0
Nonconform SqFt
Fin: 0
Nonconform SqFt UF: 0

County: Spencer
Subdivision/Condo: NONE
Baths - Full: 2
Baths - 1/2: 0
Age: 15
Year Built: 2007
Stories: 1



Open House Info:

Directions: I65 to Gene Snyder East. Take Exit 17 and go south on Bardstown Rd(hwy 150). Turn left on Old Louisville Rd(523) Then left on Highgrove Rd(48). House is on the right.

If you looking for a little slice of country heaven this is your spot. Great country home just minutes from Louisville. This 3 bedroom/2bath ranch just feels like home as you walk in the front door into the living room which features a double tray ceiling and large double windows. The living room opens up to the large eat-in country kitchen which is great for family gatherings. As you walk down the hall you will find your bath and bedroom areas. The primary bedroom has an attached full bath and has great space to accommodate all your

| | | | | | Basement: | | None |
|-----------------|-------|-------|--------|---------|------------------------------|------|--------------------|
| | | | | | Construction: | | Brick |
| | | | | | Cooling: | | Central Air |
| | | | | | Exterior: | | Creek; Deck; Porch |
| | | | | | Foundation: | | Crawl Space |
| | | | | | Heating: | | Heat Pump |
| | | | | | Garage/Parking: | | Detached |
| | | | | | Garage: | | Yes |
| | | | | | Garage Spaces: | | 2 |
| | | | | | Roof: | | Shingle |
| | | | | | Utilities: | | Septic System |
| | | | | | M Struct Flood Plain: | | No |
| Room Name | Level | Width | Length | Remarks | (Fin) | (UF) | |
| Kitchen | First | 13.4 | 18 | | 1,340 | 0 | |
| Living Room | First | 14 | 18 | | 0 | 0 | |
| Primary Bedroom | First | 14.6 | 13.6 | | 0 | 0 | |
| Bedroom | First | 10 | 10 | | 0 | 0 | |
| Bedroom | First | 11 | 12.1 | | 1,340 | 0 | |
| | | | | | SgFtSrc: List Agent | | |

| | | | | | | |
|----------------------------|--|-------------------------|-----------------------------|---------------------------|--|---------------------|
| | | First Floor PBR: | First Floor Laundry: | Laundry Level: 1st | | |
| | | Yes | Yes | | | |
| Total # of Rooms: 5 | | | | # Closets | | # Fireplaces |

| | | | | | | |
|----------------------|-----------------------|--------------|-----------|----------------|--------|------------|
| Lot SF Source: Owner | | Acres: 1.17 | | Sold As-Is: No | | |
| HOA Y/N: No | \$0 | | | | | |
| Condo Features: | | | | | | |
| Farm Features: | | | | | | |
| City Tax: Of Record | County Tax: Of record | Deed Bk: 241 | Pg #: 742 | Block: 0 | Lot: 0 | Sub-Lot: 0 |

furniture needs. You will love spending relaxing evenings on your oversized covered front porch and grilling and entertaining on your covered back deck which overlooks Cox's Creek. Also outside you will find a 24 x24 detached garage with an oversized 16 x8 door, 10 x 10 storage building, useful concrete patio and older barn all situated on 1+ acres!

Welcome Home!



Welcome to your next home sweet home!

Front of Home



Beautifully landscaped front yard provides loads of curb appeal

Front of Home



Beautifully landscaped front yard provides loads of curb appeal

Entryway and Living Room



The oversized front door with stained glass window allowing for plenty of natural light and flows directly into the open Living Room

Living Room



Living Room offers well maintained carpeting, ceiling fan fixture, double tray ceiling and a neutral color scheme

Living Room



Plenty of natural light flows inside through the large double windows

Kitchen and Dining Area

The large eat-in area is large enough for your table, China hutch and additional storage

Kitchen and Dining Area

The large eat-in kitchen boasts dual ceiling fans, ceramic tile flooring and an abundance of cabinet space

Kitchen and Dining Area

The window over the sink gives beautiful views of the back deck and Coss Creek

Kitchen

Access to the covered back deck is conveniently located in the kitchen

Laundry

The laundry with storage area is centrally located in the kitchen area

Primary Bedroom

Stunning double tray ceilings give the bedroom a sophisticated touch

Primary Bedroom

Spacious Primary Bedroom will easily accommodate all your bedroom furniture

Primary En Suite

En suite bath hosts a large vanity with storage, sconce lighting, tile flooring and shower/tub combo

First Additional Bedroom

The first bedroom is the perfect space for a home office, guest room, or study area

Second Additional Bedroom

Each bedroom features a large closet, a neutral color palette and natural light

Full Bathroom

Bathroom showcases a large vanity, modern light fixtures, and a shower/tub combo

Covered Front Porch

An oversized covered front porch is the perfect spot to relax with book

Covered Front Porch

Front Porch measures 46' x 8'

Covered Back Deck

Covered back deck provides plenty of views of Coss Creek

Covered Back Deck

The back deck can easily accommodate a grill and outdoor furniture

Covered Back Deck

Covered Back deck measures 10' x 12'

Covered Back Deck

An abundance of mature trees provide shade on a hot summer day

Garage

Detached, garage (24' x 24') with oversized garage door

Shed

Shed located near the garage offers plenty of storage space for yard and gardening tools

Barn

Barn located on property

Aerial View of Property

Property is centrally located in the Highgrove community and directly backs up to Coss Creek

Aerial View of Property

Home sits on 1+ acre

Aerial View of Property**Aerial View of Property**

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

2327 High Grove Rd.

City

Cox Creek

State

KY

Zip

40013

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 | UNKNOWN |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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. | 2011 | | | |
| c. Do you own the property as (an) individual(s) or as representative(s) of a company? | Individual | | | |
| 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 type="checkbox"/> | <input checked="" 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: | | | | |

JS

Seller Initials

7/21/22 11:50AM

Date/Time

Buyer Initials

Date/Time

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Security system | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sump pump | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Chimneys, fireplaces, inserts | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Cooling/air conditioning system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Water heater | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

age of system: 3 yrs
age of system: 3 yrs
age of system: ?

Please explain any deficiencies noted in this Section:

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

| | | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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 <i>NORMAL EROSION ALONG RILL</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" 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: *Flood insurance was required initially but was mitigated by attached survey purchased by home owner*

6. BOUNDARIES

N/A YES NO UNKNOWN

| | | | | | |
|----|-------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Are the boundaries marked in any way? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Explain: | | | | |
| d. | Do you know the boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Explain: | | | | |
| e. | Are there any encroachments or unrecorded easements relating to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Explain: | | | | |

7. WATER

N/A YES NO UNKNOWN

| | | | | | |
|----|------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 UNKNOWN

| | | | | | |
|----|---------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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: *Septic pump replaced about 3-4 years ago*

JS

Seller Initials

9/21/22 11:50AM

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS:

| 9. CONSTRUCTION / REMODELING | | | | | N/A | YES | NO | UN- KNOWN |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. | Have there been any additions, structural modifications, or other alterations made? | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | If so, were all necessary permits and government approvals obtained? | | | | <input type="checkbox"/> | <input checked="" 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 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: | | | | | | | | |
| 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 type="checkbox"/> | <input checked="" 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? | | | | | | | | |
| 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? | | | | | | | | |
| 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"/> |

JS

Seller Initials

7/21/22 13:44:00

Date/Time

Buyer Initials

Date/Time

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: | <u>1 cat. Died 4 yrs ago</u> | | | |
| 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 | N/A | YES | NO | UNKNOWN |
| Do you know anything else about the property that should be disclosed to the Buyer? | | | | |
| If yes, please provide details in the space provided, below. Attach additional sheets, as necessary. | | | | |

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

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

| | | | |
|---------------------|------------------|------------------|------|
| Seller Signature | Date | Seller Signature | Date |
| X <u>Judy Green</u> | <u>7/21/2022</u> | 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 <u>Judy Green</u> | <u>7/21/2022</u> | 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 | |