



THE PRICE GROUP

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1+ Acre Situated in
Goebel Crossing

Large Deck & Patio

VISUAL TOUR
ONLINE

370NevinLane.com



370 NEVIN LANE,
FISHERVILLE



ABOUT THE PROPERTY

Welcome to your new dream home! This 6 bedroom 3 1/2 bath, well maintained home is located in the highly desirable Goebel Crossings neighborhood. The property sits on 1+ acres and offers beautiful lake views. Enjoy a majestic postcard view from your large back deck or lower level concrete patio as this is one of the best lots in the neighborhood! With over 4300 sq ft of living space this home is more than accommodating for your large/multi-generational family. Inside you are greeted by a grand 2-story foyer and family room which is flooded with natural light from the abundance of windows. The family room flows into a wonderful eat-in kitchen featuring solid maple cabinets, laminate countertops, under cabinet lighting and breakfast bar. You will love the 1st floor primary bedroom as it boasts ample size, ensuite bath, trey ceiling, crown molding and plenty closet space. Upstairs houses 3 large bedrooms with a large Jack n Jill style bathroom. All this and we still haven't touched the finished walkout basement with 9' ceilings. There is a wonderful family room as you come down the stairs. Down the hallway you will find 2 large bedrooms, another full bath and a large unfinished storage room. This house has great mechanicals which feature dual zoned HVAC for the 1st and 2nd floors, a water filtration system and a reverse osmosis drinking water system(not currently being used), central vac system, intercom system, alarm system and 2 gas fireplaces. This is a strong, extremely well maintained house featuring a roof that's less than a year old. Don't miss out on this gem of a home!

PROPERTY DETAIL



6 BEDS



3.5 BATHS



4,000+
FINISHED SQ
FT



2.5
CAR GARAGE



502.554.9749
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road
Ste #100
Louisville, KY 40223

370 Nevin Lane, *Special Features*

6 Bedrooms | 3.5 Baths | 4000+ Total Finished Square Feet | 1 Acre Lot

Located in Highly Desirable Goebel Crossings

1+ Acre with Beautiful Views of the Lake

Large Back Deck and Lower-Level Patio

Property Features

- This well maintained home is in the highly desirable Goebel Crossings neighborhood just 25 minutes from downtown Louisville
- Curb appeal abounds- the home is highlighted beautiful landscaping, large, curved entry way and perfectly placed arch top windows
- The driveway approaches the roomy two & a half car garage and offers extra space for turning around and parking
- Offers beautiful lake views and full lake access
- Roof replaced in the last year
- The home features dual zoned HVAC for the 1st and 2nd floors
- Additional updates include Water filtration system and a reverse osmosis drinking water system, central vac system, intercom system and alarm system

Foyer and Formal Dining Room

- As you enter the home you are greeted by an open staircase and a two-story Foyer with an intricate chandelier
- The oversized front door is framed by sidelights on either side and well-lit from the light fixtures
- An exuberant amount of natural light flows into the foyer through the transom windows and large window over the door
- This home boasts charming original hardwood flooring throughout the first floor
- To your left, you will enter the Formal Dining room complete with a tray ceiling, wainscotting and a beautiful chandelier
- This gathering space offers plenty of room for a generous table and dining furniture
- The double windows give amazing views flower beds in the front yard

Kitchen and Laundry Room

- The Dining Room flows directly into the Kitchen for ease of service and entertaining
- The Kitchen is designed with custom, solid maple wood cabinetry, dressed in attractive hardware, deep star laminate countertops, undercabinet lighting and recessed lighting
- Kitchen boasts plenty of cabinetry and counter space for storage and kitchen prep
- Appliances convey for your move-in ready convenience including the refrigerator, dishwasher, built in microwave and stove
- The bar level countertop is perfect for breakfast in the morning or entertaining family while making dinner
- The kitchen is rounded off with an eat in kitchen area that is large enough to accommodate a table and additional furniture
- Double windows provide views of the sprawling back yard and lake
- Conveniently access the back deck from the glass door in the kitchen
- Cabinetry is fittingly installed above the washer/dryer hook-ups in the centrally locate laundry room

Great Room and Powder Room

- The Kitchen Area opens directly into the two-story Great Room
- The Great Room is the heartbeat of the home with well maintain carpeting, a neutral color scheme, several windows and a cozy gas fireplace
- The spacious great room is perfect for entertaining and will easily accommodate all your furniture

- The room is encompassed by enormous windows providing plenty of natural light
- A convenient half bath is located on the main level of the home and features hardwood flooring, a large custom single vanity with storage and an upgraded light fixture

Main Level, Primary Bedroom & En Suite Bath

- The Primary Bedroom is truly stunning with well maintain carpeting, tray ceiling, crown molding, calming color palette and ceiling fan/light combo
- The bedroom hosts a large window with plantation shutters overlooking the back of the home
- A glass door gives private access to the back deck
- The sizeable Primary Bedroom can easily fit all your furniture
- En Suite bath features built in electric heater, tile flooring, scone lighting, a dual sink vanity, a garden tub, separate shower area and walk-in master closet
- A large privacy window provides plenty of natural light
- Primary Bedroom hosts a generous walk-in closet with custom shelving

Second Level, Three Additional Bedrooms & Full Bath

- The second level of the home provides three additional bedrooms and a full bath
- The first bedroom is the perfect space for a home office, guest room, or study area
- The Second Bedroom features a ceiling fan, walk in closet and a sizeable window overlooking the back yard
- The Second Bedroom is large enough to be used as a flex space or playroom
- The Third Bedroom features a large closet, neutral color schedule and ceiling fan fixture
- Large Jack n Jill style bathroom with a single sink vanity with storage, built in electric heater, tile flooring, scone lighting and shower/tub combo
- A door separating the bathroom from the sink provides additional privacy

Lower Level: Family Room and Full Bathroom

- An amazing built-in bookshelf greets you at the bottom of the stairs to the lower level and makes the most perfect, cozy reading nook
- The finished lower level with 9' ceilings is incredibly spacious and presents a wealth of opportunities for space for Home Gym, Playroom, Hobby/Craft Space, and Second Family Room
- A second brick-encased, gas fireplace highlights the lower level
- Glass French doors bring in ample natural and gives direct access to the lower-level concrete patio
- Full Bath provides a shower/tub combination, built in electric heater, linen closet, scone lighting, large mirror, oversized single vanity sink with storage and tile flooring

Lower Level: Two Additional Bedrooms

- Both bedrooms feature well maintained carpeting, neutral color palette, great closets and an abundance of natural light
- The first additional bedroom is large enough to accommodate a sitting area and provides amazing views of the backyard.
- The second additional bedroom hosts a ceiling light/fan fixture, double windows and can easily fit all your furniture

Outdoor Living

- 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
- Conveniently step from the Kitchen or Primary Bedroom to the outdoor oasis with a generous sized deck to enjoy the outdoors
- The deck is spacious enough to easily accommodate your outdoor table, lounging furniture & grill and provides majestic postcard views of the extensive yard & lake

- The home is surrounded by an enormous backyard for expansive greenspace and unlimited outdoor living
- 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— check out those gorgeous hostas and flower beds
- The patio is large enough for patio furniture, hot tub or a porch swing

Residential - Single Family Residence

For Current Price Call
(502)554-9749



List Number: 1619391
Address: 370 Nevin Ln,
Fisherville, KY 40023
Area: 19-Spencer County
Sub Area: A
Total Living Area: 4,163
Basement: Walkout Finished
Total # Bedrooms: 6
Disclosure: Yes
Style: 2 Story
Basement: Yes

Status: Active
School District:
Spencer
Above Grade
Finished: 2,742
Total Baths: 4
Sqft - Total Unfin:
232
Nonconform SqFt
Fin: 0
Nonconform SqFt
UF: 0

County: Spencer
Subdivision/Condo: GOEBEL
CROSSINGS
Baths - Full: 3
Baths - 1/2: 1
Age: 15
Year Built: 2005
Stories: 2



Directions: I64 to Gene Snyder South. Take exit 23 onto Taylorsville Rd (155) towards Taylorsville. Turn left on Andrew Pkwy then right on Nevin Ln

Welcome to your new dream home! This 6 bedroom 3 1/2 bath, well maintained home is located in the highly desirable Goebel Crossings neighborhood just 25 minutes from downtown Louisville. The property sits on 1.01 acres and offers beautiful lake views and full lake access. Enjoy a majestic postcard view from your large back deck or lower level concrete patio as this is one of the best lots in the neighborhood! With over 4100 sq ft of living space this home is more than accommodating for your large/multi-generational family. You will love the curb appeal offered from a large arched entry way and perfectly placed arched top windows. Inside you are greeted by a grand 2-story foyer and family room which is flooded with natural light from the abundance of windows on the back wall.

Room Name	Level	Width	Length	Remarks
Great Room	First	15.3	19.3	
Dining Room	First	13	13	
Kitchen	First	25.5	13.5	Kitchen plus breakfast nook
Primary Bedroom	First	14	15.5	
Bedroom	Second	11.6	13.4	
Bedroom	Second	13.4	12.6	
Bedroom	Second	14	13	
Laundry	First	6	5	
Bedroom	Basement			
Bedroom	Basement			
Family Room				

	(Fin)	(UF)
AG	2,742	0
BG	1,421	232
NC	0	0
Total	4,163	232
SgFtSrc:	List Agent	

Basement: Walkout Finished
Construction: Brick
Exterior: Water Front
Foundation: Poured Concrete
Heating: # of HVAC Units: 2
Garage/Parking: Attached
Garage: Yes
Garage Spaces: 2
Roof: Shingle
Utilities: Electricity Connected; Public Water; Septic System
M Struct Flood Plain: No

Total # of Rooms: 10
First Floor PBR: Yes
First Floor Laundry: Yes
Laundry Level: 1st
Closets
Fireplaces

HOA Y/N: Yes	HOA Fee: \$200	Lot SF Source: PVA	Acres: 1.01	Sold As-Is: No
Condo Features:				
Farm Features:				
City Tax: of record	County Tax: of record	Deed Bk: 233	Pg #: 218	Block: 17
			Lot: 60	Sub-Lot: 62

The family room flows into a wonderful eat-in kitchen featuring solid maple cabinets, deep star laminate countertops, under cabinet lighting and breakfast bar. Next you will find a formal dining room with wainscoting and a trey ceiling. You will love the 1st floor primary bedroom as it boasts ample size, ensuite bath, trey ceiling, crown molding and plenty closet space. Upstairs houses 3 large bedrooms, a large Jack n Jill style bathroom and access to the attic storage spaces. All this and we still haven't touched the finished walkout basement with 9' ceilings. There is a wonderful family room and sitting room as you come down the stairs. Down the hallway you will find 2 large bedrooms, one of which could be used as a tv/gaming room, another full bath and a large unfinished storage room. Need a great place to store all your outdoor toys and tool, well you have it with a oversized 2 1/2 car garage. This house has great mechanicals which feature dual zoned HVAC for the 1st and 2nd floors, a water filtration system and a reverse osmosis drinking water system(not currently being used), central vac system, intercom system, alarm system and 2 gas fireplaces. This is a strong, extremely well maintained house featuring a roof that's less than a year old. Don't miss out on this gem of a home!

Welcome Home!



Welcome to your next home sweet home!

Front of Home



This meticulously maintained home is in the highly desirable Goebel Crossings neighborhood just 25 minutes from downtown Louisville

Front of Home



Curb appeal abounds- the home is highlighted beautiful landscaping, large, curved entry way and perfectly placed arch top windows

Garage



The driveway approaches the roomy two & a half car garage and offers extra space for turning around and parking

Back of Home



The home is surrounded by an enormous backyard for expansive greenspace and unlimited outdoor living

Foyer



As you enter the home you are greeted by an open staircase and a two-story Foyer with an intricate chandelier

Foyer

An exuberant amount of natural light flows into the foyer through the transom windows and large window over the door

Foyer

This home boasts charming original hardwood flooring throughout the first floor

Formal Dining Room

To your left, you will enter the Formal Dining room complete with a tray ceiling, wainscoting and a beautiful chandelier

Formal Dining Room

This gathering space offers plenty of room for a generous table and dining furniture

Formal Dining Room

The double windows give amazing views flower beds in the front yard

Kitchen

The Dining Room flows directly into the Kitchen for ease of service and entertaining

Kitchen

The Kitchen is designed with custom, solid maple wood cabinetry, dressed in attractive hardware, deep star laminate countertops, undercabinet lighting and recessed lighting

Kitchen

Kitchen boasts plenty of cabinetry and counter space for storage and kitchen prep

Kitchen

The bar level countertop is perfect for breakfast in the morning or entertaining family while making dinner

Kitchen

The kitchen is rounded off with an eat in kitchen area that is large enough to accommodate a table and additional furniture

Laundry

Cabinetry is fittingly installed above the washer/dryer hook-ups in the centrally locate laundry room

Great Room

The Kitchen Area opens directly into the two-story Great Room

Great Room

The Great Room is the heartbeat of the home with well maintain carpeting, a neutral color scheme, several windows and a cozy gas fireplace

Great Room

The spacious great room is perfect for entertaining and will easily accommodate all your furniture

Great Room

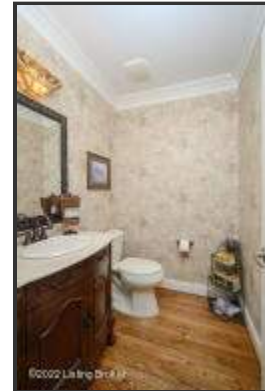
The room is encompassed by enormous windows providing plenty of natural light

Great Room

Check out all these wonderful windows

Great Room

All the natural light

Powder Room

A convenient half bath is located on the main level of the home and features hardwood flooring, a large custom single vanity with storage and an upgraded light fixture

Main Level: Primary Bedroom

The Primary Bedroom is truly stunning with well maintain carpeting, tray ceiling, crown molding, calming color palette and ceiling fan/light combo

Main Level: Primary Bedroom

The bedroom hosts a large window with plantation shutters overlooking the back of the home and a glass door gives private access to the back deck

En Suite Bathroom

En Suite bath features built in electric heater, tile flooring, sconce lighting, a dual sink vanity, a garden tub, separate shower area and walk-in master closet

En Suite Bathroom

A large privacy window provides plenty of natural light

Walk In Closet

Primary Bedroom hosts a generous walk-in closet with custom shelving

Stairway

Hard wood stairs to the second level of the home

Second Level: First Additional Bedroom

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

Second Level: Second Additional Bedroom

The Second Bedroom features a ceiling fan, walk in closet and a sizeable window overlooking the back yard

Second Level: Second Additional Bedroom

The Second Bedroom is large enough to be used as a flex space or playroom

Second Level: Third Additional Bedroom

The Third Bedroom features a large closet, neutral color schedule and ceiling fan fixture

Second Level: Full Bathroom

Large Jack n Jill style bathroom with a single sink vanity with storage, built in electric heater, tile flooring, sconce lighting and shower/tub combo

Second Level: Full Bathroom

A door separating the bathroom from the sink provides additional privacy

Lower Level

An amazing built-in bookshelf greets you at the bottom of the stairs to the lower level and makes the most perfect, cozy reading nook

Lower Level: Family Room

A second brick-encased, gas fireplace highlights the lower level and Glass French doors bring in ample natural and gives direct access to the lower-level concrete patio

Lower Level: Family Room

The finished lower level with 9' ceilings is incredibly spacious and presents a wealth of opportunities for space for Home Gym, Playroom, Hobby/Craft Space, and Second Family Room

Lower Level: Full Bathroom

Full Bath provides a shower/tub combination, built in electric heater, linen closet, sconce lighting, large mirror, oversized single vanity sink with storage and tile flooring

Lower Level: First Additional Bedroom

Both bedrooms feature well maintained carpeting, neutral color palette, great closets and an abundance of natural light

Lower Level: Second Additional Bedroom

The second additional bedroom hosts a ceiling light/fan fixture, double windows and can easily fit all your furniture

Garage

The large 2 and a half car garage offers plenty of storage

Back Deck

Conveniently step from the Kitchen or Primary Bedroom to the outdoor oasis with a generous sized deck to enjoy the outdoors

Back Deck

The deck is spacious enough to easily accommodate your outdoor table, lounging furniture & grill and provides majestic postcard views of the extensive yard & lake

Back Deck**Back Deck****Back Deck**

Lower Level: Patio

Unwind with loved ones on the shaded lower back patio

Lower Level: Patio

The lower back patio is a great additional living space for entertaining or perfect to hone one's gardening skills— check out those gorgeous hostas and flower beds

Lower Level: Patio

The patio is large enough for patio furniture, hot tub or a porch swing

Back of Home

Roof replaced in the last year

Front of Home

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

Aerial View of Home

Offers beautiful lake views and full lake access

Aerial View of Home



Aerial View of Home



The home is surrounded by an enormous backyard for expansive greenspace and unlimited outdoor living

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 **370 Nevin Lane**

City **Fisherville**

State **KY** Zip **40023**

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. 04 / 2010				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain: Individuals				
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:				

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

Replaced A/C and furnace servicing main floor / lower level in 2013.

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 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?				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done? 2015				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section:

4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known) 9 months old				
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: 370 Nevin Lane

Fisherville

KY 40023

f.	Have you ever had the roof replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If so, when? October 2021				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Are the boundaries marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain:				
d.	Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 (septic):				
	Date of last inspection (septic): visual inspection 11/23/2018	Date last cleaned (septic): 11/23/2018			
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:					

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? \$200				
	3) HOA Name: Goebel Crossings Homeowners Association				
	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 believe cannot offer homes as rentals.					
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 checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT					
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.					
g.	1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2) If no, has the property been professionally decontaminated from methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:					
12. MISCELLANEOUS		N/A	YES	NO	UN- KNOWN
a.	Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Are there any warranties to be passed on?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PROPERTY ADDRESS: 370 Nevin Lane

Fisherville

KY 40023

Explain:

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

☐ ☒ ☐ ☐

Explain: Nail damage

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: Pet cat

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

☐ ☐ ☒ ☐**13. ADDITIONAL INFORMATION**

N/A YES NO UN-KNOWN

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

☐ ☐ ☒ ☐

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

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

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

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

Seller Signature	Date	Seller Signature	Date
X		X	

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

Seller Signature	Date	Seller Signature	Date
X		X	

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

Broker / Agent Print Name	Broker / Agent Signature	Date
	X	

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

Buyer Signature	Date	Buyer Signature	Date
X		X	