



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

**All Brick Ranch  
Situated on Peaceful  
Cul-De-Sac**

**Less Than Six Years  
Old**

**VISUAL TOUR  
ONLINE**

11703VistaClubDrive.com

1 1 7 0 3 V I S T A C L U B D R I V E ,  
L O U I S V I L L E

For More Details, Text "INFO" to 855.941.4327



## ABOUT THE PROPERTY

Welcome Home! Built in 2017, this home radiates like a brand new construction! The lower level was finished this year and a radon mitigation system added the year prior. This home is truly move-in ready with its expansive open floor plan, neutral color palette, soaring ceilings, professionally landscaped yard, fenced (and flat!) back yard, with dreamy outdoor living space! Located on a cul-de-sac lot and just steps away from the community pool and clubhouse, the covered front porch beckons you home! The kitchen is outfitted with granite counters, a spacious island, a gas range, and extended height cabinets. The split bedroom floor plan on the main level offers a first-floor primary bedroom with ensuite primary bath, two additional bedrooms and full hall bath, plus a first floor laundry room and access to the side facing attached two car garage. The carpet on the main level is new as of 2020. The lower level offers a large second Family Room, a fourth bedroom with an en suite full bathroom, plus three additional unfinished storage rooms! The enjoyment of this property continues to the exterior - with its covered rear patio (complete with ceiling fan) plus an additional open-air patio to catch the sunlight. The large custom planters accenting the sunny patio and the driveway's basketball goal remain for the buyers' move-in ready convenience. The neighborhood lifestyle offerings are the icing on the cake - a pool, tennis court, pickleball court, volleyball court, gym, clubhouse, walkable sidewalks and flat roads for easy biking are all amenities at your fingertips! Call today to schedule your private showing and make this your new Home Sweet Home!

## PROPERTY DETAIL



4 BEDS



3.5 BATHS



3,482  
FINISHED SQ  
FT



2  
CAR GARAGE



**502.554.9749**  
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road  
Ste #100  
Louisville, KY 40223

# 11703 Vista Club Drive, *Special Features*

4 Bedrooms | 3.5 Baths | 3,482 Total Finished Square Feet | 2-Car Garage

All Brick Ranch Situated on Peaceful Cul-De-Sac

Less Than Six Years Old

## Foyer

- The breathtaking double front doors truly set the tone to this magnificent home
- Wood flooring welcomes you into the foyer and continues through the family room, dining room, and kitchen
- The foyer features a lovely light fixture and a convenient coat closet

## Office/Formal Dining Room

- This spacious area offers plenty of room for your large dining table and chairs, a hutch, a desk, or other furniture
- This room showcases a gorgeous, custom light fixture
- Natural light cascades in through the large window
- An elegant wall cut out looks into the family room

## Family Room

- The incredible family room boasts soaring ceilings and opens to the kitchen and breakfast area
- Enjoy your favorite book or movie next to the cozy gas fireplace
- The custom wood mantle and the wood shelves flanking the walls on either side of the fireplace offer space to display decorative pieces
- The family room features recessed lighting and a modern ceiling fan to keep the space cool and comfortable
- Large windows provide excellent views of the backyard

## Kitchen & Breakfast Area

- The kitchen showcases granite countertops, gas range, subway tile backsplash, and an abundance of lovely, extended height cabinetry
- Stainless-steel appliances to remain
- The large island provides additional seating and features a double sink with an electronic sensor on the faucet
- The kitchen is well lit with gorgeous pendant lights and recessed lighting
- A generously sized pantry offers plenty of storage
- The breakfast area features a stunning custom light fixture
- Atrium doors lead out to covered patio
- The open concept floor plan allows for conversational flow between the kitchen, the family room, and the breakfast area

## Guest Powder Room & Laundry Room

- The guest powder room features hardwood floors, a pedestal sink, and sconce lighting
- The laundry room is conveniently located on the main level and is outfitted with wood floors, built-in cabinetry, and counter space

### **Primary Bedroom Suite and En Suite Bath**

- The first-floor primary suite features carpeted floors and a tray ceiling with a custom light fixture
- Two large windows overlook the backyard and allow for an abundance of natural light
- The spa-like en suite bathroom showcases tile floors, dual vanities with extended height counters, a spacious linen closet, and a large walk-in closet
- The walk-in shower and the soaking tub are finished with gorgeous tile detail
- A separate water closet adds additional privacy to the shared space

### **Two Additional Bedrooms and Full Bath**

- The split bedroom plan positions these two bedrooms away from the primary suite
- Both bedrooms are carpeted and feature generously sized closets with double doors
- Large windows in both rooms allow for natural light
- Both bedrooms are equipped with overhead fan/light fixtures
- A linen closet is available in the hall
- The full bath offers an extended height vanity, tile flooring, and a tub/shower combo

### **Finished Lower Level: Second Family Room & Fourth Bedroom with En Suite Full Bath**

- The lower level was finished in 2022 and boasts 8 ½ ft ceilings and fresh carpet
- The enormous family room is the perfect spot to relax with family and friends for a movie or game night
- Recessed lighting brightens the space
- The fourth bedroom features a ceiling fan with light fixture, a large window, and a generously sized closet
- The en suite full bath hosts subway tile flooring, an extended height vanity, two open wood shelves and a walk-in shower
- The lower level also provides 3 large unfinished spaces – room to grow if you desire

### **Outdoor Living**

- Professionally and meticulously landscaped with perennials – incredible curb appeal
- Enjoy a cup of coffee on the covered front porch, with views of the valley from your front door
- The driveway is equipped with a basketball goal
- This home features a side entry 2-car garage
- Sidewalks and streetlights are ideal for taking peaceful walks
- Around back, the generously sized yard is level and fenced for privacy
- The covered patio highlights an overhead fan and is a great spot to unwind
- The open-air patio is the perfect place to enjoy an outdoor meal
- A radon mitigation system was added in 2021
- This amazing community offers a pool, tennis court, pickleball court, volleyball court, gym, and clubhouse

# Residential - Single Family Residence

For Current Price  
Call 502.554.9749



List Number: 1620377

Address: 11703 Vista Club Dr,  
Louisville, KY 40291

Area: 06-Buechel/Hghvw/okolona/  
FernCreek

Sub Area: B

Total Living Area: 3,482

Basement: Finished

Total # Bedrooms: 4

Disclosure: Yes

Style: Ranch

Basement: Yes

Status: Active

School District:  
Jefferson

Above Grade

Finished: 2,267

Total Baths: 4

Sqft - Total Unfin:  
960

Nonconform SqFt

Fin: 0

Nonconform SqFt

UF: 0

County: Jefferson

Subdivision/Condo: LITTLE

SPRING FARM

Baths - Full: 3

Baths - 1/2: 1

Age: 6

Year Built: 2017

Stories: 1



**Directions:** From Bardstown Rd, turn onto Little Spring Blvd. At the roundabout, take the second exit onto Little Spring Blvd. Turn left onto Vista Club Dr. The destination is on your left.

Welcome Home to this 4 bedroom, 3.5 bath ranch home, located in Little Spring Farm, conveniently located off of Bardstown Road. Built in 2017, this home radiates like a brand new construction! The lower level was finished this year, in the spring on 2022, and a radon mitigation system added the year prior (2021). This home is what you've been waiting for - truly move-in ready with its expansive open floor plan, neutral color palette, soaring ceilings, professionally landscaped yard, fenced (and flat!) back yard, with dreamy outdoor living space! Located on a cul-de-sac lot and just steps away from the community pool and clubhouse, the covered front porch, which provides views of the valley across the street, beckons you home! The details are what will catch your eye - the gleaming (cont)

Room Name	Level	Width	Length	Remarks
Foyer	First	6.25	10.5	Beautiful Double Front Entry Doors!
Office	First	11.67	13	Can also serve as a Formal Dining Room
Family Room	First	16	21	Open Floor Plan, Gas Fireplace
Kitchen	First	13.5	11	Granite, stainless steel appliances, large island
Dining Area	First	13.5	11.5	Beautiful views of rear yard
Bedroom	First	12	12	Home features a split bedroom floorplan
Full Bathroom	First	8.5	5	
Bedroom	First	12	11.25	Home features a split bedroom floorplan
Half Bathroom	First	3.25	7	
Laundry	First	5	8	Main level laundry room!
Primary Bedroom	First	13.25	15.5	Very spacious, with large walk-in closet
Primary Bathroom	First	7	15	Corner walk in shower, soaking tub, water closet
Family Room	Basement	28.75	28.5	Plenty of space for game tables!
Bedroom	Basement	12.5	14.67	A true fourth bedroom with egress window
Full Bathroom	Basement	4.75	12.5	En suite to fourth bedroom

**Basement:** Finished  
**Construction:** Brk/Ven; Frame - Wood  
**Cooling:** Central Air  
**Exterior:** Patio; Porch  
**Foundation:** Poured Concrete  
**Fencing:** Partial  
**Heating:** Electric; Forced Air; Natural Gas  
**Lot Description:** Cleared; Sidewalk  
**Garage/Parking:** Attached; Entry Side  
**Garage:** Yes  
**Garage Spaces:** 2  
**Roof:** Shingle  
**Sub/Condo Amenities:** Clubhouse; Fitness Room; Pool; Tennis Court  
**Utilities:** Electricity Connected; Fuel:Natural; Public Sewer; Public Water  
**M Struct Flood Plain:** No

	(Fin)	(UF)
AG	2,267	0
BG	1,215	960
NC	0	0
Total	3,482	960
SqFtSrc:	List Agent	

**Total # of Rooms:** 8  
**First Floor PBR:** Yes  
**First Floor Laundry:** Yes  
**Laundry Level:** 1st  
**# Closets** Level 1: 6 Basement: 2  
**# Fireplaces**

<b>HOA Y/N:</b> Yes	<b>HOA Fee:</b> \$850	<b>Lot SF Source:</b> PVA	<b>Acres:</b> 0.34	<b>Sold As-Is:</b> No
<b>Condo Features:</b>				
<b>Farm Features:</b>				
<b>City Tax:</b> Of Record	<b>County Tax:</b> Of Record	<b>Deed Bk:</b> 10849	<b>Pg #:</b> 930	<b>Block:</b> 3750
			<b>Lot:</b> 0409	<b>Sub-Lot:</b> 0000

wood floors, the gas fireplace, the large sunny windows! The kitchen is outfitted with granite counters, a spacious island, a gas range, and extended height cabinets. The split bedroom floor plan on the main level offers a first floor primary bedroom with ensuite primary bath (spacious walk-in tiled shower plus soaking tub, dual vanities, luxurious walk-in closet, and separate water closet), two additional bedrooms and full hall bath, plus a first floor laundry room and access to the side facing attached two car garage. The carpet on the main level is new as of 2020. The recently finished (Spring 2022) lower level offers a large second Family Room, a fourth bedroom with an en suite full bathroom, plus three additional unfinished storage rooms! The enjoyment of this property continues to the exterior - with its covered rear patio (complete with ceiling fan) plus an additional open-air patio to catch the sunlight. The large custom planters accenting the sunny patio and the driveway's basketball goal remain for the buyers' move-in ready convenience. The neighborhood lifestyle offerings are the icing on the cake - a pool, tennis court, pickleball court, volleyball court, gym, clubhouse, walkable sidewalks and flat roads for easy biking are all amenities at your fingertips! Call today to schedule your private showing and make this your new Home Sweet Home!



**Welcome Home!**



Professionally and meticulously landscaped with perennials – incredible curb appeal

**Welcome Home!**



All brick ranch situated on peaceful cul-de-sac

**Front of Home**



Enjoy a cup of coffee on the covered front porch, with views of the valley from your front door

**Front of Home**



Sidewalks and streetlights are ideal for taking peaceful walks

**Side of Home**



The driveway is equipped with a basketball goal

**Beautiful Neighborhood**



This amazing community offers a pool, tennis court, pickleball court, volleyball court, gym, and clubhouse

**Neighborhood**

You'll love living in this beautiful community

**Foyer**

The breathtaking double front doors truly set the tone to this magnificent home

**Dining Room/Office**

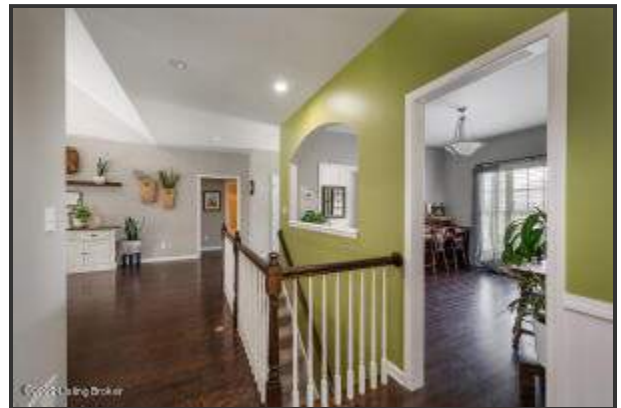
Wood flooring welcomes you into the foyer and continues through the family room, dining room, and kitchen

**Dining Room/Office**

This spacious area offers plenty of room for your large dining table and chairs, a hutch, a desk, or other furniture

**Dining Room/Office**

This room showcases a gorgeous, custom light fixture

**Hall**

An elegant wall cut out looks into the family room



**Family Room**

Large windows provide excellent views of the backyard

**Family Room**

The incredible family room boasts soaring ceilings and opens to the kitchen and breakfast area

**Family Room**

More than enough space for all your living room furniture

**Family Room**

The family room features recessed lighting and a modern ceiling fan to keep the space cool and comfortable

**Family Room**

Enjoy your favorite book or movie next to the cozy gas fireplace

**Family Room**

The custom wood mantle and the wood shelves flanking the walls on either side of the fireplace offer space to display decorative pieces



**Kitchen**

The kitchen showcases granite countertops, gas range, subway tile backsplash, and an abundance of lovely, extended height cabinetry

**Kitchen**

A generously sized pantry offers plenty of storage

**Kitchen**

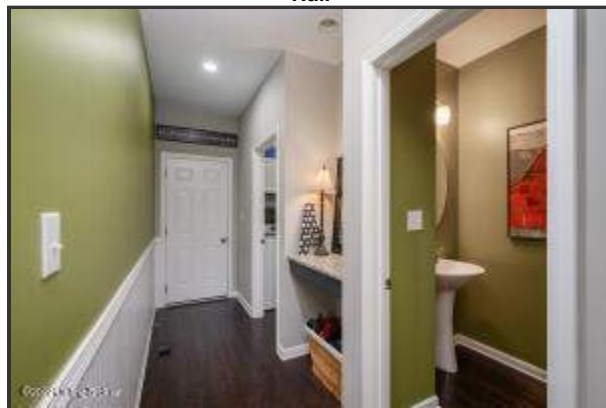
The large island provides additional seating and features a double sink with an electronic sensor on the faucet

**Kitchen**

The kitchen is well lit with gorgeous pendant lights and recessed lighting

**Breakfast Area**

The breakfast area features a stunning custom light fixture. Atrium doors lead out to covered patio

**Hall**

The guest powder room and the laundry room are located in the hall off the kitchen

**Guest Powder Room**

The guest powder room features hardwood floors, a pedestal sink, and sconce lighting

**Laundry Room**

The laundry room is conveniently located on the main level and is outfitted with wood floors, built-in cabinetry, and counter space

**Primary Suite**

The first-floor primary suite features carpeted floors and a tray ceiling with a custom light fixture

**Primary Suite**

Two large windows overlook the backyard and allow for an abundance of natural light

**Primary En Suite Bath**

The spa-like en suite bathroom showcases tile floors, dual vanities with extended height counters, a spacious linen closet, and a large walk-in closet

**Primary En Suite Bath**

The walk-in shower and the soaking tub are finished with gorgeous tile detail

**Primary En Suite Bath**

A separate water closet adds additional privacy to the shared space

**Second Bedroom**

The split bedroom plan positions these two bedrooms away from the primary suite

**Second Bedroom**

Both bedrooms are carpeted and feature generously sized closets with double doors

**Full Bath**

The full bath offers an extended height vanity, tile flooring, and a tub/shower combo

**Third Bedroom**

Large windows in both rooms allow for natural light; both bedrooms are equipped with overhead fan/light fixtures

**Lower Level: Family Room**

The lower level was finished in 2022 and boasts 8 ½ ft ceilings and fresh carpet



**Lower Level: Family Room**

The enormous family room is the perfect spot to relax with family and friends for a movie or game night

**Lower Level: Family Room**

Recessed lighting brightens the space

**Lower Level: Fourth Bedroom**

? The fourth bedroom features a ceiling fan with light fixture and a large window

**Lower Level: Fourth Bedroom**

The fourth bedroom features a generously sized closet

**Lower Level: En Suite Full Bath**

? The en suite full bath hosts subway tile flooring, an extended height vanity, and two open wood shelves

**Lower Level: En Suite Full Bath**

This bathroom is equipped with a walk-in shower



**Lower Level: Unfinished Space**

The lower level also provides 3 large unfinished

**Lower Level: Unfinished Space**

Any of these unfinished spaces could be utilized as a multi-purpose room

**Lower Level: Unfinished Space**

Great space for lots of storage

**Lower Level: Unfinished Space**

The basement offers room to grow, if desired

**Attached 2-Car Garage**

This home features a side entry 2-car garage

**Open Air Patio**

The open-air patio is the perfect place to enjoy an outdoor meal

**Covered Back Patio**

The covered patio highlights an overhead fan

**Covered Back Patio**

A great spot to unwind

**Backyard**

Around back, the generously sized yard is level and fenced for privacy

**Backyard**

A radon mitigation system was added in 2021

**Backyard**

This home is less than 6 years old



# 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

11703 Vista Club Drive

City

Louisville

State  
KY

Zip

40291

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

**INSTRUCTIONS TO THE SELLER(S):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

**SELLER'S DISCLOSURE:** As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

**Answer all questions to the best of your knowledge. Attach additional sheets as necessary.**

1. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a. Have you ever lived in the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house.				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain:				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

PROPERTY ADDRESS:

11703 Vista Club Drive 40291

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: 5 yrs 5 mths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	age of system: 5 yrs 5 mths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system: 5 yrs 5 mths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section:

- Motherboard replaced September 2018  
 - Part on condenser - June 2022

- Microwave replaced Jan. 2020  
 - Dishwasher replaced July 2020

**3. BUILDING STRUCTURE**

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

	N/A	YES	NO	UN- KNOWN
a. 1) The foundation or slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?	Aug 2020 (see below)			
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?	Aug 2020			
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: Extremely Heavy Rain, And cracks in basement wall repaired			
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:

Aug 2020 - Extreme rain overloaded sump plus cracks in basement walls

**4. ROOF**

How old is the roof covering? (write the age of the roof if known)

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known)	5 yrs 5 mths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

11703 Vista Club Drive 40291

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

Please explain any deficiencies noted in this Section:

## 5. LAND / DRAINAGE

N/A YES NO UN-  
KNOWN

- a. Whether or not they have been corrected, state whether there have been problems affecting:
- 1) Soil stability ☐ ☐ ☒ ☐
- 2) Drainage, flooding, or grading *Only in Aug 2020* ☐ ☒ ☐ ☐
- 3) Erosion ☐ ☐ ☒ ☐
- 4) Outbuildings or unattached structures ☒ ☐ ☐ ☐
- b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? ☐ ☐ ☒ ☐  
If so, what is the flood zone?
- c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:

*sump pump overload due to extreme rain Aug 2020*

## 6. BOUNDARIES

N/A YES NO UN-  
KNOWN

- a. Have you ever had a staked or pinned survey of the property performed? ☐ ☒ ☐ ☐
- b. Are you in possession of a copy of any survey of the property? ☐ ☐ ☒ ☐
- c. Are the boundaries marked in any way? ☐ ☒ ☐ ☐  
Explain: *Fence and pins*
- d. Do you know the boundaries? ☐ ☒ ☐ ☐  
Explain: *Fence and pins*
- e. Are there any encroachments or unrecorded easements relating to the property? ☐ ☐ ☒ ☐  
Explain:

## 7. WATER

N/A YES NO UN-  
KNOWN

- a. Source of water supply: *Louisville Water* ☐ ☒ ☐ ☐
- b. Are you aware of below normal water supply or water pressure? ☐ ☐ ☒ ☐
- c. Has your water ever been tested? If so, attach the results or explain. ☐ ☐ ☒ ☐  
Explain:

## 8. SEWER SYSTEM

N/A YES NO UN-  
KNOWN

- a. Property is serviced by:
1. Category I: Public Municipal Treatment Facility ☐ ☒ ☐ ☐
2. Category II: Private Treatment Facility ☐ ☐ ☒ ☐
3. Category III: Subdivision Package Plant ☐ ☐ ☒ ☐
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT) ☐ ☐ ☒ ☐
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal ☐ ☐ ☒ ☐
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system ☐ ☐ ☒ ☐
7. Category VII: No Treatment/Unknown ☒ ☐ ☐ ☐

Name of Servicer:

*MSP*

- b. For properties with Category IV, V, or VI systems

Date of last inspection (sewer):

*March 2017*

Date of last inspection (septic):

*N/A*

Date last cleaned (septic):

*N/A*

- c. Are you aware of any problems with the sewer system? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:

PROPERTY ADDRESS:

11701 Vista Club Drive 40291

**9. CONSTRUCTION / REMODELING**N/A YES NO UN-  
KNOWN

a. Have there been any additions, structural modifications, or other alterations made?

☐ ☒ ☐ ☐

b. If so, were all necessary permits and government approvals obtained?

☐ ☒ ☐ ☐Explain: Finished rooms in basement / added bathroom**10. HOMEOWNER'S ASSOCIATION (HOA)**N/A YES NO UN-  
KNOWN

a. 1) Is the property subject to rules or regulations of a HOA?

☐ ☒ ☐ ☐

2) If yes, what is the yearly assessment?

\$850

3) HOA Name: Little Spring Farm HOAHOA Primary Contact Name: Jennifer TharpHOA Primary Contact Phone No.: 502-498-2420

b. Is the property a condominium?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?

☐ ☐ ☒ ☐

e. Are there any pet or rental restrictions?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)

☐ ☐ ☒ ☐**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?

☐ ☐ ☒ ☐

d. Are you aware of the existence of lead-based paint in or on this house?

☐ ☐ ☒ ☐**RADON DISCLOSURE REQUIREMENT**Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit [chfs.ky.gov](http://chfs.ky.gov) and search "radon."

e. 1) Are you aware of any testing for radon gas?

☐ ☒ ☐ ☐

2) If yes, what were the results?

☐ ☐ ☐ ☒

f. 1) Is there a radon mitigation system installed?

☐ ☒ ☐ ☐

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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?

☐ ☐ ☒ ☐

c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?

☐ ☐ ☒ ☐

d. Are there any warranties to be passed on?

☐ ☒ ☐ ☐

PROPERTY ADDRESS:

11701 Vista Club Drive 40291

Explain:

Warranty on egress window - Bone Dry

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

☐ ☐ ☒ ☐

Explain:

☐ ☐ ☒ ☐

f. Are you aware of the existence of mold or other fungi on the property?

☐ ☐ ☒ ☐

g. Has this house ever had pets living in it?

☐ ☒ ☐ ☐

Explain:

2 x 20 lb Schnauzers

☐ ☐ ☒ ☐

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.

Seller Signature

Date

Seller Signature

Date

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 Mgmt  
Days of Week for Trash Pick Up: Fridays  
Recycling Pick Up Company: \_\_\_\_\_  
Days of Week for Recycling Pick Up: \_\_\_\_\_

Cable Provider: Spectrum  
Internet Provider: ATT  
Phone Provider: ATT

Water Company: Louisville Water  
Sewer or Septic? MSD

Gas/Electric Company: LG + E  
If all electric, is gas available? yes  
If you have a fireplace, is it gas or wood burning? ✓

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. July	\$ 231	\$ ←	\$ 127
2. June	\$ 160	\$ ←	\$ 127
3. May	\$ 179	\$ ←	\$ 103
4. April	\$ 215	\$ ←	\$ 103
5. March	\$ 226	\$ ←	\$ 120
6. Feb	\$ 286	\$ ←	\$ 120
7.	\$	\$	\$
8.	\$	\$	\$
9.	\$	\$	\$
10.	\$	\$	\$
11.	\$	\$	\$
12.	\$	\$	\$