



THE PRICE GROUP

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**Beautiful Home Situated in
Hunters Pointe of
Pleasure Ridge Park**

Open Concept Floor Plan

Incredible Outdoor Space

**VISUAL TOUR
ONLINE**

4803RedDawnDrive.com

4 8 0 3 R E D D A W N D R I V E ,
L O U I S V I L L E

For More Details, Text "Key" to 855.941.4327



ABOUT THE PROPERTY

Welcome home to this beautiful 2 story home in family friendly Hunters Pointe of Pleasure Ridge Park. Built in 1992, this 1 owner home has been meticulously maintained and radiates curb appeal. As you enter the home you are greeted by a grand 2 story foyer featuring amazing marble tile. The foyer is flanked by a formal dining room and den. At the end of the hallway, it opens up to the eat-in kitchen and family room. The kitchen has been updated and features custom oak cabinets, ceramic tile, granite counter tops and tiled backsplash. From there everything flows nicely to the breakfast nook and into the family room with floating bamboo flooring and a cozy wood burning fireplace. There is a nicely updated 1/2 bath conveniently located in the hallway. The well thought out mud room completes the 1st floor. As you make your way to the 2nd floor you will find a nice sitting area at the top of the steps. Next is the oversized primary bedroom with walk-in closet and ensuite bathroom which features ceramic tile, custom cabinets, garden tub, dual vanity sinks and walk-in shower. There are 2 more, nice sized bedrooms, full bath and a 4th bedroom/office/craft room on the 2nd floor. The utility room is conveniently located on the 2nd floor. Need more room? No worries as this house sits on a unfinished basement(rough plumbed for a bathroom) that's begging to be finished. If you need room for toys and equipment, then you will love the 2 1/2 car garage with oversized 10' X 8' doors. The backyard space perfectly finishes this home with its oversized custom deck, privacy fence and gorgeous pergola perfect for outdoor entertaining!

PROPERTY DETAIL



4 BEDS



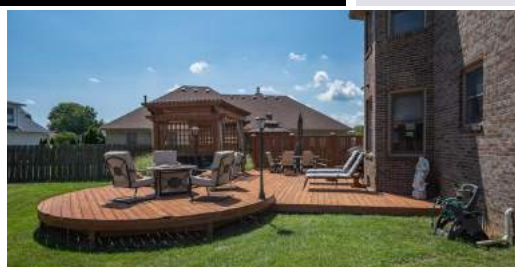
2.5 BATHS



2,512
FINISHED
SQ FT



2.5
CAR GARAGE



502.554.9749
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road
Ste #100
Louisville, KY 40223

4803 Red Dawn Drive *Special Features*

4 Bedrooms | 2.5 Baths | 2,512 Total Finished Square Feet | 2.5-Car Garage |

Beautiful Home Situated in Hunters Pointe of Pleasure Ridge Park

Open Concept Floorplan

Incredible Outdoor Space

Foyer

- Marbled floors and soaring ceilings welcome you into this beautiful home
- The front door - with its decorative glass window & sidelights - along with the transom window, let in refreshing natural light
- The 2-story foyer boasts a breathtaking chandelier
- Access to the 2nd floor is available in the foyer

Formal Dining Room

- The dining room features easy-to-maintain floating bamboo laminate flooring
- Plenty of space for a large table, chairs, and even a hutch or china cabinet
- A magnificent light fixture and a large window brighten up the space

Den

- The den showcases floating bamboo laminate floors and elegant wainscotting
- Large bright windows overlook the yard
- Charming French doors lead from the den into the family room

Family Room

- Lovely floating bamboo laminate floors continue into the family room
- The ceiling fan/light fixture combo keeps the space cool and comfortable
- Cozy up next to the brick encased, wood burning fireplace with your favorite book or movie
- Built-in shelves offer a place for books or decorative pieces
- The glass paneled door provides access to the back deck
- The open concept floor plan makes for great conversational flow between the family room & kitchen

Eat-In Kitchen

- The updated kitchen features ceramic tiled floors and offers plenty of space for a dining table
- Triple bay windows and a window above the sink provide lots of natural light and offer great views of the backyard
- The kitchen includes an abundance of gorgeous custom oak cabinets
- Appliances remain for move-in ready convenience
- The tiled backsplash pairs beautifully with the granite countertops
- The kitchen showcases a stunning designer range hood

Mudroom & Guest Bath

- The mudroom hosts cork flooring, a coat closet, and built-in seating with storage and hooks
- The guest bath highlights a single vanity with a vessel sink, a large mirror, and sconce lighting

Second Floor: Sitting Area, Full Bath, & Utility Room

- The sitting area at the top of the stairs offers a great spot to relax and catch up on some reading
- The full bath features a single vanity, a medicine cabinet mirror, sconce lighting, and a shower/tub combo

- The utility room offers washer/dryer hook-ups and is conveniently located adjacent to the bedrooms

Primary Bedroom & En Suite Full Bath

- Double doors lead into the spacious primary suite, which will easily accommodate a king-size bed, plus any additional furniture
- Large windows allow natural light to flow inside
- Bedroom features a ceiling fan/light fixture combo
- A walk-in closet offers plenty of space for personal belongings
- The en suite bath features ceramic tile floors, custom cabinets, dual vanity sinks, a large mirror, and sconce lighting
- The magnificent, jetted garden tub showcases a custom tile surround
- The en suite bathroom also offers a walk-in shower

Three Additional Bedrooms

- Each bedroom hosts a ceiling fan/ light fixture combo
- Sizable windows in the bedrooms let in natural light
- The bedrooms provide generously sized closets
- The fourth bedroom could also be utilized as a home office, craft room or playroom
- The full bath is easily accessible to the bedrooms

Unfinished Basement

- The unfinished basement has the potential to be converted into additional living space -it has been rough plumbed for a bathroom
- Currently, the basement is great for a home gym or workspace
- Space available for holiday decorations and miscellaneous storage items

Outdoor Living & Additional Features

- Beautiful landscaping makes for excellent curb appeal
- This home sits on .27 perfectly manicured acres
- The spacious driveway leads to the attached 2.5-car garage with oversized (10'X8') garage doors
- The backyard is fenced-in for privacy
- The massive, custom-built back deck is ideal for entertaining friends and family – more than enough space for outdoor furniture and a grill
- The pergola provides shade on warm days and is the heartbeat of the incredible outdoor space
- Relax next to the firepit while catching up with loved ones

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1621362
Address: 4803 Red Dawn Dr,
Louisville, KY 40216
Area: 04-Pleasure Rdg/Valley
Station/Shively
Sub Area: A
Total Living Area: 2,512
Basement: Unfinished
Total # Bedrooms: 4
Disclosure: Yes
Style: 2 Story
Basement: Yes

Status: Active
School District:
Jefferson
Above Grade
Finished: 2,512
Total Baths: 3
Sqft - Total Unfin:
1,077
Nonconform SqFt
Fin: 0
Nonconform SqFt
UF: 0

County: Jefferson
Subdivision/Condo:
HUNTERS POINTE
Baths - Full: 2
Baths - 1/2: 1
Age: 30
Year Built: 1992
Stories: 2



Directions: I65 to 264 West. Take exit 8a to 31w south. Turn right on Upper hunters Trace, right on Weber Ln, left on Hunters Point Cir, right on Trappers Ridge Cir then right on Red Dawn Dr. House is on the right

Welcome home to this beautiful 4 bedroom, 2 1/2 bath, 2 story home in family friendly Hunters Pointe of Pleasure Ridge Park. Built in 1992, this 1 owner home has been meticulously maintained and radiates curb appeal with its perfectly manicured lawn and landscaping. As you enter the home you are greeted by a grand 2 story foyer featuring amazing marble tile. The foyer is flanked by a formal dining room and den. At the end of the hallway things really get exciting as it opens up to the eat-in kitchen and family room. The kitchen has been updated and features custom oak cabinets, ceramic tile, granite counter tops and tiled backsplash. From there everything flows nicely to the breakfast nook and into the family room with floating bamboo flooring and a cozy wood burning fireplace.

Room Name Level WidthLengthRemarks

Den	First	14.2	12.2	
Dining Room	First	10.1	11.3	
Foyer	First	11.6	9.6	Beautiful marble tiled floor
Family Room	First	17.3	12.6	Open to kitchen, built-in shelving, fireplace
Breakfast Room	First	15.9	9.7	
Kitchen	First	11.6	11.11	Granite, tiled backsplash, oak cabinets, range hood
Mud Room	First	7.6	8.3	Built in hall tree, coat closet
Half Bathroom	First	2.1	7.5	Updated
Primary Bedroom	Second	22.4	14.1	Crown molding, walk in closet
Primary Bathroom	Second	10.7	11.4	dual vanity, walk in shower, garden tub
Bedroom	Second	11.11	9.11	
Bedroom	Second	11.11	9	
Full Bathroom	Second	4.11	8.1	
Bedroom	Second	14.2	12.6	
Laundry		7.7	7.3	

Basement: Unfinished
Construction: Brick
Cooling: Central Air
Exterior: Deck
Foundation: Poured Concrete
Fencing: Privacy
Heating: Forced Air
Lot Description: Cul De Sac
Garage/Parking: Attached
Garage: Yes
Garage Spaces: 2
Roof: Shingle
Utilities: Public Sewer; Public Water
M Struct Flood Plain: No

	(Fin)	(UF)
AG	2,512	0
BG	0	1,077
NC	0	0
Total	2,512	1,077
SgFtSrc:	List Agent	

First Floor PBR: No First Floor Laundry: No Laundry Level: 2nd

Total # of Rooms: 8 # Closets # Fireplaces

HOA Y/N: Yes	HOA Fee: \$150	Lot SF Source: PVA	Acres: 0.27	Sold As-Is: No
Condo Features:				
Farm Features:				
City Tax: of record	County Tax: Of record	Deed Bk: 6263	Pg #: 0894	Block: 0 Lot: 0 Sub-Lot: 0

There is a nicely updated 1/2 bath conveniently located in the hallway. The well thought out mud room completes the 1st floor and has cork flooring, coat closet and built in bench with storage. As you make your way to the 2nd floor you will find a nice sitting area at the top of the steps perfect for reading or just relaxing. Next is the oversized primary bedroom with walk-in closet and ensuite bathroom which features ceramic tile, custom cabinets, garden tub, dual vanity sinks and walk-in shower. There are 2 more, nice sized, bedrooms, full bath and a 4th bedroom/office/craft room on the 2nd floor. The utility room is conveniently located on the 2nd floor close to the bedrooms. Need more room? No worries as this house sits on a unfinished basement(rough plumbed for a bathroom) that's begging to be finished. If you need room for toys and equipment then you will love the 2 1/2 car garage with oversized 10' X 8' doors. The backyard space perfectly finishes this home with its oversized custom deck, privacy fence and gorgeous pergola perfect for outdoor entertaining!

Welcome Home!



Welcome Home!

Front of Home



Beautiful landscaping makes for excellent curb appeal

Foyer



The front door - with its decorative glass window & sidelights - along with the transom window, let in refreshing natural light

Front of Home



This home sits on .27 perfectly manicured acres

Foyer



Marbled floors and soaring ceilings welcome you into this beautiful home

Foyer



Access to the 2nd floor is available in the foyer

Formal Dining Room

The dining room features easy-to-maintain floating bamboo laminate flooring

Formal Dining Room

A magnificent light fixture and a large window brighten up the space

Den

The den showcases floating bamboo laminate floors and elegant wainscoting

Den

Large bright windows overlook the yard

Den

Charming French doors lead from the den into the family room

Family Room

The ceiling fan/light fixture combo keeps the space cool and comfortable

Family Room

Cozy up next to the brick encased, wood burning fireplace with your favorite book or movie

Family Room

Built-in shelves offer a place for books or decorative pieces

Eat-In Kitchen

The updated kitchen features ceramic tiled floors and offers plenty of space for a dining table

Eat-In Kitchen

Triple bay windows and a window above the sink provide lots of natural light and offer great views of the backyard

Eat-In Kitchen

The open concept floor plan makes for great conversational flow between the family room & kitchen

Eat-In Kitchen

The kitchen includes an abundance of gorgeous custom oak cabinets

Eat-In Kitchen

Appliances remain for move-in ready convenience

Eat-In Kitchen

The tiled backsplash pairs beautifully with the granite countertops

Eat-In Kitchen

The kitchen showcases a stunning designer range hood

Mudroom

The mudroom hosts cork flooring, a coat closet, and built-in seating with storage and hooks

Guest Bath

The guest bath highlights a single vanity with a vessel sink, a large mirror, and sconce lighting

Sitting Area

The sitting area at the top of the stairs offers a great spot to relax and catch up on some reading

Sitting Area

The homes 4 bedrooms, a full bath, and the utility room are located on the second floor

Sitting Area

The 2-story foyer boasts a breathtaking chandelier

Primary Bedroom

Double doors lead into the spacious primary suite, which will easily accommodate a king-size bed, plus any additional furniture

Primary Bedroom

A walk-in closet offers plenty of space for personal belongings

Primary Bedroom

Large windows allow natural light to flow inside

Primary En Suite Bath

The en suite bath features ceramic tile floors, custom cabinets, dual vanity sinks, a large mirror, and sconce lighting

Primary En Suite Bath

En suite bath highlights a magnificent, jetted garden tub with custom tile surround and a walk-in shower

Second Bedroom

Each bedroom hosts a ceiling fan/ light fixture combo

Third Bedroom

Sizable windows in the bedrooms let in natural light

Fourth Bedroom

The fourth bedroom could also be utilized as a home office, craft room or playroom

Fourth Bedroom

The bedrooms provide generously sized closets

Utility Room

The utility room offers washer/dryer hook-ups and is conveniently located adjacent to the bedrooms

Full Bath

The full bath features a single vanity, a medicine cabinet mirror, sconce lighting, and a shower/tub combo

Unfinished Basement

The unfinished basement has the potential to be converted into additional living space -it has been rough plumbed for a bathroom

Unfinished Basement

Space available for holiday decorations and miscellaneous storage items

Back Deck

The massive, custom-built back deck is ideal for entertaining friends and family

Back Deck

Deck provides more than enough space for outdoor furniture and a grill

Pergola

The pergola provides shade on warm days and is the heartbeat of the incredible outdoor space

Back Deck

Relax next to the firepit while catching up with loved ones

Back Deck

Incredible outdoor space

Back of Home

Beautiful home situated in Hunters Pointe of Pleasure Ridge Park

Back of Home

The backyard is fenced-in for privacy

Side of Home

The spacious driveway leads to the attached 2.5-car garage with oversized (10'X8') garage doors

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

4803 Red Dawn Drive

City

Louisville

State

KY

Zip

40216

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.	4/1993			
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 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: 4903 Red Dawn Dr. Louisville, KY 40216

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 type="checkbox"/>
f.	Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Heating system	age of system: original / 13 yrs old	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k.	Cooling/air conditioning system	age of system: original / 13 yrs old	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l.	Water heater	age of system: approx 7 years old	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section: sump pump replaced 8 yrs
1 HVAC (1st floor) approx 3 yrs
Water heater replaced 7 yrs

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k.	Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2) If yes, by whom? Black Diamond - Termite treatment with annual warranty				
	3) Is there a warranty? yes 1 year				

Please explain any deficiencies noted in this Section:

- Age of windows
- Prestreated soil prior to construction

4. ROOF

		N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? (write the age of the roof if known) Approx 7-8 years	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	When was the last time the roof leaked? Approx 2013				
e.	Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS: 4803 Red Dawn Dr. Louisville, KY 40216

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, when? <u>Approx 7-8 years</u>				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section:				

5. LAND / DRAINAGE	N/A	YES	NO	UN- KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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: <u>Pinned in ground</u>				
d. Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>Survey</u>				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

7. WATER	N/A	YES	NO	UN- KNOWN
a. Source of water supply:				
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

8. SEWER SYSTEM	N/A	YES	NO	UN- KNOWN
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic):				
Date last cleaned (septic):				
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section:				

PROPERTY ADDRESS: 4803 Red Dawn Dr. Louisville, KY 40216

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? \$150				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.				
c. Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RADON DISCLOSURE REQUIREMENT				
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."				
e. 1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 1) Is there a radon mitigation system installed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
12. MISCELLANEOUS	N/A	YES	NO	UN- KNOWN
a. Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are there any warranties to be passed on?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

4803 Red Dawn Dr Louisville, KY 40216

Explain:

Roof shingle warranty
Termite Treatment - Black Diamond.

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 Dog/2 cats various times last approx 2011

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, Robert Castle (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

☐ 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

☐ 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