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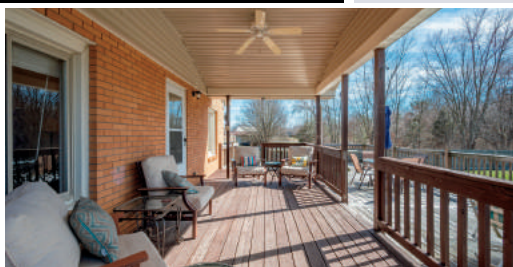
**First-Floor Living in the
Desirable Community of
Mount Washington**

**Distinguished
School System**

Huge Fenced Backyard

**VISUAL TOUR
ONLINE**

925FisherLane.com



925 FISHER LANE
MOUNT WASHINGTON

For More Details, Text "HOME" to 855.941.4327



ABOUT THE PROPERTY

First-floor living with a huge fenced backyard in the highly desired community of Mt Washington. This three-bedroom brick ranch is located in a quiet area only minutes from town and feeds to the city's top-performing schools. As you enter, you are greeted by the home's large living room with hardwood flooring, tray ceiling, and decorative trim. The open layout flows into the kitchen, illuminated by recessed lighting and a skylight. Ample cabinetry, counter space, and an additional pantry provide plenty of room for all your kitchen needs. Adjacent to the living room is a full bathroom with a tiled shower/bathtub and decorative vanity. Down the hall, you will find the generously sized primary bedroom, host to a double-width closet and ceiling fan, as well as the secondary bedrooms which are flooded with natural light. The oversized one-car garage provides enough room for your vehicle and includes space for a workstation or additional storage. The rear of the home features a sizable (22' x 33') multi-level deck and fire pit area, ideal for entertaining. A privacy fence encloses a full half-acre backyard, perfect for kids and family pets, and provides enough room for the construction of an outbuilding.

PROPERTY DETAIL



3 BEDS



1 BATH



1,294 SQ FT



1-CAR
GARAGE



.87 ACRES



502.554.9749
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road
Ste #100
Louisville, KY 40223

925 Fisher Lane, *Special Features*

3 Bedrooms | 1 Full Bath | 1,294 Total Square Feet | 1-Car Garage
First-Floor Living in the Desirable Community of Mount Washington
Distinguished School System
Huge Fenced Backyard

Living Room

- Beautiful wood floors and fluted trim welcome you into the spacious living room
- The lovely tray ceiling is equipped with recessed lighting and a ceiling fan/light fixture
- Natural light flows inside through large triple windows
- The tiled platform is a great spot for a ventless fireplace
- The open concept floorplan allows for conversational flow between the living areas

Kitchen

- The kitchen features tile flooring and a modern light fixture
- Two windows, plus a skylight invite natural light
- The kitchen offers an abundance of wooden cabinetry and countertops
- Appliances convey for move-in ready convenience
- A pantry is available for additional storage space

Primary & Two Additional Bedrooms

- The primary bedroom highlights an elegant tray ceiling and a double-width closet
- These spacious bedrooms will easily accommodate all your bedroom furniture
- The bedrooms feature lush carpeting and neutral colors
- Ceiling fans with light fixtures keep the rooms cool and comfortable
- Plenty of closet space is available for personal belongings
- Sizable windows allow for natural light

Full Bath & Laundry Room

- The full bathroom is equipped with a vanity featuring a stone countertop, a decorative mirror, sconce & overhead lighting, and a shower/tub combo with gorgeous tile surround
- The large laundry room is outfitted with built-in shelves and provides additional storage space

Outdoor Living & Property Features

- Sitting on .87 acres, this property's peaceful park-like setting makes this the perfect spot to relax and call home
- The double-width driveway offers ample parking
- The large 1-car garage provides workspace and storage space
- The front porch is a great spot to enjoy a cup of coffee
- The backyard measures half an acre and is enclosed by a privacy fence
- The huge multi-level back deck (22' x 30') is perfect for entertaining friends and family
- The covered portion of the deck (10' x 16') provides shade and an outdoor fan
- A rabbit hutch conveys with the property
- Generous space is available in the backyard for a future outbuilding
- Enjoy campfire stories and s'mores with loved ones around the fire pit
- The property is equipped with security lights
- No HOA

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1631283
Address: 925 Fisher Ln, Mt Washington, KY 40047
Area: 11-Bullitt County
Sub Area: A
Total Living Area: 1,294
Basement: None
Total # Bedrooms: 3
Disclosure: Yes
Style: Ranch
Basement: No

Above Grade
Finished: 1,294
Total Baths: 1
Sqft - Total Unfin: 0
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

County: Bullitt
Subdivision/Condo: NONE
Baths - Full: 1
Baths - 1/2: 0
Age: 65
Year Built: 1958
Stories: 1



Directions: South on Bardstown Rd (US 150), Right on Hwy 44, Right on Greenbriar Road (2706), Left on Fisher Lane, Home is on the left

First floor living with a huge fenced backyard in the highly desired community of Mt Washington. This three bedroom brick ranch is located in a quiet area only minutes from town, and feeds to the city's top performing schools. As you enter, you are greeted by the home's large living room with hardwood flooring, tray ceiling, and decorative trim. The open layout flows into the kitchen, illuminated by recessed lighting and a skylight. Ample cabinetry, counter space, and an additional pantry provide plenty of room for all your kitchen needs. Adjacent to the living room is a full bathroom with a tiled shower/bathtub and decorative vanity. Down the hall you will find the generously sized primary bedroom, host to a double width closet and ceiling fan, as well as the secondary bedrooms which a

Room Name	Level	Width	Length	Remarks
Living Room	First	14.5	19	Hardwood Floors, Tray Ceiling
Kitchen	First	9.5	13.5	Skylight, Tile Flooring
Primary Bedroom	First	12.5	11.5	Large Closet, Ceiling Fan
Bedroom	First	11.5	11.5	Natural Light, Ceiling Fan
Bedroom	First	11	9.5	Tray Ceiling, Recessed Lighting
Full Bathroom	First	7	7.5	Tiled Shower/Bathtub
Laundry	First	7.5	9.5	Additional Storage, Natural Light

	(Fin)	(UF)
AG	1,294	0
BG	0	0
NC	0	0
Total	1,294	0
SgFtSrc:	List Agent	

Basement: None
Construction: Brick
Cooling: Central Air
Exterior: Deck; Porch
Foundation: Crawl Space
Fencing: Privacy
Heating: Electric; Forced Air
Lot Description: Cleared; Level
Garage/Parking: Attached
Garage: Yes
Garage Spaces: 1
Roof: Shingle
Utilities: Public Water; Septic System
M Struct Flood Plain: No

Total # of Rooms: 6	First Floor PBR: Yes	First Floor Laundry: Yes	# Closets	Level 1: 4	# Fireplaces
	Lot SF Source: PVA		Acres: 0.87		Sold As-Is: No
HOA Y/N: No	\$0				
Condo Features:					
Farm Features:					
City Tax: of record	County Tax: of record	Deed Bk: 997	Pg #: 365	Block: 070	Lot: SE0
		Sub-Lot: 17-002			

flooded with natural light. The oversized one-car garage provides enough room for your vehicle and includes space for a workstation or additional storage.

The rear of the home features a sizable (22' x 33') multi level deck and fire pit area, ideal for entertaining. A privacy fence encloses a full half acre backyard, perfect for kids and family pets, and provides enough room for construction of an outbuilding.

Schedule your private showing today!

Exterior of Property



First floor living in the desirable community of Mount Washington

Exterior of Property



The double-width driveway offers ample parking

Exterior of Property



The large 1-car garage provides workspace and storage space

Exterior of Property



The front porch is a great spot to enjoy a cup of coffee

Exterior of Property



Sitting on .87 acres, this property's peaceful park-like setting makes this the perfect spot to relax and call home

Exterior of Property



Generous space is available in the backyard for a future outbuilding

Exterior of Property

No HOA

Exterior of Property

The backyard measures half an acre and is enclosed by a privacy fence

Exterior of Property

Distinguished school system

Exterior of Property

A rabbit hutch conveys with the property

Exterior of Property

The property is equipped with security lights

Exterior of Property

Enjoy campfire stories and s'mores with loved ones around the fire pit

Living Room

Beautiful wood floors and fluted trim welcome you into the spacious living room

Living Room

The lovely tray ceiling is equipped with recessed lighting and a ceiling fan/light fixture

Living Room

Natural light flows inside through large triple windows

Living Room

The open concept floorplan allows for conversational flow between the living areas

Kitchen

The kitchen features tile flooring and a modern light fixture

Kitchen

Two windows, plus a skylight invite natural light

Kitchen

The kitchen offers an abundance of wooden cabinetry and countertops, plus a pantry

Primary Bedroom

The primary bedroom highlights an elegant tray ceiling and a double-width closet

Primary Bedroom

These spacious bedrooms will easily accommodate all your bedroom furniture

Second Bedroom

The bedrooms feature lush carpeting and neutral colors

Second Bedroom

Ceiling fans with light fixtures keep the rooms cool and comfortable

Third Bedroom

Sizable windows allow for natural light

Third Bedroom

Plenty of closet space is available for personal belongings

Full Bath

The full bathroom is equipped with a vanity featuring a stone countertop, a decorative mirror, sconce & overhead lighting, and a shower/tub combo

Full Bath

The shower/ tub combo highlights lovely tile surround

Laundry Room

The laundry room provides additional storage space

Laundry Room

The large laundry room is outfitted with built-in shelves

Exterior of Property

The huge multi-level back deck is perfect for entertaining friends and family

Exterior of Property

Multi-level back deck (22' x 30')

Back Deck

The covered portion of the deck provides shade and an outdoor fan

Back Deck

Covered portion of the deck (10' x 16')

Back Deck

The deck is a wonderful spot to relax on a nice day

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

925 FISHER LN MT WASHINGTON KY 40047

City

MT WASHINGTON

State

KY

Zip

40047

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.	6-1-20			
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?	INDIVIDUAL			
Explain: PERSONAL RESIDENCE					
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:

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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: <u>unknown</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	age of system: <u>1</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	age of system: <u>1</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section:

3. BUILDING STRUCTURE

	N/A	YES	NO	UN- KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section:

4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked?				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If so, when?				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section: <i>Replaced 1 shingle that had 2 missing</i>				

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <i>Pins Back corners</i>				
d. Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <i>Pins in Back Bush & Tree in Front</i>				
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer): <i>June 2022</i>				
Date of last inspection (septic): <i>UNKNOWN</i> Date last cleaned (septic): <i>UNKNOWN</i>				
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: <i>See 13</i>				

PROPERTY ADDRESS:

9. CONSTRUCTION / REMODELING				
	N/A	YES	NO	UN-KNOWN
a. Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
10. HOMEOWNER'S ASSOCIATION (HOA)				
	N/A	YES	NO	UN-KNOWN
a. 1) Is the property subject to rules or regulations of a HOA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the yearly assessment?				
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No.:				
b. Is the property a condominium?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition that may result in an increase in taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
11. HAZARDOUS CONDITIONS				
	N/A	YES	NO	UN-KNOWN
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

Explain:				
e. Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
h. Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. ADDITIONAL INFORMATION

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

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

Sepic Inspection found irregular inspection cover. I installed a new riser & cover to within 6" of soil surface.

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: This version of the Sellers Disclosure has seller's signatures redacted. Please download and sign the original Sellers Disclosure found on the MLS. Date:

☐ 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	