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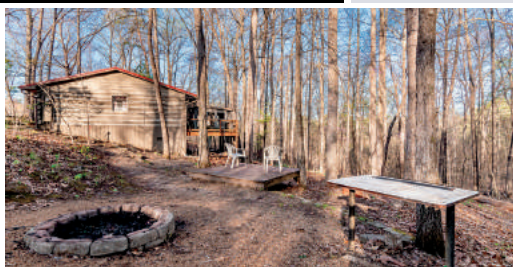
Charming Log Cabin in the
Sportsman Paradise
Community

Fully Furnished

Access to Nolin Lake

VISUAL TOUR
ONLINE

95HillRoad.com



95 HILL ROAD
CLARKSON

For More Info, Text "HOME" to (855) 941-4327



ABOUT THE PROPERTY

Charming log cabin at Nolin Lake. 95 Hill Rd (Lot 8), Lots 7 & 9, and 79 Hill Rd (Lot 6) combine to create a tree-covered getaway in the Sportsman Paradise community. Upon entry to the living room, you will right away notice the vaulted wood ceiling and beams, the wood-burning stone fireplace, and the open floor plan with wood floors. The spacious open-concept floor plan allows for easy conversation from the living room to the dining area to the kitchen island. The primary bedroom and secondary bedroom with bunk area and access to the sleeping area above the full bath provide plenty of sleeping space for family and friends to enjoy time away from home. Convenient access to the sunroom and deck from the dining area and kitchen. Cabin provides 875 sqft of year-round space with the sunroom adding 160+ sqft of three-season living. The cabin is heated and cooled by a wall unit. This well-maintained and remodeled log cabin also features a 4-5-year old metal roof, front and rear decks, a firepit, and an area for parking.

PROPERTY DETAIL



2 BEDS



1 FULL BATH



875 SQ FT



.79
TOTAL ACRES



270.216.2252
Kentucky.ChooseThePriceGroup.com

950 N Mulberry Street
Ste 290
Elizabethtown, KY 42701

95 Hill Road, *Special Features*

2 Bedrooms | 1 Full Bath | 875 Total Square Feet | .79 Total Acres

Charming Log Cabin in the Sportsman Paradise Community

Fully Furnished

Access to Nolin Lake

Living Room

- A rustic wooden front door leads into the home
- The wooden vaulted ceiling is equipped with recessed lighting and a ceiling fan
- Natural light flows inside through large windows
- Cozy up next to the stone, wood-burning fireplace with your favorite book or movie
- The open concept floorplan allows for conversational flow between the living areas

Kitchen & Dining Area

- The kitchen offers plenty of cabinetry for storage
- Appliances convey for move-in ready convenience
- The kitchen island offers barstool seating
- Gorgeous pendent lights hang above the island
- The dual sink offers a retractable faucet
- The dining area will easily accommodate a table, chairs, and even a hutch
- Access to the sunroom and deck is available off the kitchen

Primary Suite, Additional Bedroom, & Full Bath

- The spacious primary bedroom will easily accommodate all your bedroom furniture
- Sizable windows allow for natural light in both rooms
- Plenty of closet space is available for personal belongings
- A ceiling fan keeps the additional bedroom cool and comfortable
- The second bedroom is outfitted with bunkbeds, plus an additional sleeping area above the bathroom
- The full bathroom is equipped with a vanity with storage, sconce lighting, built-in shelving, and a walk-in shower

Sunroom

- The sunroom provides an additional 166 sq. ft. and is the perfect place to unwind with loved ones
- A ceiling-mounted fan cools down the sunroom
- Access to 19'x11' deck is available off the sunroom

Outdoor Living & Property Features

- Approximate acreage - 0.789 - Lots 6, 7, 8, 9
 - Lot 6 - 0.203 appx acre, 79 Hill Road (foundation from prior cabin)
 - Lot 7 - 0.173 appx acre - parking
 - Lot 8 - 0.208 appx acre - 95 Hill Road (cabin)
 - Lot 9 - 0.202 appx acre - firepit
- The front porch is the ideal spot to relax with a morning cup of coffee
- The large back deck provides plenty of space for outdoor furniture and a grill - and is perfect for admiring the beautiful wooded area

- Enjoy campfire stories and s'mores with loved ones around the fire pit
- The metal roof was replaced 4-5 years ago
- \$200 yearly maintenance fee for Sportsman Paradise per dwelling
- \$20 yearly fee if you own a boat for boat ramp
- No dock / slip associated with this property
- All furnishings included (except daybed in sunroom)

For Current Price
Call 270.506.4708

LISTING INFO



Exterior

Originating MLS HKAR
Class Residential/Farm
MLS # HK23001111
Type Single Family
Auction Y/N No
Sale/Rent For Sale
Agent Hit Count 20
Client Hit Count 3



LIST AGENT/OFFICE

List Agent Ruth Getler - 270-312-9867
List Office KELLER WILLIAMS HEARTLAND
Responsible Team Member Ruth Getler - 270-312-9867
Listing Office 3 KELLER WILLIAMS HEARTLAND

GENERAL INFORMATION

Address	95 Hill Road	Subdivision	Sportsman Paradise
County	Grayson	Area	Nolin Lake
City	Clarkson	State	KY
Zip	42726	Deed Book/Page	409/653
Parcel ID/Tax ID	148416	Apx Acreage	0.79
School Type	County	Acreage Source	PVA
Apx Year Built	1972	New Construction Y/N	N
New Development Y/N	N		
Input Board	HKAR		

PROPERTY INFORMATION

Level 1 SqFt	875	Basement Unfin SqFt	0
Level 2 SqFt	0	Total Basement SqFt	0
Level 3 SqFt	0	SqFt Source	List Agent
Total Fin Living Space	875		
Apx Above Ground SqFt	875	Basement Y/N	No
Basement Fin SqFt	0	Garage/Carport Y/N	No
Detached Living Space	No		

ROOM INFORMATION

Total Bedrooms	2	# Full Baths	1
Bedrooms Below Grade Y/N	No	# Partial Baths	0
# Full Bath-Bsmt	0	Total Baths	1
# Full Bath-Lower	0	Utility Room-Bsmt	0
# Full Bath-Main	1	Utility Room-Lower	0
# Full Bath-Upper	0	Utility Room-Main	0
# Partial Bath-Bsmt	0	Utility Room-Upper	0
# Partial Bath-Lower	0	Master Bathroom-Level	Main
# Partial Bath-Main	0	Dining Room-Level	Main
# Partial Bath-Upper	0	Dining Room-Dimensions	9x9
Master Bedroom-Level	Main	Dining Room Features 1	Vaulted ceiling
Master Bedroom-Dimensions	12x12	Kitchen-Level	Main
Master Bedroom Features 1	Wood Flooring	Kitchen-Dimensions	12x9
Bedroom 2-Level	Main	Kitchen Features 1	Vaulted ceiling
Bedroom 2-Dimensions	9x9	Kitchen Features 2	Kitchen Island
Bedroom 2 Features 1	Loft Bedroom	Living Room-Level	Main
Bedroom 2 Features 2	None	Living Room-Dimensions	19'6x13
		Living Room Features 1	Vaulted ceiling
		Living Room Features 2	Fireplace
		Other 1 Desc.	Sun Room
		Other 1-Level	Main
		Other 1-Dimensions	14'6x11'6
		Other 1 Features 1	Off Dining

MISC INFORMATION

Listing Type	Exclusive Right to Sell	BAC	2.5%
Seller Disclosure	Yes	Lead Disclosure	Yes
REO	No	Short Sale	No
VOW Internet Display	Yes	IDX Include	Y
Display Address	Yes	Display Comment	Yes
Display AVM	Yes	Doc Manager	0
Associated Document Count	4		
Picture Count	65		

VIRTUAL TOURS

Unbranded Virtual Tour 1 Unbranded Virtual Tour 1

REMARKS

Directions	I65, take exit 76 for KY-224 toward Upton. Turn onto KY-224 W/Upton Talley Rd. Turn right onto S Walnut St/US-31W N. Turn left onto Grayson St/KY-224 W. Continue onto KY-224 W/Millerstown Rd. Turn left onto State Hwy 479. Turn left onto State Hwy 1214. Turn right onto Broad Ford Rd. Turn left onto Pearman Rd. Turn right onto Sportsman Paradise Rd. Sportsman Paradise Rd turns left and becomes Skyline Dr. Turn right onto Hill Rd. 95 Hill Rd will be on the left.
Remarks	Charming log cabin at Nolin Lake. 95 Hill Rd (Lot 8), Lots 7 & 9, and 79 Hill Rd (Lot 6) combine to create a tree-covered get-away in the Sportsman Paradise community. Upon entry to the living room you will right away notice the vaulted wood ceiling and beams, the wood-burning stone fireplace and open floor plan with wood floors. The spacious open concept floor plan allows for easy conversation from living room to dining area to kitchen island. The primary bedroom and secondary bedroom with bunk area and access to the sleeping area above full bath provide plenty of sleeping space for family and friends to enjoy time away from home. Convenient access to the sunroom and deck from the dining area and kitchen. Cabin provides 875 sqft of year-around space with the sunroom adding 160+ sqft of three-season living. Cabin is heated and cooled by a wall unit. This well maintained and remodeled log cabin also features 4-5-year old metal roof, front and rear decks, firepit and area for parking.
Private Remarks	Please use ShowingTime App to schedule all showings, Click on Heart Of KY MLS option. HK23001111. Lockbox at front door. Seller requests that buyers be pre-approved or have proof of funds prior to scheduling a showing. Please contact Ruth Getler at 270-312-9867 or Ruth@kwpricegroup.com with any question or to submit an offer. Thank you for showing! All appliances and furnishings are included. Daybed in sunroom not included. \$200 yearly maintenance fee for Sportsman Paradise per dwelling. \$20 yearly fee if you own a boat for boat ramp. Sportsman Paradise Boat Ramp at Nolin Lake. No dock / slip associated with this property. Approximate acre 0.789 - Lots 6, 7, 8, 9 --- Lot 6 - 0.203 appx acre, 79 Hill Road (foundation from prior cabin), Lot 7 - 0.173 appx acre, parking, Lot 8 - 0.208 appx acre, 95 Hill Road, log cabin, Lot 9 - 0.202 appx acre, firepit. (Age of structure is approximate)

FEATURES

STYLE OF HOME	WATER	APPLIANCES/EQUIPMENT	LOCATION FEATURES
Ranch	Public	None	Wooded
OCCUPANT	DISABILITY ACCESS	INTERIOR FEATURES	Recreational Area
Vacant	None	Vaulted Ceiling(s)	DRIVEWAY/ROAD SURFACE
BASEMENT	BATH	FIREPLACE/WOOD STOVE	Concrete
None	Separate Shower	1	Gravel
FOUNDATION	DINING ROOMS	Wood-burning	No Driveway
Crawl Space	Living/Dining Combo	FLOORS	LAKE PROPERTY FEATURES
ROOFING	KITCHEN	Hardwood	Public Lake
Metal	Dishwasher	WALLS	LAKE LOCATION
EXTERIOR/CONSTRUCTION	Microwave	Dry Wall	Nolin Lake
Log	Range/Oven	Log	SHOWING INSTRUCTIONS
AIR CONDITIONING	Refrigerator	DOORS AND WINDOWS	Lockbox-Combination
Wall Unit(s)	Smooth Top Range	Vinyl Frame	Schedule with ShowingTime
Window Unit(s)	UTILITY ROOM	WINDOW TREATMENTS	Show Anytime
WATER HEATER	None	Blinds	LOCKBOX LOCATION
Electric	OTHER ROOMS	Curtains/Drapes	Front Door
HEATING	Sun Room	EXTERIOR FEATURES	ASSOCIATION FEE INCLUDES
Wall(s)		Deck	Management
HEAT SOURCE		Mature Trees	Other-See Remarks
Electric		FENCE	DOCUMENTS ON FILE
SEWER		None	None
Septic		GARAGE/CARPORT	POSSESSION
		None	Immediate

ADDITIONAL PICTURES



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Front Door



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining Area



Dining Area



Dining Area



Door to Sunroom



Sunroom



Sunroom



Sunroom



Sunroom



Back Deck



Back Deck



Hall



Primary Bedroom



Primary Bedroom



Primary Bedroom



Second Bedroom



Second Bedroom



Second Bedroom



Second Bedroom



Second Bedroom



Second Bedroom



Full Bath



Full Bath



Full Bath



Nolin Lake



Nolin Lake



Nolin Lake



Nolin Lake



Nolin Lake



Nolin Lake



Nolin Lake

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

95 Hill Road & 79 Hill Road

and Lots 7 & 9

City

State

Zip

Clarkson

KY

42726

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? <i>seasonal home</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	List the date (month / year) you purchased the house. <i>2011</i>				
c.	Do you own the property as <u>(an) individual(s)</u> 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 checked="" type="checkbox"/>	<input 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: 95 Hill Road & 79 Hill Road and Lots 7 & 9 Clarkson

KY 42726

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	fixed cut wires	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Chimneys, fireplaces, inserts		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Pool, hot tub, sauna		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Sprinkler system		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Heating system	age of system: needs freon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k.	Cooling/air conditioning system	age of system: " "	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l.	Water heater	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	2) If yes, by whom?					
	3) Is there a warranty?					

Please explain any deficiencies noted in this Section:

4. ROOF

			N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? (write the age of the roof if known)	new 4-5 yrs.	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	When was the last time the roof leaked?					
e.	Have you ever had any repairs done to the roof?	new	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS: 95 Hill Road & 79 Hill Road and Lots 7 & 9 Clarkson KY 42726

- f. Have you ever had the roof replaced? ☐ ☒ ☐ ☐
If so, when? 4-5 yrs.
- 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 / DRAINAGEN/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 ☐ ☐ ☒ ☐
- 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:

6. BOUNDARIESN/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:
- d. Do you know the boundaries? ☐ ☐ ☒ ☐
Explain:
- e. Are there any encroachments or unrecorded easements relating to the property? ☐ ☐ ☒ ☐
Explain:

7. WATERN/A YES NO UN-
KNOWN

- a. Source of water supply: Edmonson 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 SYSTEMN/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:

- 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? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:

PROPERTY ADDRESS: 95 Hill Road & 79 Hill Road and Lots 7 & 9 Clarkson KY 42726

9. CONSTRUCTION / REMODELINGN/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:

deck + screened porch

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?

3) HOA Name:

Sportsman's Paradise

HOA Primary Contact Name:

HOA Primary Contact Phone No.:

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 CONDITIONSN/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 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. MISCELLANEOUSN/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: 95 Hill Road & 79 Hill Road and Lots 7 & 9 Clarkson KY 42726

Explain:

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: 1 dog ☐ ☒ ☐ ☐h. Is this house in a historic district or listed on any registry of historic places? ☐ ☐ ☒ ☐**13. ADDITIONAL INFORMATION** N/A YES NO UN- KNOWNDo 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.

did some remodeling

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.

This version of the Sellers Disclosure has sellers' signatures redacted. Please download and sign the original Sellers Disclosure found on the MLS.

☐ 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	



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.

ATTACHMENT TO RESIDENTIAL SALES CONTRACT

(Seller) and _____

(Buyer)

for Property at 95 Hill Road & 79 Hill Road and Lots 7 & 9 Clarkson

KY 42726

Lead Warning Statement

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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sellers Disclosure (initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below)

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing: (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint in the housing.
Buyer's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

(e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Broker Agent has advised Seller of Seller's obligation under the law to complete this form and Seller has refused to do so.

Seller _____ Date / / Buyer _____ Date / /

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge that the information they have provided is true and accurate.

This version of the Lead Based Disclosure has sellers' signatures redacted. Please download and sign the original Lead Based Paint Disclosure found on the MLS.

Buyer _____ Date / /

Buyer _____ Date / /

Agent [Signature] Date 4.6.23

Agent _____ Date / /



SPORT P A-010

approx. 0.202 acre

SPORT P A-009

approx. 0.208 acre

SPORT P A-008

approx. 0.173 acre

SPORT P A-007

95 Hill Rd

Lot 9

Lot 8

Lot 7

approx. 0.206 acre

SPORT P A-006

79 Hill Rd

Lot 6

HILL RD

SPORT P B-003

SPORT P B-002

SPORT P B-007