



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

Newly Renovated Home in  
Great Location

Finished Basement

Solid-Surface Flooring  
Throughout

VISUAL TOUR  
ONLINE

2207LandanDrive.com

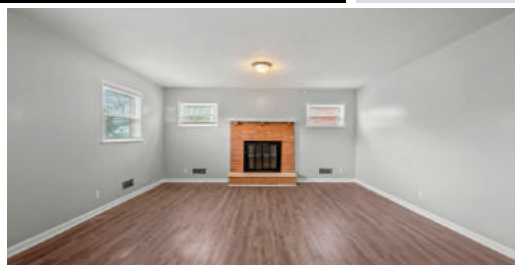
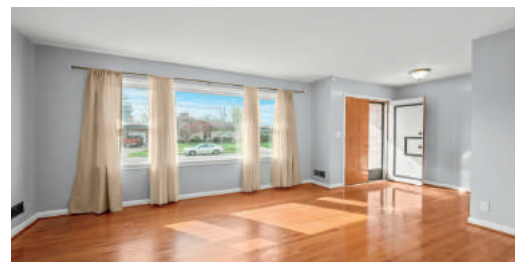
2207 LANDAN DRIVE  
LOUISVILLE

For More Details, Text "HOME" to 855.941.4327



## ABOUT THE PROPERTY

Beautifully remodeled home in a great location! This four bed, two bath home features a newly remodeled kitchen, bathrooms, and flooring, and includes over 2,400 finished square feet. As you enter, you are greeted by the home's large living room which is filled with natural light from the front picture windows. The layout flows into the formal dining room and newly remodeled kitchen. Updates include new stainless-steel appliances, granite countertops, and a center island that offers additional seating. The upper-level hosts three bedrooms, all featuring hardwood flooring and ceiling fans. A remodeled full bath completes the second floor and includes a dual vanity with granite counter, decorative tile flooring, new tub, and a linen closet. The lower level is home to an oversized family room, lined with windows and perfect for entertaining. This floor also features the home's fourth bedroom and full bath with a tiled walk-in shower. Steps lead to the finished basement, where you will find a large laundry room, utility room, and additional multi-purpose room. Ample space for a workout room, playroom for the kids, or loads of additional storage. The rear of the home features a patio off the kitchen and a large detached 2-car garage, as well as a separate utility shed.



## PROPERTY DETAIL



4 BEDS



2 BATHS



2,400+  
SQ FT



2-CAR  
GARAGE



502.554.9749  
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road  
Ste #100  
Louisville, KY 40223

# 2207 Landan Drive, *Special Features*

**4 Bedrooms | 2 Baths | 2,400+ Total Finished Square Feet | 2-Car Garage**

**Newly Renovated Home in Great Location**

**Finished Basement**

**Solid-Surface Flooring Throughout**

## **Entry and Living Room**

- Upon entering this home through beautiful double doors, you are greeted by hardwood floors and a neutral color pallet
- A coat closet is conveniently located near the entry
- Natural light cascades inside through picture windows
- The living room flows seamlessly into the formal dining room

## **Formal Dining Room & Kitchen**

- The dining room highlights a gorgeous light fixture, a large window, and hardwood floors
- The newly renovated kitchen offers an abundance of cabinetry for plenty of storage space
- Stainless-steel appliances remain for move-in ready convenience
- The granite countertops pair beautifully with the backsplash
- The window situated above the undermount sink provides excellent views of the backyard
- The granite island provides barstool seating and additional storage space
- Access to the backyard is available from the kitchen

## **Second Floor: Three Bedrooms & Full Bathroom**

- The spacious primary bedroom will easily accommodate all your bedroom furniture
- Dual closets in the primary bedroom provide ample space for personal belongings
- These bedrooms feature easy-to-maintain hardwood flooring and neutral colors - ideal for homebuyers
- Ceiling fans with light fixtures keep the bedrooms cool and comfortable
- The newly remodeled full bath showcases tile flooring, a double vanity with granite counters and storage, a large mirror, sconce lighting, a linen closet, and a new bathtub/shower combo

## **Lower Level: Family Room, Fourth Bedroom, & Full Bath**

- The lower level is outfitted with LVP flooring and neutral colors
- Several windows in the family room allow for refreshing natural light
- Cozy up next to the fireplace with your favorite book or movie
- The fourth bedroom offers overhead lighting, ample closet space, and a window
- The newly renovated full bath features a single vanity with a granite countertop, modern sconce lighting, and a stunning tiled walk-in shower with a glass door

## **Finished Basement: Multi-Purpose Room, Laundry Room, & Utility Room**

- The multi-purpose room could be utilized as a home gym, a playroom, a workshop, or for additional storage space
- The large laundry room provides built-in shelving
- The utility room houses the HVAC (2015) and the hot water heater (2018)

## **Outdoor Living**

- Lovely landscaping lines the front of the home
- Plenty of parking available in the large driveway which leads to the 2-car garage
- The patio offers space for a grill and outdoor furniture
- The storage shed provides plenty of room for outdoor toys and lawn maintenance items
- The roof was replaced in 2012

# Residential - Single Family Residence

For Current Price  
Call 502.554.9749



List Number: 1634135

Address: 2207 Landan Dr, Louisville, KY 40218

Area: 07-FernCreek/Hikes Point/Jeffersontown

Sub Area: A

Total Living Area: 2,422

Basement: Finished

Total # Bedrooms: 4

Disclosure: Yes

Style: Tri-Level

Basement: Yes

Status: Active

Above Grade

Finished: 1,449

Total Baths: 2

Sqft - Total Unfin: 110

Nonconform SqFt Fin: 0

Nonconform SqFt UF: 0

County: Jefferson

Subdivision/Condo: LANDAN

Baths - Full: 2

Baths - 1/2: 0

Age: 62

Year Built: 1961

Stories: 2



Directions: From Bardstown Road: NE on Bradford Drive Left on Downing Way Right on Landan Drive Home is on the left

Beautifully remodeled home in a great location! This four bed, two bath home features a newly remodeled kitchen, bathrooms, and flooring, and includes over 2,400 finished square feet. As you enter, you are greeted by the home's large living room which is filled with natural light from the front picture windows. The layout flows into the formal dining room and newly remodeled kitchen. Updates include new stainless steel appliances, granite countertops, and a center island that offers additional seating. The upper level hosts three bedrooms, all featuring hardwood flooring and ceiling fans. A remodeled full bath completes the second floor and includes a dual vanity with granite counter, decorative tile flooring, new tub, and a linen closet. The lower level is home to an oversized family

Room Name	Level	Width	Length	Remarks
Living Room	First	16.5	13.5	Double Entry Door, Hardwood Floors
Kitchen	First	12.5	13.5	Granite, Stainless Appliances, Island
Dining Room	First	9.5	13.6	Hardwood Flooring
Primary Bedroom	Second	14	13	Double Closet, Hardwood Floors
Bedroom	Second	13.5	11	Hardwood Floors, Ceiling Fan
Bedroom	Second	12	10	Hardwood Floors, Ceiling Fan
Full Bathroom	Second	7.5	10	Granite, Double Sink, Linen Closet
Family Room	Basement	16.5	21.5	LVP Flooring, Fireplace
Bedroom	Basement	13.5	10.5	LVP Flooring
Full Bathroom	Basement	4.5	9.5	Granite, Tiled Walk-in Shower
Laundry	Basement	6.5	12	
Family Room	Basement	12.5	27	
Other	Basement	7.5	14.5	Utility Room, Additional Storage

Basement: Finished  
Construction: Brick  
Cooling: Central Air  
Exterior: Patio  
Heating: Forced Air; Natural Gas

	(Fin)	(UF)
AG	1,449	0
BG	973	110
NC	0	0
Total	2,422	110
SgFtSrc:	List Agent	

Lot Description: Level  
Garage/Parking: Detached  
Garage: Yes  
Garage Spaces: 2  
Roof: Shingle  
Utilities: Electricity Connected; Fuel:Natural; Public Sewer; Public Water

M Struct Flood Plain: No

First Floor PBR: No First

Total # of Rooms: 11  
Floor Laundry: No

# Closets Level 1: 1 Level 2: 6 Basement: 2# Fireplaces Basement: 1

Lot SF Source: PVA

Acres: 0.19

Sold As-Is: No

HOA Y/N: No \$0

Condo Features:

Farm Features:

City Tax: of record County Tax: of record Deed Bk: 12283 Pg #: 464 Block: 091K Lot: 0119 Sub-Lot: 0074

room, lined with windows and perfect for entertaining. This floor also features the home's fourth bedroom and full bath with a tiled walk-in shower.

Steps lead to the finished basement, where you will find a large laundry room, utility room, and additional multi-purpose room. Ample space for a workout room, playroom for the kids, or loads of additional storage. The rear of the home features a patio off of the kitchen and a large detached 2-car garage, as well as a separate utility shed.

Schedule your private showing today!



**Exterior of Property**



Welcome Home!

**Exterior of Property**



Plenty of parking available in the large driveway which leads to the 2-car garage

**Exterior of Property**



The storage shed provides plenty of room for outdoor toys and lawn maintenance items

**Exterior of Property**



Lovely landscaping lines the front of the home

**Exterior of Property**



The patio offers space for a grill and outdoor furniture

**Exterior of Property**



The roof was replaced in 2017

**Living Room**

Upon entering this home through beautiful double doors, you are greeted by hardwood floors and a neutral color pallet

**Living Room**

A coat closet is conveniently located near the entry

**Living Room**

Natural light cascades inside through picture windows

**Living Room**

The living room flows seamlessly into the formal dining room

**Formal Dining Room**

Hardwood flooring continues into the dining room

**Formal Dining Room**

The dining room highlights a gorgeous light fixture and a large window



**Kitchen**

The newly renovated kitchen offers an abundance of cabinetry for plenty of storage space and gorgeous granite counters

**Kitchen**

Stainless-steel appliances remain for move-in ready convenience

**Kitchen**

? The granite island provides barstool seating and additional storage space

**Kitchen**

The window situated above the undermount sink provides excellent views of the backyard

**Kitchen**

Access to the backyard is available from the kitchen

**Primary Bedroom**

The spacious primary bedroom will easily accommodate all your bedroom furniture

**Primary Bedroom**

Dual closets in the primary bedroom provide ample space for personal belongings

**Second Bedroom**

These bedrooms feature easy-to-maintain hardwood flooring and neutral colors - ideal for homebuyers

**Second Bedroom**

Ceiling fans with light fixtures keep the bedrooms cool and comfortable

**Third Bedroom**

Windows provide natural light to each bedroom

**Third Bedroom**

Ample closet space available

**Full Bath**

Newly renovated bath



**Full Bath**

The full bath showcases tile flooring, a double vanity with granite counters and storage, a large mirror, scone lighting, a linen closet, and a new bathtub/shower combo

**Lower Level: Family Room**

The lower level is outfitted with LVP flooring and neutral colors

**Lower Level: Family Room**

Cozy up next to the fireplace with your favorite book or movie

**Lower Level: Family Room**

Several windows in the family room allow for refreshing natural light

**Lower Level: Family Room**

Step leading to main level

**Lower Level: Fourth Bedroom**

The fourth bedroom is located on the lower level, off the family room

**Lower Level: Fourth Bedroom**

The fourth bedroom offers overhead lighting, ample closet space, and a window

**Lower Level: Full Bath**

The newly renovated full bath features a single vanity with a granite countertop, modern scone lighting, and a stunning tiled walk-in shower with a glass door

**Basement: Multi-Purpose Room**

Step down to the finished basement for even more living space

**Basement: Multi-Purpose Room**

The multi-purpose room could be utilized as a home gym, a playroom, a workshop, or for additional storage space

**Basement: Laundry Room**

The large laundry room provides built-in shelving

# 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 2207 Landan Dr.

City Covington

State KY

Zip 40218-1505

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house.	<u>Feb 18, 2022</u>			
c. Do you own the property as (an) individual(s) or as representative(s) of a company?	<u>Individual</u>			
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: \_\_\_\_\_

## 2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO	UN- KNOWN
a.	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Heating system	age of system: <u>8 yrs</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k.	Cooling/air conditioning system	age of system: <u>8 yrs</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l.	Water heater	age of system: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section: \_\_\_\_\_

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2) When was the last time the basement leaked? _____				
	3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input 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 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

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? (write the age of the roof if known) <u>11 yrs Old</u>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

2207 Landon Dr. Louisville, KY 40218

f. Have you ever had the roof replaced?

☐ ☒ ☐ ☐

If so, when?

g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

Explain: No Leaks

h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?

☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:

**5. LAND / DRAINAGE**N/A YES NO UN-  
KNOWN

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

1) Soil stability

☐ ☐ ☒ ☐

2) Drainage, flooding, or grading

☐ ☐ ☒ ☐

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. BOUNDARIES**N/A YES NO UN-  
KNOWN

a. Have you ever had a staked or pinned survey of the property performed?

☐ ☐ ☒ ☐

b. Are you in possession of a copy of any survey of the property?

☐ ☐ ☒ ☐

c. Are the boundaries marked in any way?

☐ ☐ ☒ ☐

Explain:

d. Do you know the boundaries?

☐ ☐ ☒ ☐

Explain:

e. Are there any encroachments or unrecorded easements relating to the property?

☐ ☐ ☒ ☐

Explain:

**7. WATER**N/A YES NO UN-  
KNOWN

a. Source of water supply:

b. Are you aware of below normal water supply or water pressure?

☐ ☐ ☒ ☐

c. Has your water ever been tested? If so, attach the results or explain.

☐ ☐ ☒ ☐

Explain:

**8. SEWER SYSTEM**N/A YES NO UN-  
KNOWN

a. Property is serviced by:

1. Category I: Public Municipal Treatment Facility

☐ ☐ ☒ ☐

2. Category II: Private Treatment Facility

☒ ☐ ☐ ☐

3. Category III: Subdivision Package Plant

☒ ☐ ☐ ☐

4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)

☒ ☐ ☐ ☐

5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal

☒ ☐ ☐ ☐

6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system

☒ ☐ ☐ ☐

7. Category VII: No Treatment/Unknown

☒ ☐ ☐ ☐

Name of Servicer:

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: \_\_\_\_\_

**9. CONSTRUCTION / REMODELING**

N/A YES NO UN-  
KNOWN

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Explain: \_\_\_\_\_

**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: \_\_\_\_\_

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 CONDITIONS**

N/A YES NO UN-  
KNOWN

a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

**LEAD BASED PAINT DISCLOSURE REQUIREMENT**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.

c. Was this house built before 1978?

☐ ☒ ☐ ☐

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

☐ ☐ ☒ ☐

**RADON DISCLOSURE REQUIREMENT**

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

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

☐ ☐ ☒ ☐

2) If yes, what were the results?

☐ ☐ ☐ ☐

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

☐ ☐ ☒ ☐

2) If yes, is it functioning properly?

☐ ☐ ☐ ☐

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

g. 1) Is the property currently contaminated by the production of methamphetamine?

☐ ☐ ☒ ☐

2) If no, has the property been professionally decontaminated from methamphetamine contamination?

☐ ☐ ☒ ☐

Explain: \_\_\_\_\_

**12. MISCELLANEOUS**

N/A YES NO UN-  
KNOWN

a. Are you aware of any existing or threatened legal action affecting this property?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

d. Are there any warranties to be passed on?

☐ ☐ ☒ ☐



PROPERTY ADDRESS: \_\_\_\_\_

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: \_\_\_\_\_

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 \_\_\_\_\_

X This Version of the Sellers Disclosure has seller's 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 2207 Landan DriveLouisvilleKY 40218**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)**

DS

(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):
   
\_\_\_\_\_
   
\_\_\_\_\_

DS

☒ 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)**

DS

☒ (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.

 Seller \_\_\_\_\_ Date / /
   
 This Version of the Lead Based Paint Disclosure has seller's signatures redacted. Please download and sign the original Lead Based Paint Disclosure, found on the MLS.

Seller \_\_\_\_\_ Date / /

 Agent Wade Williams \_\_\_\_\_ Date / / Agent \_\_\_\_\_ Date / /