



THE PRICE GROUP

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Updated Ranch in Oak  
Grove Manor

Bonus Room with  
Opportunity for  
Home Occupation

Unfinished Basement

VISUAL TOUR  
ONLINE

2010ClearviewDrive.com

# 2010 CLEARVIEW DRIVE ELIZABETHTOWN

For More Details, Text "HOME" to 855.941.4327



## ABOUT THE PROPERTY

Welcome home to 2010 Clearview Drive! This vibrant, updated home sits on 0.34 acres in the conveniently located Oak Grove Manor Subdivision - just minutes from amenities such as shopping, restaurants, and medical facilities. Enjoy easy access to Fort Knox, Blue Oval and other manufacturing facilities, and major highways. This stunning 3-bedroom, 2 ½ bath ranch offers 2,190 sq ft of finished living space, plus an additional 1,426 sq ft in the unfinished basement. This home has it all - A charming primary bedroom with en-suite, 2 additional large bedrooms, bright spacious living, ample kitchen and dining areas, separate laundry room, fabulous bonus room, and an in-ground basement with endless possibilities make this AN OPPORTUNITY YOU HAVE BEEN WAITING FOR! Don't miss the covered front porch, mostly fenced rear yard, vaulted ceilings, artistic accent walls, easy-to-maintain laminate flooring, and updated lighting and ceiling fans throughout the living space. The 570 sq ft bonus room features epoxy flooring, ½ bath, plumbed sink, its own heating and cooling, and accessible access to the spacious driveway. Currently being utilized as a 1-chair salon, could be used for a variety of home-based occupations. Don't miss out on this opportunity! Contact the list agent today!

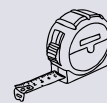
## PROPERTY DETAIL



3 BEDS



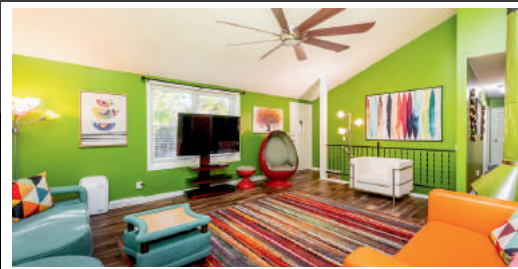
2.5 BATHS



2,191  
TOTAL SQ FT



0.34 ACRES



502.554.9749  
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road  
Ste #100  
Louisville, KY 40223

# 2010 Clearview Drive, *Special Features*

3 Bedrooms | 2.5 Full Baths | 2,191 Total Finished Square Feet | .34 Acres

Updated Ranch in Oak Grove Manor

Bonus Room with Opportunity for Home Occupation

Unfinished Basement

## Living Room

- Beautiful wood laminate flooring welcomes you inside and continues through most of the home
- The spacious living room will easily accommodate all your furniture
- Dual windows invite refreshing natural light
- The living room highlights a vaulted ceiling with a custom modern fan
- The decorative, free-standing stove adds to the character of the home

## Eat-In Kitchen & Laundry/Utility Room

- The kitchen provides an abundance of painted cabinetry and counter space
- Appliances convey for move-in ready convenience
- The kitchen showcases a vaulted ceiling with a skylight
- The new sink is extra deep and is outfitted with a retractable faucet
- The dining area is adorned with a stunning chandelier
- Sliding glass doors lead to the laundry room
- The huge laundry room features vinyl flooring, an overhead fan, and access to the backyard

## Primary Bedroom and Ensuite Full Bath

- The spacious primary suite will comfortably fit a king sized bed, plus any additional furniture
- The primary suite hosts a vaulted ceiling with a fan and big bright windows
- A built-in shelf offers a space to display photographs and decorative pieces
- Plenty of room for personal belongings is available in the closet
- The ensuite bathroom is equipped with a vanity with storage, a large mirror, a wall cabinet, and a walk-in shower with a retractable shower head

## Two Additional Bedrooms & Full Bath

- Both bedrooms feature wood laminate flooring, custom overhead fans with light fixtures, and artistic accent walls
- The bedrooms offer sizable windows and ample closet space
- The second bedroom highlights a vaulted ceiling and a decorative high shelf
- The full bathroom features a single vanity with storage, sconce lighting, an additional custom light fixture, built-in towel racks, and a relaxing garden tub

### **Bonus Room**

- The bonus room is property zoned R-2 (Suburban Residential) in Elizabethtown Planning & Zoning with Accessory use - Home Occupation
- Currently a 1-chair (limit) salon, no on-street parking, sign restrictions
- This 570 sq ft room showcases epoxy flooring, multiple ceiling fans, and plenty of overhead lighting
- The bonus room has a separate heating and cooling system
- This space hosts a half bath and an additional salon sink
- Access to the backyard and the driveway are available from the bonus room
- The large driveway (28' wide) provides 3-car width parking and disability access to bonus room

### **Unfinished Basement**

- The unfinished basement is ideal for holiday decorations and miscellaneous storage
- This space has the potential to be transformed into a fantastic, finished basement
- The basement is outfitted with built-in shelving and a sink
- The basement features a second laundry hookup

### **Outdoor Living & Additional Features**

- Beautiful landscaping and mature trees make for excellent curb appeal
- This property's peaceful park-like setting makes this the perfect spot to relax and call home
- The large driveway leads to the 1-car detached carport (12'x20')
- The covered front porch (21'x8') is a great spot to enjoy a morning cup of coffee
- The storage shed offers space for lawn-maintenance items
- The generously sized backyard is mostly surrounded by a chain link fence
- Close proximity to Fort Knox, Blue Oval and other manufacturing plants
- Conveniently located near shopping, restaurants, medical facilities, and major highways

MLS # HK23003445

Address: 2010 Clearview Drive

For Current Price  
Call 270.506.4708

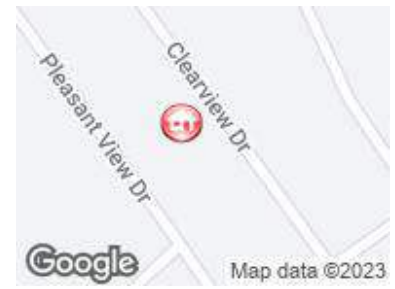
## LISTING INFO



Welcome Home!

**Originating MLS** HKAR  
**Class** Residential/Farm  
**Status** Active  
**Auction Y/N** No  
**Sale/Rent** For Sale

**MLS #** HK23003445  
**Type** Single Family



## LIST AGENT/OFFICE

**List Agent** Ruth Getler - 270-312-9867  
**List Office** KELLER WILLIAMS LOUISVILLE EAST - 502-554-9500  
**Responsible Team Member** Ruth Getler - 270-312-9867  
**Listing Office 3** KELLER WILLIAMS LOUISVILLE EAST - 502-554-9500

## GENERAL INFORMATION

<b>Address</b>	2010 Clearview Drive	<b>Subdivision</b>	Oak Grove Manor
<b>County</b>	Hardin	<b>Area</b>	NE Hardin
<b>City</b>	Elizabethtown	<b>State</b>	KY
<b>Zip</b>	42701	<b>Deed Book/Page</b>	1408/1100
<b>Parcel ID/Tax ID</b>	200-20-02-068	<b>Apx Acreage</b>	0.34
<b>School Type</b>	County	<b>Acreage Source</b>	PVA
<b>Elementary School</b>	Heartland	<b>Warranty Y/N/NA</b>	Yes
<b>Middle School</b>	Bluegrass	<b>New Construction Y/N</b>	N
<b>High School</b>	John Hardin		
<b>Apx Year Built</b>	1988		
<b>New Development Y/N</b>	N		
<b>Input Board</b>	HKAR		

## PROPERTY INFORMATION

<b>Level 1 SqFt</b>	2,191	<b>Basement Unfin SqFt</b>	1,426
<b>Level 2 SqFt</b>	0	<b>Total Basement SqFt</b>	1,426
<b>Level 3 SqFt</b>	0	<b>SqFt Source</b>	List Agent
<b>Total Fin Living Space</b>	2191	<b>Price Per SqFt</b>	\$148.33
<b>Apx Above Ground SqFt</b>	2,191	<b>Basement Y/N</b>	Yes
<b>Basement Fin SqFt</b>	0	<b>Garage/Carport Y/N</b>	Yes
		<b># Garage Spaces</b>	0.0

## ROOM INFORMATION

<b>Total Bedrooms</b>	3	<b># Full Baths</b>	2
<b>Bedrooms Below Grade Y/N</b>	No	<b># Partial Baths</b>	1
<b># Full Bath-Bsmt</b>	0	<b>Total Baths</b>	3
<b># Full Bath-Lower</b>	0	<b>Utility Room-Bsmt</b>	1
<b># Full Bath-Main</b>	2	<b>Utility Room-Lower</b>	0
<b># Full Bath-Upper</b>	0	<b>Utility Room-Main</b>	1
<b># Partial Bath-Bsmt</b>	0	<b>Utility Room-Upper</b>	0
<b># Partial Bath-Lower</b>	0	<b>Master Bathroom-Level</b>	Main
<b># Partial Bath-Main</b>	1	<b>Master Bathroom-Dimensions</b>	7x4
<b># Partial Bath-Upper</b>	0	<b>Master Bathroom Features 1</b>	Laminate Flr
<b>Master Bedroom-Level</b>	Main	<b>Dining Room-Level</b>	Main
<b>Master Bedroom-Dimensions</b>	14'4x11'10	<b>Dining Room Features 1</b>	Vaulted ceiling
<b>Master Bedroom Features 1</b>	Vaulted ceiling	<b>Dining Room Features 2</b>	Laminate Flr
<b>Master Bedroom Features 2</b>	Ceiling Fan	<b>Kitchen-Level</b>	Main
<b>Bedroom 2-Level</b>	Main	<b>Kitchen-Dimensions</b>	17'7x11'10
<b>Bedroom 2-Dimensions</b>	11'7x11'8	<b>Kitchen Features 1</b>	Skylights
<b>Bedroom 2 Features 1</b>	Vaulted ceiling	<b>Living Room-Level</b>	Main
<b>Bedroom 2 Features 2</b>	Ceiling Fan	<b>Living Room-Dimensions</b>	17'7x15'1
<b>Bedroom 3-Level</b>	Main	<b>Living Room Features 1</b>	Vaulted ceiling
<b>Bedroom 3-Dimensions</b>	11'7x11'8	<b>Living Room Features 2</b>	Ceiling Fan
<b>Bedroom 3 Features 1</b>	Laminate Flr	<b>Other 1 Desc.</b>	Bonus Room
<b>Bedroom 3 Features 2</b>	Ceiling Fan	<b>Other 1-Level</b>	Main



Other 1-Dimensions

27'7x19'3

**MISC INFORMATION**

<b>Listing Type</b>	Exclusive Right to Sell	<b>BAC</b>	2.5%
<b>Seller Disclosure</b>	Yes	<b>Short Sale</b>	No
<b>REO</b>	No	<b>IDX Include</b>	Y
<b>VOW Internet Display</b>	Yes	<b>Display Comment</b>	Yes
<b>Display Address</b>	Yes	<b>Doc Manager</b>	0
<b>Display AVM</b>	Yes		
<b>Associated Document Count</b>	2		
<b>Picture Count</b>	66		

**REMARKS**

<b>Directions</b>	From US-31W turn onto Pear Orchard Rd NW. Turn right onto Clearview Dr. 2010 Clearview Drive will be on the Right.
<b>Remarks</b>	Welcome home to 2010 Clearview Drive! This vibrant, updated home sits on 0.34 acres in the conveniently located Oak Grove Manor Subdivision - just minutes from amenities such as shopping, restaurants, and medical facilities. Enjoy easy access to Fort Knox, Blue Oval and other manufacturing facilities, and major highways. This stunning 3-bedroom, 2 ½ bath ranch offers 2,190 sq ft of finished living space, plus an additional 1,426 sq ft in the unfinished basement. This home has it all - A charming primary bedroom with en-suite, 2 additional large bedrooms, bright spacious living, ample kitchen and dining areas, separate laundry room, fabulous bonus room, an in-ground basement with endless possibilities make this AN OPPORTUNITY YOU HAVE BEEN WAITING FOR! Don't miss the covered front porch, mostly fenced rear yard, vaulted ceilings, artistic accent walls, easy-to-maintain laminate flooring, and updated lighting and ceiling fans throughout the living space. The 570 sq ft bonus room features epoxy flooring, ½ bath, plumbed sink, its own heating and cooling, and accessible access to the spacious driveway. Currently being utilized as a 1-chair salon, could be used for a variety of home-based occupations. Don't miss out on this opportunity! Contact the list agent today!
<b>Private Remarks</b>	Please use ShowingTime App to schedule all showings, Click on Heart Of KY MLS option. HK23003445. SentiLock box at front door. Seller requests that buyers be pre-approved or have proof of funds prior to scheduling a showing. Personal property to be negotiated outside of contract to include but not limited to: Salon furniture, fixtures and equipment, washer & dryer, attached televisions (brackets will stay), household furniture. Please contact Ruth Getler at 270-312-9867 or Ruth@kwpricegroup.com with any question or to submit an offer. Thank you for showing!

**FEATURES**

<b>STYLE OF HOME</b> Ranch	<b>SEWER</b> Public	<b>OTHER ROOMS</b> Bonus Room	<b>FENCE</b> Backyard Fence
<b>OCCUPANT</b> Owner	<b>WATER</b> Public	<b>APPLIANCES/EQUIPMENT</b> Smoke Detector(s)	Chain Link
<b>BASEMENT</b> Full Unfinished Inside Entrance	<b>DISABILITY ACCESS</b> 1st Floor Bathroom Level Drive Level Lot Other-See Remarks	<b>INTERIOR FEATURES</b> Ceiling Fan(s) Skylight(s) Vaulted Ceiling(s)	Fenced Yard
<b>FOUNDATION</b> Poured Concrete	<b>BATH</b> Separate Shower Tub	<b>FIREPLACE/WOOD STOVE</b> None	<b>GARAGE/CARPORT</b> Carport Detached
<b>ROOFING</b> Shingles	<b>DINING ROOMS</b> Kitchen/Dining Combo	<b>FLOORS</b> Laminate	<b>LOCATION FEATURES</b> In City Limits Subdivision
<b>EXTERIOR/CONSTRUCTION</b> Brick/Siding	<b>KITCHEN</b> Dishwasher Disposal Microwave Range/Oven Range Electric Refrigerator	<b>WALLS</b> Dry Wall	<b>DRIVEWAY/ROAD SURFACE</b> Driveway-Concrete
<b>AIR CONDITIONING</b> Central Electric	<b>UTILITY ROOM</b> Laundry Room	<b>DOORS AND WINDOWS</b> Insulated Doors Thermo Pane Windows	<b>SHOWING INSTRUCTIONS</b> Lockbox-SentiLock Pet - See Remarks Schedule with ShowingTime
<b>WATER HEATER</b> Electric		<b>WINDOW TREATMENTS</b> Blinds	<b>LOCKBOX LOCATION</b> Front Door
<b>HEATING</b> Central Heat Pump		<b>EXTERIOR FEATURES</b> Covered Front Porch Concrete Walks Mature Trees Storage Shed	<b>DOCUMENTS ON FILE</b> Seller Disclosure
<b>HEAT SOURCE</b> Electric			<b>POSSESSION</b> DOD

**ADDITIONAL PICTURES**



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Living Room



Living Room



Living Room



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Laundry Room





Laundry Room



Laundry Room



Hall



Primary Suite



Primary Suite



Primary Suite



Primary Full Bath



Second Bedroom



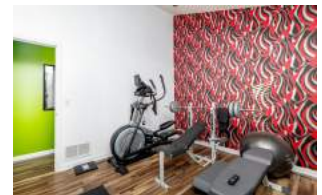
Second Bedroom



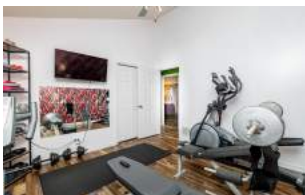
Second Bedroom



Third Bedroom



Third bedroom



Third Bedroom



Full Bath



Full Bath



Full bath



Bonus Room Entry



Bonus Room



Bonus Room



Bonus Room



Bonus Room



Bonus Room



Bonus Room



Bonus Room



Bonus Room



Bonus Room



Unfinished Basement



Unfinished Basement



Unfinished Basement



Unfinished Basement



Unfinished Basement



Unfinished Basement



Unfinished basement



Unfinished Basement



Unfinished Basemen



Unfinished Basement





# KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet  
Mayo-Underwood Building  
500 Mero Street 2NE09  
Frankfort, Kentucky 40601  
(502) 564-7760  
<http://krec.ky.gov>



## 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; or
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

2010 Clearview Drive

City

Elizabethtown

State

KY

Zip

42701

**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	UNKNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house.				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain: <u>Myself</u>				
d. Has the house been used as a rental? If yes, length of time rented?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>SALON</u>				

Seller Initials

Date/Time

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 2010 Clearview Dr. Elizabethtown KY 42701

## 2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO	UN- KNOWN
a. Plumbing		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Sump pump		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) The structure or exterior veneer		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) The floors and walls		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) The doors and windows		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 1) Has the basement ever leaked?	Has never leaked while I have resided here	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) If so, when did the basement last leak?					
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:					
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of any damage to wood due to moisture or rot?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. 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"/>
f. 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 and/or corrections or repairs to resolve those problems:

## 4. ROOF

		N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? Age of the roof if known:	5 yrs		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. 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?	5 yrs ago				
e. Have you ever had any repairs done to the roof?	New roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller Initials

Date/Time

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 2010 Clearview Dr Elizabethtown KY 42701

f.	Have you ever had the roof replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If so, when?	1st 2019			
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:	N/A			
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2) Drainage, flooding, or grading	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3) Erosion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4) Outbuildings or unattached structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Explain:				
d.	Do you know the boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Explain:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
	Explain:				

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



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Please explain any deficiencies noted in this Section:

**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. HOMEOWNERS ASSOCIATION (HOA)**

N/A YES NO UN-  
KNOWN

- a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? ☐ ☐ ☒ ☐
- 2) If yes, what is the annual or monthly assessment?
- 3) HOA Name:

HOA Primary Contact Name:

HOA Primary Contact Phone No. and email address:

- 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 or legal action that may result in an increase in dues, 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)? ☐ ☐ ☒ ☐

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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 transferable warranties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

e.	Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Cats/Dog

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"/>
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### 13. ADDITIONAL INFORMATION

Do you know anything else about the property that that should be disclosed to the Buyer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

### 14. SELLER(S) CERTIFICATION (CHOOSE ONE)

<input checked="" type="checkbox"/>	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.
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This version of the Sellers Disclosure has seller's signatures redacted. Signature  
Please download and sign the original version, found on the MLS.

Date

<input type="checkbox"/>	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).
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Seller Signature	Date	Seller Signature	Date
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<input type="checkbox"/>	As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.
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Seller Signature	Date	Seller Signature	Date
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<input type="checkbox"/>	The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.
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Principal Broker / Real Estate Agent Print Name	Principal Broker / Real Estate Agent Signature	Date
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The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.

Buyer Signature	Date	Buyer Signature	Date
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