



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

Updated Brick Ranch in
Green Spring

Walk-Out Finished
Basement

Relaxing Sunroom with
an Incredible View

VISUAL TOUR
ONLINE

4510DeepwoodDrive.com

4510 DEEPWOOD DRIVE
LOUISVILLE

For More Details, Text "HOME" to 855.941.4327



ABOUT THE PROPERTY

This Home checks ALL your boxes! An updated, All-brick, 3-bed, 3 full bath, Walk-out Ranch located in Green Spring - just a few minutes from restaurants, grocery, retail stores, hospitals, I-265, etc. As you enter the home, take note of the 1st floor living perks including; laundry, primary suite, and primary bath. The kitchen opens up to the family room and boasts granite counters, white cabinets, and stainless steel appliances. The kitchen transitions seamlessly to both the sunroom and family room. Tons of light fills the family room from the updated laminate flooring to the vaulted ceilings. The focal point of the family room is the cozy fireplace, with custom built-ins framed by large windows overlooking the serene backyard and nature-scape. The sunroom is privately located at the rear of the home and offers the owner an in-home retreat to either relax or provide a calm work setting. Beautiful views and regular visits by deer will make this your favorite spot in no time! The primary suite features a large walk-in closet, Jacuzzi tub, and double vanity. Head down to the finished walkout basement which has a full bedroom, bathroom, full kitchen and office space - perfect for an in home guest or roommate. The neighborhood is easily walkable and offers multiple celebrations per year. You'll also have the option to request membership to the Wolf Creek Pool and Tennis club which is located less than a mile away. Contact the list agent today for a showing!

PROPERTY DETAIL



3 BEDS



3 BATHS



2,800
TOTAL SQ FT



2-CAR GARAGE



502.554.9749
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road
Ste #100
Louisville, KY 40223

4510 Deepwood Drive, *Special Features*

3 Bedrooms | 3 Full Baths | 2,800 Total Finished Square Feet | 2-Car Garage

Updated Brick Ranch in Green Spring

Walk-Out Finished Basement

Relaxing Sunroom with Incredible Views

Foyer & Office

- Natural light shines through the front door's decorative sidelights
- Easy-to-maintain solid-surface flooring welcomes you inside and continues throughout the main living areas
- Gorgeous French doors lead you into the formal office
- The office hosts two big bright windows

Formal Dining Room

- The dining room showcases elegant wainscoting and crown molding
- The spacious dining room will easily accommodate a large table, chairs and even a hutch or china cabinet
- An updated modern light fixture brightens up the space

Kitchen

- Stainless-steel appliances convey for move-in ready convenience
- The kitchen provides an abundance of cabinetry and counter space
- The tiled backsplash pairs beautifully with the granite countertops
- The kitchen is outfitted with stunning track lighting and an overhead fan with a light fixture
- A pantry provides additional storage space
- French doors transition to the relaxing sunroom
- The open floor plan creates a conversational atmosphere between the kitchen and living room

Sunroom

- Wall-to-wall windows overlook the serene backyard
- The sunroom features wood beamed ceilings and dual overhead fans
- The sunroom provides access to the patio

Family Room

- The spacious family room boasts vaulted beamed ceilings and an overhead fan
- Cozy up next to the brick encased fireplace with your favorite book or movie
- Built-in shelves flank each side of the fireplace and offer a space for books and decorative pieces
- Access to the sunroom is also available from the family room

Primary Bedroom and Ensuite Full Bath

- The massive primary suite will easily accommodate a king sized bed, plus any additional furniture
- Large windows provide natural light
- Plenty of space for personal belongings is available in the walk-in closet
- The ensuite bathroom is equipped with a double vanity with storage, a huge mirror, recessed and overhead lighting, a walk-in shower, and a Jacuzzi tub

First Additional Bedroom & Full Bath

- This bedroom features lush carpet and neutral colors
- Sizable windows invite refreshing natural light
- This bathroom features a vanity with storage, recessed lighting, and a shower/tub combo

Walk-Out Basement: Family/Game Room, Kitchen, Bedroom, & Full Bath

- The basement boasts lush carpeting and is the perfect for guests or a roommate
- Access to the back patio is available via double glass doors
- The massive family room is ideal for movie or game night
- The family room showcases a brick fireplace, two overhead fans, and built-in shelving
- The basement provides a second full kitchen complete with cabinetry, a pantry, a sink, and an oven
- The third bedroom hosts dual windows, a sizable closet, and a ceiling fan
- The full bath features a single vanity, sconce lighting, and a shower

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 attached 2-car garage
- The patio is the ideal spot to relax and enjoy the scenery or host a cook-out
- Close proximity to restaurants, grocery, retail stores, hospitals, I-265, etc
- Enjoy an easily walkable neighborhood that offers multiple celebrations per year
- The buyer will have the option to request membership to the Wolf Creek Pool and Tennis club, located less than a mile away

Residential - Single Family Residence



List Number: 1646981

Address: 4510 Deepwood Dr,
Louisville, KY 40241

Area: 09-Anchrg/Glnvw/Lynden/
Prospect

Sub Area: A

Total Living Area: 3,122

Basement: Walkout Finished

Total # Bedrooms: 3

Disclosure: Yes

Style: Ranch

Basement: Yes

Status: Active

Above Grade

Finished: 1,800

Total Baths: 3

Sqft - Total Unfin: 0

Nonconform SqFt

Fin: 322

Nonconform SqFt

UF: 0

County: Jefferson

Subdivision/Condo:

GREENSPRING

Baths - Full: 3

Baths - 1/2: 0

Age: 48

Year Built: 1975

Stories: 1



Directions: US-42 to Wolf Pen Branch Road, turn south, straight through stop sign and first right on Deepwood Drive. House on Right.

This Home checks ALL your boxes! An updated, All-brick, 3-bed, 3 full bath, Walk-out Ranch located in Green Spring, which is just a few minutes in any direction from restaurants, grocery, retail stores, hospitals, I-265, etc...just pick your favorite spot Northeast of Louisville! As you enter the home, take note of the 1st floor living perks including; laundry, primary suite, and primary bath. The kitchen opens up to the family room and boasts granite counters, white cabinets, and stainless steel appliances. The kitchen transitions seamlessly to both the sunroom and family room area. Tons of light fills the family room from the update laminate flooring to the vaulted ceilings. The focal point of the family room is the cozy fireplace, with custom built-ins framed by large windows

Room Name	Level	Width	Length	Remarks
Kitchen	First	17.5	10	Open Concept and First Floor Laundry
Dining Room	First	12	11.25	Room for Large Table
Living Room	First	15.34	13.34	Perfect Space for 1st Floor Office
Foyer	First	6	8.5	Updated Flooring Throughout
Family Room	First	18	13.5	Cozy Fireplace and Custom Built-ins
Full Bathroom	First	9	5	Large Guest Bath
Sun Room	First	23	13.25	Gorgeous Nature Views
Primary Bedroom	First	13	25	Huge Primary with Walk-in Closet
Primary Bathroom	First	11.25	8	En Suite with Walk-in shower
Bedroom	First	12.9	9.9	Large Closets
Family Room	Basement	20	13.6	Fireplace and Walk-out
Office	Basement	7.5	13	Perfect for Down Stairs Office or Game Room
Bedroom	Basement	17.34	10	Huge Downstairs Suite
Full Bathroom	Basement	6.34	7.5	Updated Vanity - Brightly Lit
Kitchen	Basement	12	9	Great for Entertaining Guests or Roommate

Basement: Walkout Finished
Construction: Brk/Ven; Frame - Wood
Cooling: Central Air
Exterior: Porch
Foundation: Poured Concrete
Heating: Electric; Forced Air; Natural Gas
Garage/Parking: Attached; Entry Rear; Lower Level
Garage: Yes
Garage Spaces: 2
Roof: Shingle
Utilities: Electricity Connected; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

	(Fin)	(UF)
AG	1,800	0
BG	1,000	0
NC	322	0
Total	3,122	0
SqFtSrc:	List Agent	

Total # of Rooms: 11 **First Floor PBR:** Yes **First Floor Laundry:** Yes **Laundry Level:** 1st
Closets Level 1: 4 Basement: 3 **# Fireplaces** Level 1: 1 Basement: 1

HOA Y/N: No	Lot SF Source: PVA	Acres: 0.4	Sold As-Is: No
Condo Features:			
Farm Features:			
Deed Bk: 12210	Pg #: 73	Block: 1588	Lot: 0030 Sub-Lot: 0000

Monthly Maintenance \$:

overlooking the serene backyard and nature-scape. Step into the sunroom. This room is privately located at the rear of the home and offers the owner an in-home retreat to either relax or provide a calm work setting. Beautiful views and regular visits by deer will make this your favorite spot in no time! The primary suite features a large walk-in closet, Jacuzzi tub, double vanity and plenty of space to relax. Head down to the finished walkout basement which has a full bedroom, bathroom, full kitchen and office space - perfect for an in home guest or roommate. The neighborhood is easily walkable and offer multiple celebrations per year. You'll also have the option to request membership to the Wolf Creek Pool and Tennis club which is located less than a mile away. For more information or to schedule a visit today, contact the list agent. This is a definite must see!

Welcome Home!



Beautiful landscaping makes for excellent curb appeal

Exterior



Updated brick ranch

Exterior



Located in Green Spring

Exterior



Sitting on approximately .4 acres

Foyer



Easy-to-maintain solid-surface flooring welcomes you inside and continues throughout the main living areas

Office



Gorgeous French doors lead you into the formal office

Office

The office hosts two big bright windows

Dining Room

The dining room showcases elegant wainscoting and crown molding

Dining Room

An updated modern light fixture brightens up the space

Kitchen

The kitchen provides an abundance of cabinetry and counter space

Kitchen

Stainless-steel appliances convey for move-in ready convenience

Kitchen

The tiled backsplash pairs beautifully with the granite countertops

Kitchen

French doors transition to the relaxing sunroom

Sunroom

Wall-to-wall windows overlook the serene backyard

Sunroom

The sunroom features wood beamed ceilings and dual overhead fans

Sunroom

The sunroom provides access to the patio

Family Room

The spacious family room boasts vaulted beamed ceilings and an overhead fan

Family Room

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

Primary Suite

The massive primary suite will easily accommodate a king sized bed, plus any additional furniture

Primary Suite

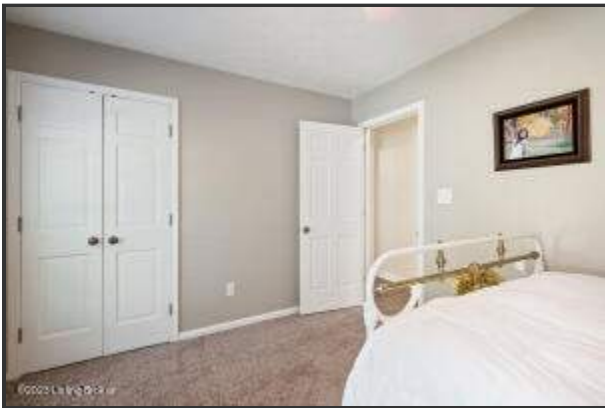
Plenty of space for personal belongings is available in the walk-in closet

Ensuite Primary Bath

The ensuite bathroom is equipped with a double vanity with storage, a huge mirror, recessed and overhead lighting, a walk-in shower, and a Jacuzzi tub

Second Bedrom

This bedroom features lush carpet and neutral colors

Second Bedroom

Sizable windows invite refreshing natural light

Full Bath

This bathroom features a vanity with storage, recessed lighting, and a shower/tub combo

Basement: Family Room

The basement boasts lush carpeting and is the perfect for guests or a roommate

Basement: Family Room

The family room showcases a brick fireplace, two overhead fans, and built-in shelving

Basement: Family Room

Access to the back patio is available via double glass doors

Basement: Game Room

The massive family room is ideal for movie or game night

Basement: Third Bedroom

The third bedroom hosts dual windows, a sizable closet, and a ceiling fan

Basement: Full Bath

The full bath features a single vanity, sconce lighting, and walk-in shower

Basement: Kitchen

The basement provides a second full kitchen complete with cabinetry, a pantry, a sink, and an oven

Basement: Kitchen

Seamless transitions

Exterior

Plenty of parking available

Exterior

The large driveway leads to the attached 2-car garage

Exterior

The patio is the ideal spot to relax and enjoy the scenery or host a cook-out

Exterior

Additional space for outdoor furniture is located under the sunroom

Exterior

Gorgeous scenery

Exterior

Enjoy an easily walkable neighborhood that offers multiple celebrations per year

Exterior

This property's peaceful park-like setting makes this the perfect spot to relax and call home

Exterior

Mature trees provide shade

Exterior

Plenty of parking available in the large driveway

Exterior

Close proximity to restaurants, grocery, retail stores, hospitals, I-265, etc

Exterior



Enjoy visits from deer

Exterior



Enjoy an easily walkable neighborhood that offers multiple celebrations per year



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 4510 Deepwood Drive
City Louisville State KY Zip 40241

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. <u>Nov 2021</u>				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company? <u>Individual</u>				
Explain:					
d.	Has the house been used as a rental? If yes, length of time rented?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	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.	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:					

*

Seller Initials

Date/Time

Page 1 of 5

Buyer Initials

Date/Time

Seller Initials

Date/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

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 checked="" type="checkbox"/>	<input 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 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: 2011	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system: 2016	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system: 2018	<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 these problems:

Plumbing leak from upstairs hall bath to basement - had repaired by Jarboe's

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) Has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: 17 years				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. When was the last time the roof leaked? 2021				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*

Seller Initials _____ Date/Time _____
Seller Initials _____ Date/Time _____

Buyer Initials _____ Date/Time _____
Buyer Initials _____ Date/Time _____

PROPERTY ADDRESS:

- 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.) *N/A*
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 and/or corrections or repairs to resolve those problems:

Roof leak in covered porch area. Loose shingle repaired. No further leaks

5. LAND / DRAINAGE

- | | N/A | YES | NO | UN-
KNOWN |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Whether or not they have been corrected, state whether there have been problems affecting: | | | | |
| 1) Soil stability | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Drainage, flooding, or grading | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3) Erosion | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4) Outbuildings or unattached structures | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If so, what is the flood zone? | | | | |
| c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Drainage / grading in rear yard needs to be monitored. Minor erosion in same area

6. BOUNDARIES

- | | N/A | YES | NO | UN-
KNOWN |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Have you ever had a staked or pinned survey of the property performed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are you in possession of a copy of any survey of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are the boundaries marked in any way? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain: | | | | |
| d. Do you know the boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain: | | | | |
| e. Are there any encroachments or unrecorded easements relating to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Explain: | | | | |

7. WATER

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

8. SEWER SYSTEM

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

PROPERTY ADDRESS:

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. If so, were all necessary permits and government approvals obtained? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Explain: *Kitchen door replaced, basement game room opening expanded + entry to Kitchen*

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e. Are there any pet or rental restrictions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Explain:

11. HAZARDOUS CONDITIONS

- | | N/A | YES | NO | UN-
KNOWN |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

LEAD BASED PAINT DISCLOSURE REQUIREMENT

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

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| c. Was this house built before 1978? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Are you aware of the existence of lead-based paint in or on this house? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RADON DISCLOSURE REQUIREMENT

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. 1) Are you aware of any testing for radon gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) If yes, what were the results? | | | | |

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| f. 1) Is there a radon mitigation system installed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, is it functioning properly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

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

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| g. 1) Is the property currently contaminated by the production of methamphetamine? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If no, has the property been professionally decontaminated from methamphetamine contamination? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Explain:

12. MISCELLANEOUS

- | | N/A | YES | NO | UN-
KNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Are you aware of any existing or threatened legal action affecting this property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Seller Initials

Date/Time

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS:

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 type="checkbox"/>	<input checked="" 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:					
f.	Are you aware of the existence of mold or other fungi on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: 1 cat					
h.	Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. ADDITIONAL INFORMATION

Do you know anything else about the property that that should be disclosed to the Buyer?	N/A	YES	NO	UNKNOWN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

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

Date

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature	Date	Seller Signature	Date
------------------	------	------------------	------

☐ 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
------------------	------	------------------	------

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Principal Broker / Real Estate Agent Print Name	Principal Broker / Real Estate Agent Signature	Date
---	--	------

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.

Buyer Signature	Date	Buyer Signature	Date
-----------------	------	-----------------	------



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.
ATTACHMENT TO RESIDENTIAL SALES CONTRACT



(Seller) and _____ (Buyer)

for Property at 4510 Deepwood Drive, Louisville Ky 40241

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):

OR

☒ 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):

OR

☒ 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

This version of the Lead Based Paint Disclosure has seller's signatures redacted.

Seller _____ Please download and sign the original Lead Based Paint Disclosure found on the MLS. _____ Date / /

Seller _____ Date / / Buyer _____ Date / /

Agent _____ Date / / Agent _____ Date / /

UTILITY PROVIDERS AND 12 MONTH HISTORY

Trash Pick Up Company: Rumpke

Days of Week for Trash Pick Up: Tues + Fri

Recycling Pick Up Company: Fri Rumpke

Days of Week for Recycling Pick Up: Fri

Cable Provider: Spectrum

Internet Provider: "

Phone Provider: "

Water Company: Louisville Water Co

Sewer or Septic?

Gas/Electric Company: LG&E

If all electric, is gas available?

If you have a fireplace, is it gas or wood burning? yes, gas

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts <i>combined</i> ←	Electric Bill Amounts →	Water/Sewer Amounts
1. <u>Sept 23</u>	\$ <u>157</u>	\$	\$ <u>212</u>
2. <u>Aug 23</u>	\$ <u>145</u>	\$	\$
3. <u>July 23</u>	\$ <u>112</u>	\$	\$ <u>214</u>
4. <u>June 23</u>	\$ <u>146</u>	\$	\$
5. <u>May 23</u>	\$ <u>115</u>	\$	\$ <u>209</u>
6. <u>Apr 23</u>	\$ <u>156</u>	\$	\$
7. <u>Mar 23</u>	\$ <u>198</u>	\$	\$ <u>204</u>
8. <u>Feb 23</u>	\$ <u>254</u>	\$	\$
9. <u>Jan 23</u>	\$ <u>311</u>	\$	\$ <u>250</u>
10. <u>Dec 22</u>	\$ <u>275</u>	\$	\$
11. <u>Nov 22</u>	\$ <u>171</u>	\$	\$ <u>191</u>
12. <u>Oct 22</u>	\$ <u>94</u>	\$	\$