



**THE PRICE GROUP**

SELL • BUY • BUILD • INVEST • CAREER

**Turn-key Home Located in  
the Community of  
Hamilton Springs**

**Built in 2019**

**First Floor Primary Suite**

**VISUAL TOUR  
ONLINE**

**14408 MCKINLEY RIDGE DRIVE  
LOUISVILLE**

**For More Details, Text "HOME" to 855.941.4327**



## ABOUT THE PROPERTY

Welcome to Hamilton Springs, conveniently located in highly sought after 40245 zip, just minutes from restaurants, shopping, grocery, medical facilities, I-64, and so much more. This 3 bedroom, 3 bath home offers all the amenities of first floor living, combined with a vibrantly lit, open concept common area/kitchen. Built in 2019, you can enjoy the benefits of new construction, without the wait! Step across the threshold and you'll note hard surface flooring and neutral paint throughout. Adjacent to the foyer is a room perfectly suited for a dedicated office, additional living room or game room. Just down the front hallway you'll find a mudroom with custom built in cubbies, a full bath, and large guest bedroom. Transition into the kitchen and wow!...truly a Chef's dream kitchen with tiered cabinetry, stainless appliances, granite counters, a separate beverage center, tile backsplash, recessed and pendant lighting, & a huge island with seating for 4. The dining area overlooks the meticulously landscaped, fenced yard with irrigation system and transitions to the family room. The owner's suite and 1st floor laundry are just off the common areas privately located in the rear of the property. The spacious owner's suite has double vanity with a 9ft tiled, walk-in shower as well as a huge walk-in closet recently outfitted with a custom closet organizational system and hard surface flooring. Head upstairs and you'll enjoy the loft (perfect for a game room, library or upstairs living room) as well as the brightly lit 3rd bedroom. If you're looking for a newly updated, turn-key home with modern amenities found in new construction without the wait!

## PROPERTY DETAIL



3 BEDS



3 FULL BATHS



2,437  
TOTAL SQ FT



2-CAR  
GARAGE



**502.554.9749**  
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road  
Ste #100  
Louisville, KY 40223

# 14408 McKinley Ridge Drive, *Special Features*

3 Bedrooms | 3 Baths | 2,437 Total Finished Square Feet | 2-Car Garage

Turn-key Home Located in the Community of Hamilton Springs

Built in 2019

First Floor Primary Suite

## Foyer & Office

- A storm door and a sizable window on the front door allow refreshing natural light into the foyer
- Easy-to-maintain solid-surface flooring welcomes you, and continues throughout the main living areas
- Situated off the foyer is the office, which could also be utilized as a living room or game room
- Large windows offer a fantastic view of the front yard

## Kitchen and Dining Area

- The spacious kitchen offers plenty of cabinetry - some with decorative glass fronts - and counter space
- Stainless-steel kitchen appliances remain for move-in ready convenience
- Tiled backsplash pairs beautifully with the granite counters
- A walk-in pantry is available for additional storage
- Recessed and pendant lighting brighten up the kitchen
- An island provides barstool seating and a dual sink with a retractable faucet
- A bar, complete with a wine cooler, a wine rack, and a stemware rack make this the perfect kitchen for entertaining
- The dining area will easily accommodate a large table, chairs, and even a hutch or china cabinet
- A stunning custom light fixture hangs above the table
- Access to the patio is available from the dining area
- The open floor plan creates a conversational atmosphere between the living areas

## Family Room

- The family room provides ample space for all your furniture
- The cozy fireplace acts as a lovely focal point of the room
- The family room features recessed lighting, big bright windows, and an overhead fan

## Primary Bedroom and Ensuite Full Bathroom

- The spacious first floor primary bedroom will easily accommodate a king-sized bed, plus any additional bedroom furniture
- A tray ceiling with recessed lighting adds an elegant touch to the suite
- Triple window provides plenty of natural light
- An overhead fan with a light fixture keeps the bedroom cool and comfortable
- The luxurious ensuite full bath features tiled flooring, a double vanity with granite counters and ample storage space, a large mirror, and sconce lighting
- The huge walk-in shower offers a bench and natural light
- The large walk-in closet has recently been outfitted with a custom closet organization system

## Second Bedroom & Full Bath

- The second bedroom showcases solid-surface flooring, neutral colors, a large window, and a ceiling fan
- A generously sized closet offers plenty of space for personal belongings
- The full bath features a single vanity with a granite countertop, a large mirror, sconce lighting, and a shower/tub combo

## Mudroom & Laundry Room

- The mudroom leads to the garage and is equipped with a built-in bench with hooks and cubbies
- The laundry room is conveniently located on the main level and is outfitted with built-in shelving and a utility sink

### **Second Level: Loft, Third Bedroom, & Full Bath**

- The loft is the perfect space for a library, game room, or upstairs living room
- The spacious loft features a linen closet, overhead lighting, and a large window
- The third bedroom offers lush carpeting, neutral colors, lots of natural light, ample closet space, and a ceiling fan/light fixture combo
- The full bath showcases tiled flooring, a single vanity with a granite counter, sconce lighting, and a shower/tub combo

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

- This property boasts excellent curb appeal
- Enjoy a cup of coffee on the covered front patio
- The concrete driveway leads to the attached 2-car garage
- The back patio is an excellent place for a cook-out with friends and family
- The large back yard is beautifully landscaped and hosts an irrigation system
- The backyard is fully fenced for privacy
- This home is conveniently located in the highly sought after 40245 zip code - just minutes from restaurants, shopping, grocery, medical facilities, I-64, and so much more
- Enjoy new construction without the wait in this 2019 home

## Residential - Single Family Residence



**List Number:** 1649542  
**Address:** 14408 McKinley Ridge Dr,  
 Louisville, KY 40245  
**Area:** 08-  
 DglasHls/Hurstbrn/Mdltnw/Anchrg/StMatt  
**Sub Area:** B  
**Total Living Area:** 2,437  
**Basement:** None  
**Total # Bedrooms:** 3  
**Disclosure:** Yes  
**Style:** 1.5 Stories  
**Basement:** No

**Status:** Active  
**School District:** Jefferson  
**Above Grade Finished:** 2,437  
**Total Baths:** 3  
**Sqft - Total Unfin:** 0  
**Nonconform SqFt Fin:** 0  
**Nonconform SqFt UF:** 0  
**Listing Price:** 439,900  
**County:** Jefferson  
**Subdivision/Condo:** HAMILTON SPRINGS  
**Baths - Full:** 3  
**Baths - 1/2:** 0  
**Age:** 4  
**Year Built:** 2019  
**Stories:** 2

**Open House Info:**

In-Person Open House 11/12/2023 2:00 PM to 4:00 PM

**Directions:** I-265 to Old Henry Exit 29, then East on Old Henry Rd past light turn left on Hamilton Springs Drive. Go to first street on your left. Home is in the cul-de-sac.

CAN YOU FIND A MORE UPDATED HOUSE FOR THE MONEY in 40245 zip? NOPE... Only 4 years old! Welcome to Hamilton Spring, conveniently located in highly sought after 40245 zip, just minutes from restaurants, shopping, grocery, medical facilities, I-64, and so much more. This 3 bedroom, 3 bath home offers all the amenities of first floor living, combined with a vibrantly lit, open concept common area/kitchen. Built in 2019, you can enjoy the benefits of new construction, without the wait! Step across the threshold and you'll note hard surface flooring and neutral paint throughout. Adjacent to the foyer is a room perfectly suited for a dedicated office, additional living room or game room. Just down the front hallway you'll find a mudroom with custom built in cubbies, a full bath, and large guest

Room Name	Level	Width	Length	Remarks
Foyer	First	5.25	11.9	Welcome to Hamilton Springs!
Office	First	10.25	11.9	Flex room great for office, game room, etc..
Full Bathroom	First	5.3	8	Conveniently Adjacent to Guest Room and Mudroom
Mud Room	First	6.25	5	Custom Built-in Cubbies
Kitchen	First	16.9	16	Abundance of Cabinetry and Granite Countertops
Dining Area	First	10	10.5	Seamless Transitions & Direct Access to Back Patio
Laundry	First	7	6	1st Floor Laundry Across from Owner's Suite
Family Room	First	14.9	17.75	Check Out That Fireplace!
Primary Bedroom	First	14	14.9	Privately Located Just off of Family Rm
Primary Bathroom	First	10.1	10.1	Walk in 9ft Shower
Loft	Second	14.67	16	2nd Family Room, Game Room or Large Office
Bedroom	Second	11.1	13.67	Brightly Lit with Large Closets
Full Bathroom	Second	5	8	Modern Updates and Fine Details Throughout

	(Fin)	(UF)
AG	2,437	0
BG	0	0
NC	0	0
Total	2,437	0
SgFtSrc:	Builder	

**Basement:** None  
**Construction:** Brick; Frame - Wood; Stone  
**Cooling:** Central Air  
**Exterior:** Patio; Porch  
**Foundation:** Poured Concrete; Slab  
**Heating:** Forced Air; Natural Gas  
**Garage/Parking:** Attached; Entry Front  
**Garage:** Yes  
**Garage Spaces:** 2  
**Roof:** Shingle  
**Sub/Condo Amenities:** Clubhouse  
**Utilities:** Electricity Connected; Fuel:Natural; Public Sewer; Public Water  
**M Struct Flood Plain:** No

**Total # of Rooms:** 11 **First Floor PBR:** Yes **First Floor Laundry:** Yes **Laundry Level:** 1st **# Closets Level 1:** 6 **Level 2:** 2 **# Fireplaces Level 1:** 1

Lot SF Source: PVA		Acres: 0.18	Sold As-Is: No	
HOA Y/N: Yes	HOA Fee: \$3,204		Monthly Maintenance \$:	
Condo Features:				
Farm Features:				
Deed Bk: 11766	Pg #: 650	Block: 4036	Lot: 0154	Sub-Lot: 0000

, Lic. # DOM/CDOM: 0/84  
 , Lic. # Listing Date: 11/10/2023

**Coop Comm:** 3

Information is deemed to be reliable, but is not guaranteed. © 2023 [MLS](#) and [FBS](#). [DMCA Notice](#) Prepared by The Price Group on Friday, November 10, 2023 2:07 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Supplement for MLS # 1649542****14408 Mckinley Ridge Dr, Louisville, KY 40245****\$439,900**

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bedroom. Transition into the kitchen and wow!...truly a Chef's dream kitchen with tiered cabinetry, stainless appliances, granite counters, a separate beverage center, tile backsplash, recessed and pendant lighting, & a huge island with seating for 4. The dining area overlooks the meticulously landscaped, fenced yard with irrigation system and transitions to the family room - check out that fireplace! The owner's suite and 1st floor laundry are just off the common areas privately located in the rear of the property. The spacious owner's suite has double vanity with a 9ft tiled, walk-in shower as well as a huge walk-in closet recently outfitted with a custom closet organizational system and hard surface flooring. Head upstairs and you'll enjoy the loft (perfect for a game room, library or upstairs living room) as well as the brightly lit 3rd bedroom. If you're looking for a newly updated, turn-key home with modern amenities found in new construction without the wait, don't hesitate to contact the list agent for more information or to schedule a private viewing.



**Welcome Home!**

Welcome to your next home sweet home!

**Foyer**

A storm door and a sizable window on the front door allow refreshing natural light into the foyer

**Office**

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

**Office**

Situated off the foyer is the office, which could also be utilized as a living room or game room

**Kitchen**

The spacious kitchen offers plenty of cabinetry - some with decorative glass fronts - and counter space

**Kitchen**

Stainless-steel kitchen appliances remain for move-in ready convenience

**Kitchen**



A bar, complete with a wine cooler, a wine rack, and a stemware rack make this the perfect kitchen for entertaining

**Kitchen**



An island provides barstool seating and a dual sink with a retractable faucet

**Kitchen/ Dining Area**



A stunning custom light fixture hangs above the table

**Dining Area/Family Room**



The open floor plan creates a conversational atmosphere between the living areas

**Family Room**



The cozy fireplace acts as a lovely focal point of the room

**Primary Suite**



Triple window provides plenty of natural light

**Primary Suite**



A tray ceiling with recessed lighting adds an elegant touch to the suite

**Primary Ensuite Bath**



The luxurious ensuite full bath features tiled flooring, a double vanity with granite counters and ample storage space, a large mirror, and sconce lighting

**Primary Ensuite Bath**



The huge walk-in shower offers a bench and natural light

**Primary Walk-In Closet**



The large walk-in closet has recently been outfitted with a custom closet organization system

**Second Bedroom**



The second bedroom showcases solid-surface flooring, neutral colors, a large window, and a ceiling fan

**Second Bedroom**



A generously sized closet offers plenty of space for personal belongings



**Full Bath**

The full bath features a single vanity with a granite countertop, a large mirror, sconce lighting, and a shower/tub combo

**Mudroom**

The mudroom leads to the garage and is equipped with a built-in bench with hooks and cubbies

**Laundry Room**

The laundry room is conveniently located on the main level and is outfitted with built-in shelving and a utility sink

**Loft**

The loft is the perfect space for a library, game room, or upstairs living room

**Loft**

The spacious loft features a linen closet, overhead lighting, and a large window

**Third Bedroom**

The third bedroom offers lush carpeting and neutral colors

### Third Bedroom



The third bedroom features lots of natural light, ample closet space, and a ceiling fan/light fixture combo

### Full Bath



The full bath showcases tiled flooring, a single vanity with a granite counter, sconce lighting, and a shower/tub combo

### Exterior



The back patio is an excellent place for a cook-out with friends and family

### Exterior



Plenty of space for outdoor furniture

### Exterior



The backyard is fully fenced for privacy

### Exterior



The large back yard is beautifully landscaped and hosts an irrigation system



**Exterior**



This home is conveniently located in the highly sought after 40245 zip code - just minutes from restaurants, shopping, grocery, medical facilities, I-64, and so much more

**Exterior**



Enjoy new construction without the wait in this 2019 home

**Exterior**



Contact the list agent today!

**Exterior**



This property boasts meticulous curb appeal

**Exterior**



Spacious 2-car garage



# 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

14408 McKinley Ridge Drive

City

Louisville

State

Zip

40245

**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? 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. 2020                                     |                          |                                     |                                     |                          |
| c. Do you own the property as (an) individual(s) or as representative(s) of a company? Individual |                          |                                     |                                     |                          |
| <b>Explain:</b>   |                          |                                     |                                     |                          |
| 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:**

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time



PROPERTY ADDRESS: 14408 McKinley Ridge Drive

Louisville

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2. HOUSE SYSTEMS		N/A	YES	NO	UN- KNOWN
Whether or not they have been corrected, state whether there have been problems affecting:					
a.	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Sprinkler system	<input 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"/>
k.	Cooling/air conditioning system	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l.	Water heater	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
<b>Explain:</b>					
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: 2019				
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.	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Louisville

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f.	Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If so, when?				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
	Explain:				
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input 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 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:					

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain: original lot documentation				
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: Louisville water Co				
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: Louisville water Co				
	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 type="checkbox"/>

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40245

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	If so, were all necessary permits and government approvals obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:					
10. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the annual or monthly assessment? \$276.00 per month					
3) HOA Name: Hamilton Springs HOA					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: Pet on leash at all times					
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"/>
<b>LEAD BASED PAINT DISCLOSURE REQUIREMENT</b>					
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 type="checkbox"/>	<input checked="" 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"/>
<b>RADON DISCLOSURE REQUIREMENT</b>					
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 <a href="http://chfs.ky.gov">chfs.ky.gov</a> and search "radon."					
e.	1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?					
f.	1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, is it functioning properly?					
<b>METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT</b>					
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?					
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"/>

PROPERTY ADDRESS: 14408 McKinley Ridge Drive Louisville 40245

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"/>
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**Explain:**

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"/>
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g.	Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Explain:** Dog

h.	Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)**

☒ 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 Sig **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, Benjamin Price (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
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☐ 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
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☐ 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
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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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