



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

All Brick Ranch in  
Oldham County

Walk-Out  
Finished Lower Level

Vibrant Outdoor Space  
with Inground Pool

VISUAL TOUR  
ONLINE

4006OldFarmDrive.com

# 4006 OLD FARM DRIVE CRESTWOOD

For More Details, Text "HOME" to 855.941.4327



## ABOUT THE PROPERTY

You've been waiting for this one - and, the wait is over! Introducing your new home: a brick ranch with finished walkout lower level, attached two car garage, with an inground pool, and districted for Oldham County Schools! You'll be greeted by the expansive open floor plan as soon step in - the hardwood floors flow from the foyer, into the family room, and into the dining room! Neutral colors, custom lighting, built in shelving and decorative trim are just some of the accents that will send this home to the top of your list. The vaulted ceilings in both the foyer and the family room, plus the elevated ceiling of the dining room provide the luxurious airy feeling you're seeking. This home was designed for the homeowner who loves natural light - large windows across the back of the home provide stunning views of the outdoor living spaces. The family room opens into the eat-in kitchen that is outfitted with white cabinetry, black appliances, and a built-in breakfast table. Beyond the kitchen, you'll find an efficient office nook and a main level laundry room! The primary suite is spacious with a luxurious, completely renovated primary bath en suite. Two additional bedrooms and a full bath complete the main level of the home. The finished walk-out lower level offers a large second family room that can serve as a media room, home gym, game room, or second family room. The lower level floor plan is also designed with the fourth bedroom, a bath, access to the lower covered patio, and access to the attached two car garage. The outdoor amenities are just as impressive as the indoor features: an inground pool, fenced backyard space, perennial landscape beds, a side yard garden plot, additional level back yard play space, PLUS a nature retreat down a poetic walkway into the trees where you'll find a child's playhouse and a fire pit area!

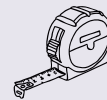
## PROPERTY DETAIL



4 BEDS



3 BATHS



2,256  
TOTAL SQ FT



2-CAR  
GARAGE



502.554.9749  
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road  
Ste #100  
Louisville, KY 40223

# 4006 Old Farm Drive *Special Features*

4 Bedrooms | 3 Full Baths | 2,675 Finished Square Feet | 2-Car Garage | 1.04 Acres

All Brick Ranch in Oldham County

Walk-Out Finished Lower Level

Vibrant Outdoor Space with Inground Pool

## Property Features

- The bathrooms were beautifully renovated in 2022
- New water heater, 2024
- New pool liner, 2021
- A new pool pump and heater were added in 2019
- TRANE HVAC, installed in 2016
- The roof is less than 10 years old

## Foyer & Dining Area

- The entryway boasts a grand transom window above the front door, flooding the space with natural light
- Gleaming hardwood floors add warmth and elegance
- A soaring vaulted ceiling enhances the airy, open feel of the foyer
- The dining area features a statement light fixture, adding a modern touch to the classic design
- White crown molding and chair rail detailing add character to the space
- Built-in shelving provides both charm and practical storage for books or décor
- The column detail subtly defines the spaces while maintaining an open-concept flow
- Large windows offer serene views and keep the dining area bright and inviting

## Family Room

- The family room features vaulted ceilings, adding an expansive feel to the space
- A beautiful fireplace with a marble surround serves as a stunning focal point
- French doors open to the back deck, seamlessly blending indoor and outdoor living
- Large windows fill the room with natural light and offer picturesque views of the outdoors
- A ceiling fan with lighting provides both comfort and functionality
- The open layout allows for versatile furniture arrangements and easy entertaining

## Eat-In Kitchen

- The kitchen features crisp white cabinetry with ample storage, accented by classic black hardware
- A stylish backsplash adds a touch of charm and character
- The breakfast nook is surrounded by large windows, filling the space with natural light and offering scenic views
- Built-in corner cabinets provide additional storage and display space for decor or kitchen essentials
- A vaulted ceiling with crown molding and a ceiling fan enhances the room's airy feel
- Sleek black appliances, including a built-in microwave and range, complement the countertops
- A dual-basin sink with a modern faucet overlooks the side yard through a bright window
- A built-in desk area offers a convenient workspace, complete with additional storage cabinets
- The kitchen includes a spacious pantry, providing plenty of room to keep essentials organized

### **Two Secondary Bedrooms & Full Bath**

- Both secondary bedrooms are cozy with plush carpeting underfoot
- Large windows let in plenty of natural light, making each room feel airy and bright
- Spacious closets offer convenient storage options
- Both bedrooms have easy access to the hall bath, which features a vanity with a granite countertop, a custom mirror, stylish sconce lighting, a cabinet for additional storage, and a walk-in shower with modern tile surround

### **Primary Bedroom & Ensuite Full Bath**

- The primary bedroom offers a spacious layout
- Soft, plush carpeting enhances comfort and adds warmth to the space
- The stylish tray ceiling is complemented by a fan with an integrated light fixture
- Two large windows allow natural light to fill the room
- A walk-in closet provides ample storage space to keep clothing and essentials organized
- The ensuite primary bath highlights a spacious double vanity with generous storage, stunning counters, and a wall-to-wall mirror
- The elegant freestanding bathtub is perfect for unwinding
- The luxurious walk-in shower is designed with gorgeous tile surround and includes a built-in shower niche with a contrasting tile design
- Sleek light fixtures, including a trio of vanity lights, add a bright, stylish touch

### **Walk-Out Lower Level: Entertainment Space, Fourth Bedroom, & Full Bath**

- The basement features a spacious living area, perfect for a media room, home office, or recreation space
- Built-in shelving provides convenient storage and display options for books and decor
- Two ceiling fans with light fixtures add comfort and illumination to the room
- This beautifully crafted bar area features rich wood cabinetry and a sleek countertop, perfect for entertaining guests
- Multiple cabinets provide plenty of storage for glassware and other bar essentials
- Direct access to the garage offers added convenience for bringing in supplies or storing outdoor gear
- A glass paneled door opens to the patio, creating easy flow between indoor and outdoor living areas
- The fourth bedroom (which could also serve as a dedicated home office) features a ceiling fan with a light fixture, a sizable window, and plenty of closet space
- The full bath is outfitted with tiled flooring, a vanity with storage, sconce lighting, additional cabinetry, and a shower/tub combo

### **Outdoor Living**

- This well-maintained ranch is situated on 1.04 acres in beautiful Oldham County
- Gorgeous mature landscaping makes for excellent curb appeal
- The spacious concrete driveway leads to the attached 2-car garage
- A sparkling in-ground pool, surrounded by a concrete pool deck, offers a refreshing retreat on warm days
- A spacious elevated deck overlooks the backyard, providing plenty of room for outdoor dining and entertaining
- A covered patio beneath the deck extends the living space, perfect for shaded relaxation
- A large, fenced-in area ensures safety around the pool while still showcasing the scenic views beyond
- A gently sloping lawn with mature trees creates a peaceful, park-like setting with room for play or gardening
- A thoughtfully landscaped backyard features tiered retaining walls and lush greenery, adding character and privacy
- A private, tree-lined border enhances the natural surroundings, offering added seclusion and tranquility
- A scenic wooded path leads to a secluded treehouse, offering a fun and peaceful escape
- The path also connects to a cozy fire pit, creating the perfect spot for gathering and enjoying evenings outdoors

## Residential - Single Family Residence

**For Current Price  
Call 502.554.9749**



**List Number:** 1680842  
**Address:** 4006 Old Farm Dr, Crestwood, KY 40014  
**Area:** 21-Oldham County S-171  
**Sub Area:** A  
**Total Living Area:** 2,675  
**Basement:** Walkout Finished  
**Total # Bedrooms:** 4  
**Disclosure:** Yes  
**Basement:** Yes

**Status:** Active  
**School District:** Oldham  
**Above Grade Finished:** 1,725  
**Total Baths:** 3  
**Sqft - Total Unfin:** 0  
**Nonconform SqFt:** 0  
**Fin:** 0  
**Nonconform SqFt:** 0  
**UF:** 0

**County:** Oldham  
**Subdivision/Condo:** HERITAGE PLACE  
**Total Baths:** 3  
**Baths - Full:** 3  
**Baths - 1/2:** 0  
**Age:** 23  
**Year Built:** 2002  
**Stories:** 1



**Directions:** Follow Hwy 22 to Chimney Hill Rd and turn into neighborhood. Follow to Old Farm Rd and turn left. Follow to House. On Right.

You've been waiting for this one - and, the wait is over! Introducing your new home: a four bedroom, 3 full bath, brick ranch with finished walkout lower level, attached two car garage, with an inground pool, and districted for Oldham County Schools! Say hello to 4006 Old Farm Drive, located in the charming community of Heritage Place in Oldham County. You'll be greeted by the expansive open floor plan as soon step in - the hardwood floors flow from the foyer, into the family room, and into the dining room! Neutral colors, custom lighting, built in shelving and decorative trim are just some of the accents that will send this home to the top of your list. The vaulted ceilings in both the foyer and the family room, plus the elevated ceiling of the dining room provide the luxurious (cont')

Room Name	Level	Width	Length	Remarks
Foyer	First	6	10	Vaulted Ceiling
Dining Area	First	11.5	11	Stunning light fixture
Great Room	First	18	16.5	Spacious, fireplace, vaulted ceiling
Breakfast Room	First	10	10	Windows for natural light
Kitchen	First	10	8	Appliances convey
Laundry	First	7	7	First Floor!
Full Bathroom	First	8	5	Completely Renovated!
Bedroom	First	11	9	Large window, spacious closet
Bedroom	First	10	11.5	Large windows, spacious closet
Primary Bedroom	First	13.33	14.75	A true retreat!
Primary Bathroom	First	8	8.33	Completely remodeled!
Great Room	Basement	18.25	13.33	Ample space, with built in bar
Bedroom	Basement	9.5	20.33	Could also serve as a dedicated office
Full Bathroom	Basement	9.5	6.33	Accessible to both the Great Room and 4th Bedroom
Other	Basement	17.75	16.5	Additional bonus space!

	(Fin)	(UF)
AG	1,725	0
BG	950	0
NC	0	0
Total	2,675	0
SgFtSrc:	List Agent	

**Architectural Style:** Ranch  
**Basement:** Walkout Finished  
**Construction:** Brick; Wood Frame  
**Cooling:** Heat Pump; Central Air  
**Foundation:** Poured Concrete  
**Fencing:** Other  
**Heating:** # of HVAC Units: 1  
**Garage/Parking:** Attached; Entry Side; Lower Level  
**Garage:** Yes  
**Garage Spaces:** 2  
**Patio and Porch Features:** Deck; Patio; Porch  
**Pool Features:** In Ground  
**Roof:** Shingle  
**Sewer:** Septic Tank  
**Utilities:** Electricity Connected; Fuel:Natural  
**Water Source:** Public  
**M Struct Flood Plain:** No

**Total # of Rooms:** 10    **First Floor PBR:** Yes    **First Floor Laundry:** Yes    **# Closets:**    **# Fireplaces:**

**Lot SF Source:** PVA

**Acres:** 1.04

**Sold As-Is:** No

**HOA Y/N:** Yes

**HOA Fee:** \$150

**Monthly Maintenance \$:**

**Condo Features:**

**Farm Features:**

**Deed Bk:** 1382

**Pg #:** 321

**Block:** SEC 2

**Lot:** 37

**Sub-Lot:** 0000

airy feeling you're seeking. This home was designed for the homeowner who loves natural light - large windows across the back of the home provide stunning views of the outdoor living spaces, which include an open air deck, a covered lower patio, and an inground pool. The family room opens into the eat-in kitchen that is outfitted with white cabinetry, sleek black appliances, and a built-in breakfast table. Beyond the kitchen, you'll find an efficient office nook and a main level laundry room! The primary suite is spacious with a luxurious, completely renovated primary bath en suite (offering a walk-in shower and a stand alone soaking tub!). Two additional bedrooms and a full bath complete the main level of the home. The finished walk-out lower level offers a large second family room that can serve as a media room, home gym, game room, or second family room. The lower level floor plan is also designed with the fourth bedroom (which can also serve as a dedicated home office), a full bath (that is ensuite to fourth bedroom and accessible from main living space), access to the lower covered patio, and access to the attached two car garage. The outdoor amenities are just as impressive as the indoor features: an inground pool (new liner as of 2021 and new pool pump/heater as of 2019), fenced backyard space, perennial landscape beds, a side yard garden plot, additional level back yard play space, PLUS a nature retreat down a poetic walkway into the trees where you'll find a child's playhouse and a fire pit area! This home is in tip-top shape when it comes to maintenance: hot water heater (2024), TRANE HVAC (2016), roof (5-8 yrs old). Do not wait on this one! Schedule your tour today!

Welcome Home!



Welcome to your next home sweet home

Exterior



Beautiful all brick ranch in the Heritage Place neighborhood

Exterior



Districted for Oldham County schools

Exterior



This home sits on 1.04 acres

Exterior



Vibrant outdoor space

Exterior



Enjoy the refreshing inground pool

**Foyer/Dining Area**



The entryway boasts a grand transom window above the front door, flooding the space with natural light

**Foyer/Dining Area**



Gleaming hardwood floors add warmth and elegance

**Dining Area**



The dining area features a statement light fixture, adding a modern touch to the classic design

**Dining Area/Family Room**



The column detail subtly defines the spaces while maintaining an open-concept flow

**Family Room**



A beautiful fireplace with a marble surround serves as a stunning focal point

**Family Room**



The family room features vaulted ceilings, adding an expansive feel to the space

**Family Room**



A ceiling fan with lighting provides both comfort and functionality

**Kitchen**



The open layout allows for versatile furniture arrangements and easy entertaining

**Kitchen**



The breakfast nook is surrounded by large windows, filling the space with natural light and offering scenic views

**Kitchen**



Built-in corner cabinets provide additional storage and display space for decor or kitchen essentials

**Kitchen**



The kitchen features crisp white cabinetry with ample storage, accented by classic black hardware

**Kitchen**



A vaulted ceiling with crown molding and a ceiling fan enhances the room's airy feel



**Kitchen**



A built-in desk area offers a convenient workspace, complete with additional storage cabinets

**First Bedroom**



Both secondary bedrooms are cozy with plush carpeting underfoot

**First Bedroom**



Large windows let in plenty of natural light, making each room feel airy and bright

**Second Bedroom**



Spacious closets offer convenient storage options

**Full Bath**



Both bedrooms have easy access to the hall bath, which features a vanity with a granite countertop, a custom mirror, stylish scone lighting, a cabinet for additional storage, and a walk-in shower with modern tile surround

**Primary Suite**



The stylish tray ceiling is complemented by a fan with an integrated light fixture

**Primary Suite**



A walk-in closet provides ample storage space to keep clothing and essentials organized

**Ensuite Full Bath**



The ensuite primary bath highlights a spacious double vanity with generous storage, stunning counters, and a wall-to-wall mirror

**Ensuite Full Bath**



The elegant freestanding bathtub is perfect for unwinding

**Ensuite Full Bath**



The bathroom is well lit with dual windows

**Ensuite Full Bath**



Sleek light fixtures, including a trio of vanity lights, add a bright, stylish touch

**Ensuite Full Bath**



The luxurious walk-in shower is designed with gorgeous tile surround and includes a built-in shower niche with a contrasting tile design

**Lower Level: Recreation Room**



The basement features a spacious living area, perfect for a media room, home office, or recreation space

**Lower Level: Recreation Room**



Built-in shelving provides convenient storage and display options for books and decor

**Lower Level: Recreation Room**



Two ceiling fans with light fixtures add comfort and illumination to the room

**Lower Level: Recreation Room**



This beautifully crafted bar area features rich wood cabinetry and a sleek countertop, perfect for entertaining guests

**Lower Level: Fourth Bedroom**



The fourth bedroom (which could also serve as a dedicated home office) features a ceiling fan with a light fixture, a sizable window, and plenty of closet space

**Lower Level: Full Bath**



The full bath is outfitted with tiled flooring, a vanity with storage, sconce lighting and additional cabinetry

**Exterior**



A sparkling in-ground pool, surrounded by a concrete pool deck, offers a refreshing retreat on warm days

**Exterior**



New pool liner, 2021

**Exterior**



A new pool pump and heater were added in 2019

**Exterior**



Ideal space for holding a cook-out with family and friends

**Exterior**



A spacious elevated deck overlooks the backyard, providing plenty of room for outdoor dining and entertaining

**Exterior**



A covered patio beneath the deck extends the living space, perfect for shaded relaxation

**Exterior**



The back deck is accessed via the family room

**Exterior**



Gorgeous views from the backyard

**Exterior**



A large, fenced-in area ensures safety around the pool while still showcasing the scenic views beyond

**Exterior**



A gently sloping lawn with mature trees creates a peaceful, park-like setting with room for play or gardening

**Exterior**



Plenty of space for outdoor lovers

**Exterior**



A thoughtfully landscaped backyard features tiered retaining walls and lush greenery, adding character and privacy

**Exterior**



This well-maintained ranch is situated on 1.04 acres in beautiful Oldham County

**Exterior**



A private, tree-lined border enhances the natural surroundings, offering added seclusion and tranquility

**Exterior**



This property provides access to a beautiful nature path

**Exterior**



The scenic wooded path leads to a secluded treehouse, offering a fun and peaceful escape

**Exterior**



The path also connects to a cozy fire pit, creating the perfect spot for gathering and enjoying evenings outdoors

**Exterior**



Gorgeous mature landscaping makes for excellent curb appeal

**Exterior**



The bathrooms were beautifully renovated in 2022

**Exterior**



New water heater, 2024

**Exterior**



TRANE HVAC, installed in 2016

**Exterior**



The roof is less than 10 years old

**Exterior**



This home has everything you have dreamed of

**Exterior**



Sitting on 1.04 gorgeous acres

**Exterior**



Plenty of parking available in the spacious driveway

**Exterior**



The driveway leads to the attached 2-car garage

**Exterior**



Stunning sunsets

**Exterior**



Stunning sunsets

**Exterior**



Beautiful perennials

**Exterior**



Beautiful perennials



Exterior



Schedule your showing today

Floor Plan - Main Level



Floor Plan - Lower Level



Floor Plan - Both Levels



# 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

4006 Old Farm Drive

City

Crestwood

State

Ky

Zip

40014

**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.

	N/A	YES	NO	UN- KNOWN
<b>1. PRELIMINARY DISCLOSURES</b>				
a. Have you ever lived in the house? If yes, please indicate the length of time: <u>9.5 years</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house. <u>06/2015</u>				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: <u>Individual</u>				
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

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 4006 Old Farm Drive, Crestwood, KY 40014

**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 checked="" type="checkbox"/>
e. Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Sump pump - NO Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna - general aqt cracks in skimmer / steps - corrected	<input type="checkbox"/>	<input checked="" 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 TRADE age of system: 718/116	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system TRADE age of system: 718/116	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater Plumb Right age of system: 1yr old 318/24	<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 these problems:

- aqt cracks in pool skimmer / steps fixed 5/2019 new pool heater  
 4/2021 new pool liner  
 5/2019 - new pool pumps

**3. BUILDING STRUCTURE**

Whether or not they have been corrected, state whether there have been problems affecting:	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 - basement ceiling crack fixed drywall, front room	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows - some do not open	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 1) Has the basement ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If so, when did the basement last leak? - current				
3) Have you ever had any repairs done to the basement? current	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done? current				
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: only after extreme heavy rain				
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 type="checkbox"/>	<input checked="" 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:

- currently fixing one vertical crack basement wall  
 - base ment dry wall crack fixed 2024  
 - front room wall crack dry wall fixed 2024

**4. ROOF**

	N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? Age of the roof if known: 6-8yr old				
b. Has the roof leaked at any time since you have owned or lived at the property?	<input checked="" 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? 2023				
e. Have you ever had any repairs done to the roof? 9/3/2024	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 4006 Old Farm Drive, Crestwood, KY 40014

f. Have you ever had the roof replaced? Yes      
 If so, when? 2016  
 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: - leaked only heavy rain Fixed 2024 - No problems since  
 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 repair/maintenance 915124

**5. LAND / DRAINAGE**

N/A YES NO UN-KNOWN

a. Whether or not they have been corrected, state whether there have been problems affecting:  
 1) Soil stability      
 2) Drainage, flooding, or grading      
 3) Erosion      
 4) Outbuildings or unattached structures Retain Wall Replaced Prior 2015      
 b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?      
 If so, what is the flood zone?  
 c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?

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

Retain Wall Replaced Prior owners before 2015

**6. BOUNDARIES**

N/A YES NO UN-KNOWN

a. Have you ever had a staked or pinned survey of the property performed?      
 b. Are you in possession of a copy of any survey of the property?      
 c. Are the boundaries marked in any way?      
 Explain:  
 d. Do you know the boundaries?      
 Explain: General from electric boxes to creek  
 e. Are there any encroachments or unrecorded easements relating to the property?      
 Explain:

**7. WATER**

N/A YES NO UN-KNOWN

a. Source of water supply: Oldham Co Water Company  
 b. Are you aware of below normal water supply or water pressure?      
 c. Has your water ever been tested? If so, attach the results or explain.      
 Explain:

**8. SEWER SYSTEM**

N/A YES NO UN-KNOWN

a. Property is serviced by:  
 1. Category I: Public Municipal Treatment Facility Septic      
 2. Category II: Private Treatment Facility      
 3. Category III: Subdivision Package Plant      
 4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)      
 5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal      
 6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system      
 7. Category VII: No Treatment/Unknown      
 Name of Servicer: Shelby Septic Pump 21712025  
 b. For properties with Category IV, V, or VI systems  
 Date of last inspection (sewer):  
 Date of last inspection (septic): 2015 Date last cleaned (septic): 21712025  
 c. Are you aware of any problems with the sewer system?

Seller Initials \_\_\_\_\_ Date/Time \_\_\_\_\_  
 Seller Initials \_\_\_\_\_ Date/Time \_\_\_\_\_

Buyer Initials \_\_\_\_\_ Date/Time \_\_\_\_\_  
 Buyer Initials \_\_\_\_\_ Date/Time \_\_\_\_\_

4006 Old Farm Drive, Crestwood, KY 40014

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?  N/A  YES  NO  UN-KNOWN
- b. If so, were all necessary permits and government approvals obtained?  YES  NO  UN-KNOWN

Explain: 2022 bathrooms remodeled

**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?  N/A  YES  NO  UN-KNOWN
- 2) If yes, what is the annual or monthly assessment? \$150.00
- 3) HOA Name: Heritage Place KMS Property Management
- HOA Primary Contact Name: Bill Shannon
- HOA Primary Contact Phone No. and email address: 502-905-9150

- b. Is the property a condominium?  N/A  YES  NO  UN-KNOWN
- 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?  N/A  YES  NO  UN-KNOWN
- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?  N/A  YES  NO  UN-KNOWN
- e. Are there any pet or rental restrictions?  N/A  YES  NO  UN-KNOWN

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?  N/A  YES  NO  UN-KNOWN
- b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)  N/A  YES  NO  UN-KNOWN

**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?  N/A  YES  NO  UN-KNOWN
- d. Are you aware of the existence of lead-based paint in or on this house?  N/A  YES  NO  UN-KNOWN

**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? 2015  N/A  YES  NO  UN-KNOWN
- 2) If yes, what were the results? Negative
- f. 1) Is there a radon mitigation system installed?  N/A  YES  NO  UN-KNOWN
- 2) If yes, is it functioning properly?  N/A  YES  NO  UN-KNOWN

**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?  N/A  YES  NO  UN-KNOWN
- 2) If no, has the property been professionally decontaminated from methamphetamine contamination?  N/A  YES  NO  UN-KNOWN

Explain:

**12. MISCELLANEOUS**

N/A YES NO UN-KNOWN

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

Seller Initials

Date/Time

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 4006 Old Farm Drive, Crestwood, KY 40014

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <i>horizontal vertical crack Repair</i>				
e. Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <i>Dog / cats</i>				
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** N/A YES NO UNKNOWN

Do you know anything else about the property that that should be disclosed to the Buyer?  YES  NO  UNKNOWN

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

*2015 tub overflowed cleaned / repair NO problem Since*

**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 signature redacted.  
Please download and sign the original version, found on the MLS.

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

Seller Signature	Date	Seller Signature	Date
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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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## UTILITY PROVIDERS AND 12 MONTH HISTORY

Trash Pick Up Company: Republic Services  
 Days of Week for Trash Pick Up: Trash - Thursday / Recycling every other Friday  
 Recycling Pick Up Company: \_\_\_\_\_  
 Days of Week for Recycling Pick Up: \_\_\_\_\_

Cable Provider: AT+T  
 Internet Provider: Youtube  
 Phone Provider: AT+T

Water Company: Oldham Co. Water  
 Sewer or Septic? Septic

Gas/Electric Company: UG+E  
 If all electric, is gas available? Yes  
 If you have a fireplace, is it gas or wood burning? Gas

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1.	\$	\$	\$
2.	\$	\$	\$
3.	\$	\$	\$
4.	\$	\$	\$
5.	\$	\$	\$
6.	\$	\$	\$
7.	\$	\$	\$
8.	\$	\$	\$
9.	\$	\$	\$
10.	\$	\$	\$
11.	\$	\$	\$
12.	\$	\$	\$

