



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

Classic Charm
Across Three
Finished Levels

Exceptional
Outdoor Space
with Fenced Backyard

VISUAL TOUR
ONLINE

3101BobolinkRoad.com

3101 BOBOLINK ROAD
LOUISVILLE

For More Details, Text "HOME" to 855.941.4327



ABOUT THE PROPERTY

If you've been waiting for a home that's truly ready with no detail overlooked, 3101 Bobolink Road is one to pay attention to. Three bedrooms, 2 full baths, three finished levels, a heated 2.5-car garage, and a backyard that feels like your own private escape. The hardwood floors were just refinished in March 2026, and they set the tone the moment you walk in. The living room is anchored by a wood-burning fireplace, built-in shelving and cabinetry, and natural light that makes the space feel immediately welcoming. The kitchen delivers granite countertops, mosaic tile backsplash, stainless steel appliances, and under-cabinet lighting — fresh, updated, and ready from Day One. Two bedrooms and a standout full bath with a glass vessel sink and tile surround complete the main level. Upstairs, the primary suite offers privacy, pitched ceilings with exposed beams, dual skylights, and an adjoining flex space perfect for a home office, nursery, or reading nook. The lower level adds a second living area, wet bar, full bath, and a beautifully functional laundry room. Outside, a composite deck, mature trees, a calming water feature, and a fully fenced yard create an outdoor space that quickly becomes your favorite part of the home. HVAC (2025), roof (2018 with leaf system), windows (2017), and newer appliances mean the big updates are already behind you — all in a location close to parks, the zoo, St. X, and I-64.



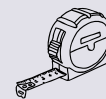
PROPERTY DETAIL



3 BEDS



2 BATHS



1,840
FINISHED SQ FT



HEATED
2.5-CAR GARAGE

kw COLLECTIVE
KELLERWILLIAMS

502.554.9749
ChooseThePriceGroup.com

240 Whittington Pkwy
Louisville, KY 40222

3101 Bobolink Road *Special Features*

3 Bedrooms | 2 Full Baths | 1,840 Finished Square Feet | 2.5-Car Heated Garage
Classic Charm Across Three Finished Levels
Exceptional Outdoor Space with Fenced Backyard

Updates & Mechanicals

- New HVAC 2025
- New Windows 2017
- Hardwood floors refinished March 2026
- New Stove March 2025
- New Refrigerator October 2024
- Exterior professionally pressure washed March 2026

What Conveys?

- All kitchen appliances, bar refrigerator in the basement, washer, and dryer
- Curtains and blinds throughout
- Basketball hoop
- TV and wall mount above the fireplace in the family room
- Lawn mower and weed eater

Entry & Family Room

- A front entry door with an arched transom window welcomes you into the home
- Recently refinished Brazilian cherry hardwood floors and crown molding add a classic feel to the space
- A wood-burning fireplace with tile surround and white painted mantle creates a warm focal point
- Built-in shelving and cabinetry flank the fireplace, offering stylish storage and display space
- Multiple windows fill the room with an abundance of natural light
- Arched doorways lead to the dining area and kitchen, adding charming architectural character
- A classic staircase showcases stained wood treads and black spindles

Kitchen & Dining Area

- The kitchen showcases durable tile floors and elegant crown molding
- Cabinetry features brushed nickel hardware; undermount cabinet lighting lines the kitchen with ample storage
- Granite countertops and mosaic tile backsplash combine to create a stylish finish to the kitchen design
- Stainless steel appliances convey for move-in ready convenience
- A double-basin stainless steel sink sits beneath a sun-drenched window
- Track lighting illuminates the kitchen beautifully
- A back door provides convenient access to the back deck from the kitchen
- Tile flooring and crown molding flow seamlessly throughout the kitchen and dining area

Two Secondary Bedrooms

- Both bedrooms feature beautiful Brazilian cherry hardwood floors and gorgeous crown molding
- Bedroom one offers a ceiling fan and impressive built-in cabinetry with drawers flanking a center window
- Bedroom two features sleek track lighting
- Multiple windows in each room fill the spaces with natural light

Full Bath

- A stunning glass vessel sink makes a bold design statement
- A white vanity with black hardware and a granite countertop adds a sleek and modern touch
- The shower/tub combo features tile surround and a frosted window for privacy and natural light
- A mosaic tile accent border ties the design together beautifully
- Tile flooring and sconce lighting complete the spa-like bath feel

Upper Level: Primary Suite

- A vaulted ceiling with exposed beams and dual skylights creates a dramatic and light-filled retreat
- Rich Brazilian cherry hardwood floors and a ceiling fan complete the space with comfort and style
- Built-in shelving adds character and convenient display and storage space
- A dedicated closet keeps the suite organized and functional
- The bedroom flows into a separate sitting and office area, offering incredible versatility: could be used as a nursery, private den, office, workout space or sewing/craft area

Lower Level: Family Room

- A custom, built-in entertainment center with open shelving and speaker cutouts creates the ultimate media space
- A wet bar area features cabinetry, granite countertops, tile backsplash, and floating wood shelves
- Recessed lighting illuminates the space beautifully throughout
- Carpet in the family room transitions to tile flooring in the bar area, creating distinct and functional zones

Lower Level: Laundry Room

- Custom cabinetry with granite counters, a utility sink, and floating shelves provides storage and functionality
- Bamboo flooring and natural light from a basement window keep the space bright and inviting

Lower Level: Full Bath

- A striking blue glass vessel sink, dark granite vanity, and framed mirror combine for a sophisticated look
- A corner walk-in shower, tile flooring, and recessed and sconce lighting complete the space

Outdoor Living, Heated Garage, & Additional Features

- Striking stone exterior with shutters, columned entry, and classic chimney makes for exceptional curb appeal
- The property boasts mature trees, manicured landscaping, and seasonal plantings
- A spacious composite back deck provides the perfect setting for outdoor entertaining and relaxing
- The fully fenced backyard provides privacy and security
- An exquisite water feature adds a stunning focal point to the backyard - plus provides peaceful ambience
- A picturesque stone-lined pathway winds along the side of the home to the backyard
- Garden beds on the side of the garage add a charming and functional touch for the gardening enthusiast
- Arborvitae hedges provide natural privacy along the side of the home
- Japanese maple, butterfly bush, and dogwoods create a beautifully landscaped backyard
- A basketball hoop completes the outdoor space for additional fun
- A detached two-car heated garage and storage shed provide plenty of additional space
- Prime location near Audubon Park, George Rogers Clark Park, Creason Park, St. X High School, The Louisville Zoo, and with easy access to I-64

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1712091
Address: 3101 Bobolink Rd,
Louisville, KY 40213
Area: 02-
Butchertwn/HghInds/Germantwn
Total Living Area: 1,840
Basement: Finished
Total # Bedrooms: 3
Disclosure: Yes
Basement: Yes

Status: Active
School District: Jefferson
Above Grade
Finished: 1,217
Total Baths: 2
Sqft - Total
Unfin: 198
Nonconform
SqFt Fin: 0
Nonconform
SqFt UF: 0

County: Jefferson
Subdivision/Condo: AUDUBON PARK
Total Baths: 2
Baths - Full: 2
Baths - 1/2: 0
Age: 56
Year Built: 1944
Stories: 2



Directions: Poplar Level Road to Hess Lane. Turn left onto Bobolink Rd. Home will be on your left. 3101 Bobolink Rd.

If you've been waiting for a home that's truly ready for you with no detail overlooked, this is one to pay attention to. 3101 Bobolink Road gives you 3 bedrooms, 2 full baths, three finished levels, a heated 2.5-car garage... and a backyard that feels like your own escape. It's the kind of home where you don't walk in making a to-do list—you walk in and immediately see the next chapter of your life unfolding here. The hardwood floors have just been refinished (March 2026), and they immediately bring warmth to the main living space. The family room as a whole feels welcoming and easy to settle into—filled with natural light, anchored by a wood-burning fireplace, and complemented by built-in bookshelves and cabinetry that add both function and character. The kitchen and dining area

Room Name	Level	Width	Length	Remarks
-----------	-------	-------	--------	---------

Living Room	First	16.6	11.34	Recently refinished Brazilian cherry hardwood floors and crown molding add a classic feel to the space
Kitchen	First	13.6	8	Eat in Kitchen; Stainless steel appliances convey for move-in ready convenience
Bedroom	First	10.6	9.5	Both bedrooms feature beautiful Brazilian cherry hardwood floors and gorgeous crown molding
Bedroom	First	9.25	11.5	Both bedrooms feature beautiful Brazilian cherry hardwood floors and gorgeous crown molding
Full Bathroom	First	5	8	A white vanity with black hardware and a granite countertop adds a sleek and modern touch
Bedroom	Second	27.6	13	The bedroom flows into a separate sitting and office area, offering incredible versatility: could be used as a nursery, private den, office, workout space or sewing/craft area
Full Bathroom	Basement	8	11	A corner walk-in shower, tile flooring, and recessed and scone lighting complete the space
Laundry	Basement	12.34	7.5	Custom cabinetry with granite counters, a utility sink, and floating shelves provides storage and functionality
Living Room	Basement	20	11.1	A wet bar area features cabinetry, granite countertops, tile backsplash, and floating wood shelves

	(Fin)	(UF)
AG	1,217	0
BG	623	198
NC	0	0
Total	1,840	198
SgFtSrc:	List Agent	

Architectural Style: Cape Cod
Basement: Finished
Construction: Stone; Vinyl Siding
Cooling: Central Air
Foundation: Poured Concrete
Fencing: Privacy
Heating: Forced Air; Natural Gas
Lot Description: Corner Lot
Garage/Parking: Detached; Driveway
Garage: Yes
Garage Spaces: 2
Other Structures: Garage(s)
Patio and Porch Features: Deck
Roof: Shingle
Sewer: Public Sewer
Utilities: Electricity Connected; Fuel: Natural
Water Source: Public
M Struct Flood Plain: No

Total # of Rooms: 6 **First Floor PBR:** No **First Floor Laundry:** No **Laundry Level:** Basement **# Closets:** Level 1: 3 Level 2: 1 Level 3: 0 Basement: 1 **# Fireplaces:** Level 1: 1 Level 2: 0 Level 3: 0 Basement: 0

Lot Dimensions: <1/4 ACRE **Lot SF Source:** PVA **Acres:** 0.15 **Assumable:** No **Sold As-Is:** No

HOA Y/N: No **HOA Fee:** \$0

Monthly Maintenance \$:

Condo Features:

Farm Features:

Deed Bk: 10021 **Pg #:** 0930 **Block:** 084D **Lot:** 0036 **Sub-Lot:** 0000

offer granite countertops, mosaic tile backsplash, stainless steel appliances, and under-cabinet lighting which gives the space a clean, polished feel. It's the kind of kitchen buyers hope to find... where everything is fresh, updated, and ready from Day One. The layout flows easily out to the back deck, making both daily living and hosting feel seamless. Two bedrooms sit on the main level, along with a full bath that stands out with its glass vessel sink, granite-topped vanity, and tile surround shower/tub with a mosaic accent border. Upstairs, the primary suite offers the privacy you seek; it's tucked away from the rest of the home with vaulted ceilings, exposed beams, and dual skylights that bring in soft, natural light. The adjoining flex space adds even more versatility, giving you room for a home office, nursery, reading area, or whatever your life calls for next—all within your own private retreat. The lower level adds even more room to spread out, with a second living area, wet bar, full bath, and a laundry space that's beautifully functional. And then there's the backyard. Fully fenced, private, and designed for true outdoor living. A composite deck, mature trees, a calming water feature, and space to gather, play, or just sit still for a minute. It's one of those outdoor spaces that quietly, and quickly, becomes your favorite part of the home. The big updates are already behind you—HVAC (2025), roof (2012 with leaf system), windows (2017), plus newer appliances—and the heated detached garage gives you flexibility year-round. All of this in a location that keeps you close to parks, the zoo, St. X, and easy access to I-64.

Front of Home



The property boasts mature trees, manicured landscaping, and seasonal plantings

Welcome Home!



Striking stone exterior with shutters, columned entry, and classic chimney makes for exceptional curb appeal

Classic Louisville charm



Arborvitae hedges provide natural privacy along the side of the home

Your next chapter starts here



New roof installed 2018 with leaf system

Great Curb Appeal



New Windows in 2017

Family Room

A front entry door with an arched transom window welcomes you into the home

Family Room

Recently refinished Brazilian cherry hardwood floors and crown molding add a classic feel to the space

Family Room

Built-in shelving and cabinetry flank the wood-burning fireplace, offering stylish storage and display space

Family Room

Arched doorways lead to the dining area and kitchen, adding charming architectural character

Family Room

Multiple windows fill the room with an abundance of natural light

Stairway

A classic staircase showcases stained wood treads and black spindles

Kitchen



The kitchen showcases durable tile floors and elegant crown molding

Kitchen



Tile flooring and crown molding flow seamlessly throughout the kitchen and dining area

Kitchen



Track lighting illuminates the kitchen beautifully

Kitchen



Granite countertops and mosaic tile backsplash combine to create a stylish finish to the kitchen design

Kitchen



Stainless steel appliances convey for move-in ready convenience

Kitchen



Cabinetry features brushed nickel hardware; undermount cabinet lighting lines the kitchen with ample storage

Kitchen

A back door provides convenient access to the back deck from the kitchen

Kitchen

A double-basin stainless steel sink sits beneath a sun-drenched window

Hall

Two secondary bedrooms and a full bath are located off the hall

First Bedroom

Bedroom one offers a ceiling fan and impressive built-in cabinetry with drawers flanking a center window

First Bedroom

Both bedrooms feature beautiful Brazilian cherry hardwood floors and gorgeous crown molding

Hall

A beautiful light fixture brightens up the hallway

Full Bath



A stunning glass vessel sink makes a bold design statement

Full Bath



A white vanity with black hardware and a granite countertop adds a sleek and modern touch

Second Bedroom



Bedroom two features sleek track lighting

Second Bedroom



Multiple windows in each room fill the spaces with natural light

Hall



Upper Level: Primary Suite



A vaulted ceiling with exposed beams and dual skylights creates a dramatic and light-filled retreat

Upper Level: Primary Suite

Rich Brazilian cherry hardwood floors and a ceiling fan complete the space with comfort and style

Upper Level: Primary Suite

Built-in shelving adds character and convenient display and storage space

Upper Level: Primary Suite

The bedroom flows into a separate sitting and office area, offering incredible versatility: could be used as a nursery, private den, office, workout space or sewing/craft area

Upper Level: Primary Suite

Plenty of space for all your bedroom furniture

Lower Level

The lower level is home to a second family room, the laundry room, and a full bath

Lower Level: Laundry Room

Custom cabinetry with granite counters, a utility sink, and floating shelves provides storage and functionality

Lower Level: Laundry Room



The laundry room highlights bamboo flooring

Lower Level: Laundry Room



Natural light from a basement window keep the space bright and inviting

Lower Level: Family Room



A custom, built-in entertainment center with open shelving and speaker cutouts creates the ultimate media space

Lower Level: Family Room



A wet bar area features cabinetry, granite countertops, tile backsplash, and floating wood shelves

Lower Level: Family Room



Recessed lighting illuminates the space beautifully throughout

Lower Level: Family Room



Carpet in the family room transitions to tile flooring in the bar area, creating distinct and functional zones

Lower Level: Full Bath

Refrigerator in the basement conveys with the home

Lower Level: Full Bath

A striking blue glass vessel sink, dark granite vanity, and framed mirror combine for a sophisticated look

Back Deck

A spacious composite back deck provides the perfect setting for outdoor entertaining and relaxing

Heated 2.5 Car Garage

The fully fenced backyard provides privacy and security

Heated 2.5 Car Garage

A basketball hoop completes the outdoor space for additional fun

Water Feature

An exquisite water feature adds a stunning focal point to the backyard - plus provides peaceful ambience

Back of Home



Japanese maple, butterfly bush, and dogwoods create a beautifully landscaped backyard

Fenced Backyard



Exterior professionally pressure washed March 2026

2.5-Car Garage



A detached two-car heated garage and storage shed provide plenty of additional space

Stone-Lined Pathway



A picturesque stone-lined pathway winds along the side of the home to the backyard

Side of Home



New HVAC in 2025

Garage and Shed



Garden beds on the side of the garage add a charming and functional touch for the gardening enthusiast

Front of Home



Prime location near Audubon Park, George Rogers Clark Park, Creason Park, St. X High School, The Louisville Zoo, and with easy access to I-64

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

3101 Bobolink Road

City

Louisville

State

KY

Zip

40213

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. <i>Feb. 2013</i>				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? <i>Explain: Individual</i>				
d. Has the house been used as a rental? If yes, length of time rented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Has this house ever been used for anything other than a residence? <i>Explain:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 3101 Bobolink Rd. Louisville, KY 40213

2. HOUSE SYSTEMS

	N/A	YES	NO	UN-KNOWN
Whether or not they have been corrected, state whether there have been problems affecting:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
age of system: 2024				
k. Cooling/air conditioning system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
age of system: 2024				
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age of system: 2004				

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

Heat Pump coil had to be replaced 2026.

3. BUILDING STRUCTURE

	N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If so, when did the basement last leak? 2025				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done? 2016, 2026				
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: small leak in wall at water shut off. Crack in wall on East wall near window				
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: 14 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked? 2025				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 3101 Bobolink Pond Louisville, KY 40213

f. Have you ever had the roof replaced?

If so, when?

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

Explain:

h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? 2/2026

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:
Missing shingle near skylights that caused leak was repaired

5. LAND / DRAINAGE

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

	N/A	YES	NO	UN-KNOWN
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?

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:
Water in garage after rain because goes under garage door at low spot.

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?

Explain:

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

Explain:

7. WATER

	N/A	YES	NO	UN-KNOWN
a. Source of water supply:				
b. Are you aware of below normal water supply or water pressure?	<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: MSD

b. For properties with Category IV, V, or VI systems

Date of last inspection (sewer): _____ Date last cleaned (septic): _____

Date of last inspection (septic): _____

c. Are you aware of any problems with the sewer system?

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

PROPERTY ADDRESS: 3101 Bobolink Road Louisville, KY 40213

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

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 3101 Bobolink Road Louisville, KY 40213

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

d. Are there any transferable warranties?

Explain: HVAC when installed has 10 year warranty

e. Has this house ever been damaged by fire or other disaster?

Explain:

f. Are you aware of the existence of mold or other fungi on the property?

g. Has this house ever had pets living in it?

Explain: DOGS

h. Is this house in a historic district or listed on any registry of historic places?

13. ADDITIONAL INFORMATION N/A YES NO OR OTHER

Do you know anything else about the property that that should be disclosed to the Buyer?

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

Empty lines for providing details.

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 & 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).

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
-----------------	------	-----------------	------

Additional Disclosures for 3101 Bobolink Road, Louisville, KY 40213

1. The spicket pipe broke on side of house by driveway and was replaced. It caused a small leak in basement ceiling bathroom. Plumber fixed piping, vent cover placed for aesthetics. Unknown Date.
2. Small leak (during heavy rain/ hailstorm), in kitchen from when a shingle blew off, it was above dishwasher. Drywall installer, Jeff Schweppe, did the repair and replaced the shingle on roof replaced. Roof was assessed after storm and only one shingle needed to be repaired. Date Unknown. Roof was last inspected in 2026, see inspection letter.
3. Leak in garage, left side upon driving into garage, during heavy rains. Home Makeover Company replaced the weather seal with the main garage door. Feb 2026. After heavy storms on 3/15/26, leak still occurred.
4. Upon moving into home in 2012, small leak in basement window by koi pond was repaired.
5. Small leak unfinished basement, far left, narrow area, was repaired by Home Makeovers in February 2026.
6. Piping under laundry sink was repaired, due to leak, by plumber, and up to code. Date unknown
7. Shower heads and handles were replaced, by plumber, due to dripping, in both bathrooms by plumber, Brown Plumbing. Date Unknown.
8. Kitchen faucet replace updated, by plumber 2026.
9. Home Makeover Company in February 2026 repaired dry wall:
 - kitchen window facing back yard
 - living room (by front door and window) repaired crack and possible mold
 - Basement stairs wall
 - 1st bedroom/red walls, wall on door side, repaired crack and possible mold
 - Wall in master suite, in the nook, where treadmill hit wall.Other:
 - Replaced 3 boards on gate
 - Repaired back fence behind garage and shed
10. Mice garage and kitchen, around 2025, treated for one year, Kentuckiana Pest Control, never had any problems before and since treating, no problems.
11. HVAC placed in 2024, noticed a leak at end of 2025, coil replaced in 2026, all done by Givens & Sons Heating & Air. George Givens owner.
12. Heater in garage, new part ordered as of 3/16/25 by Givens Heating & Air

Brown Plumbing

Home Makeover Company (Todd/owner referred by Emily Price)

Olympus Roofing

Givens & Son (Heating & Air-inspects our unit 2 x a year)

Paul Amshoff sprays yard

Grundy's Lawn Service: leaf removal and landscape trim

Koi pond serviced by Economy Aquatic Gardens on Preston Highway, they have served the pond since before we owned the home.

UTILITY PROVIDERS AND 12 MONTH HISTORY

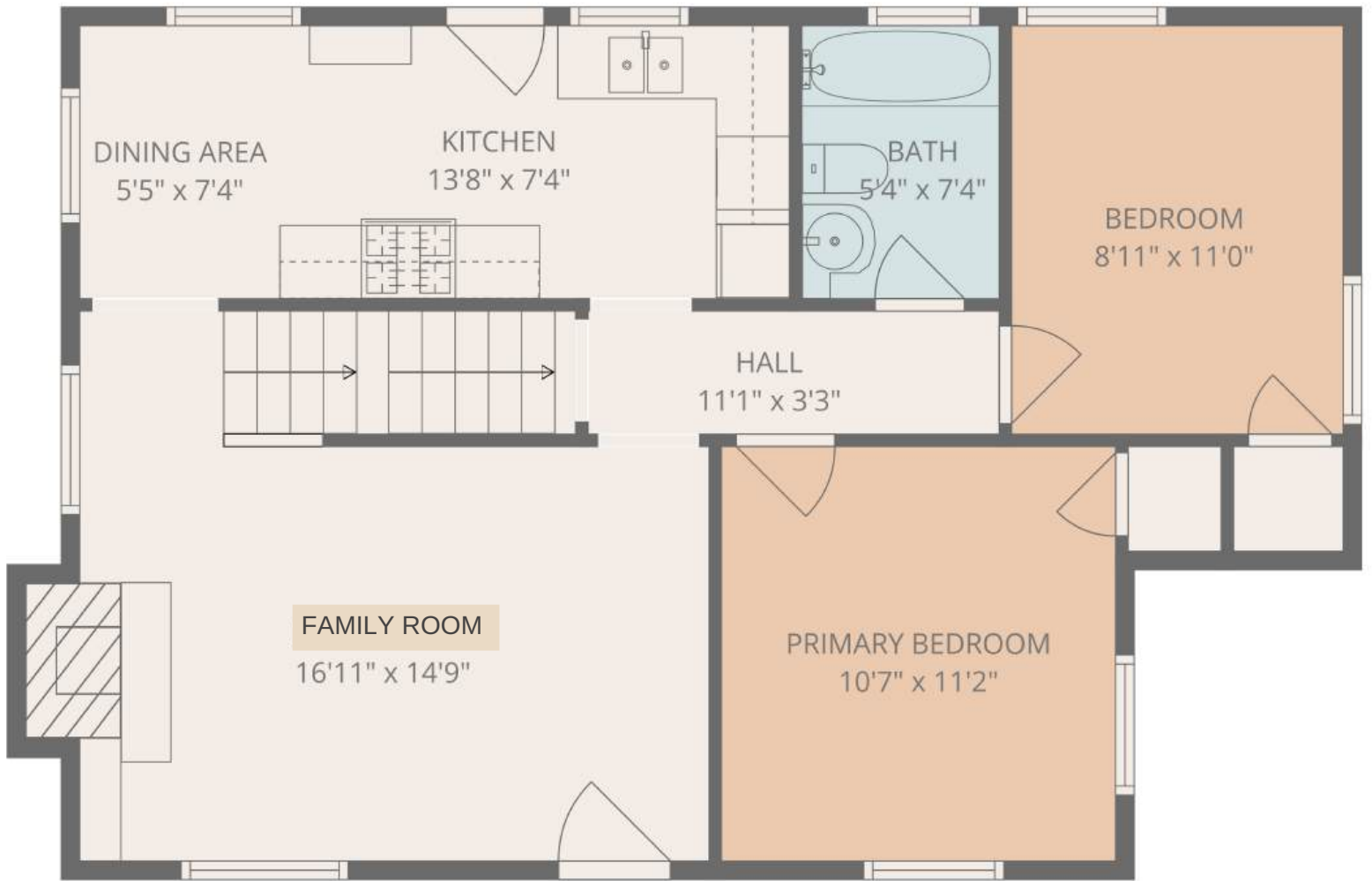
Trash Pick Up Company: City of Louisville
 Days of Week for Trash Pick Up: Tuesday AM (set out Monday evening)
 Recycling Pick Up Company: City of Louisville
 Days of Week for Recycling Pick Up: Wednesday

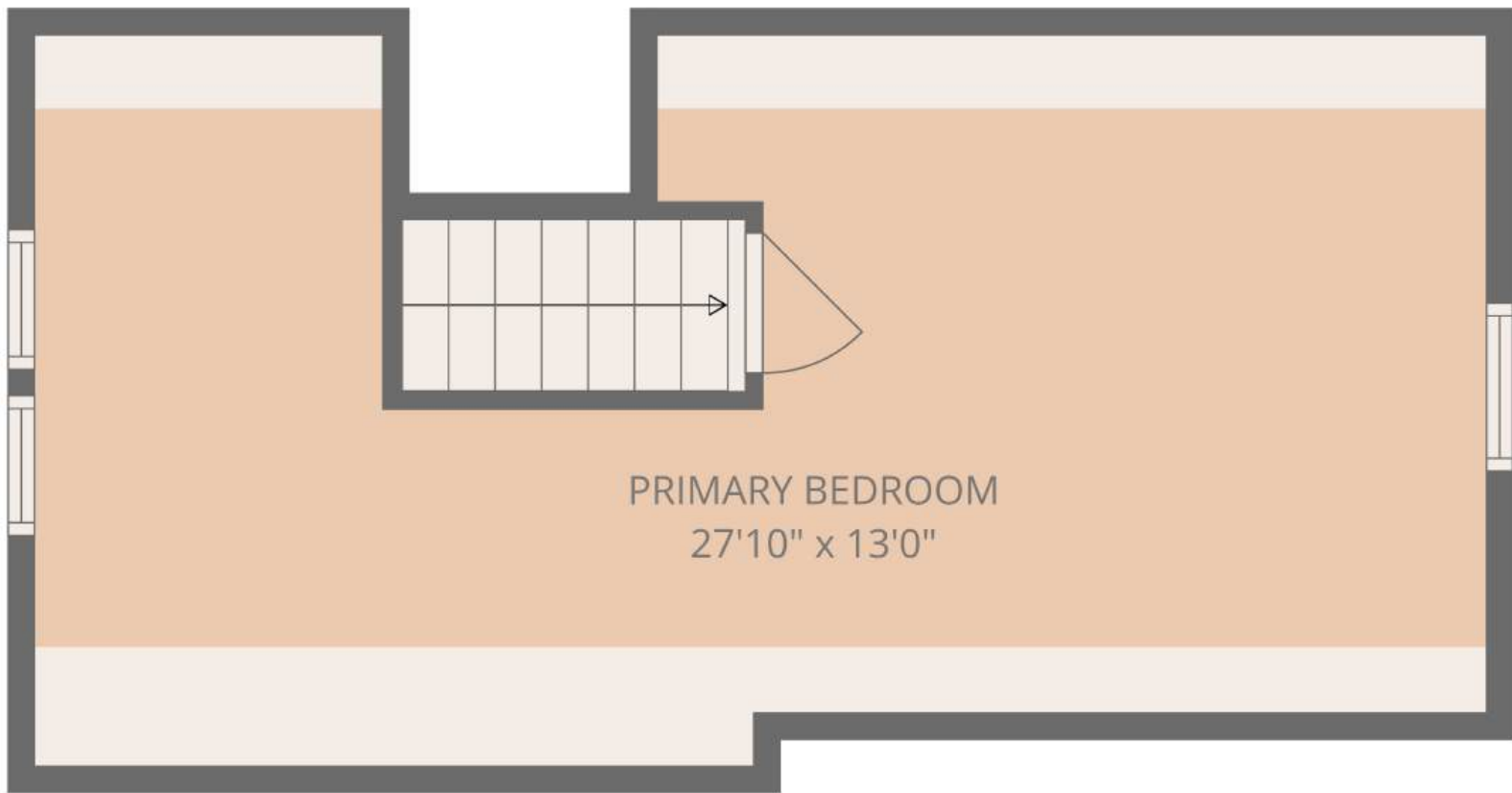
Cable Provider: NA
 Internet Provider: ATT
 Phone Provider: NA

Water Company: Louisville Water
 Sewer or Septic? NA

Gas/Electric Company: LOB
 If all electric, is gas available? Gas: Electric in home
 If you have a fireplace, is it gas or wood burning? wood burning

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts Scanned	Electric Bill Amounts Scanned	Water/Sewer Amounts
1. Feb 2025	\$ 73.43 73.43	\$ 163.93	\$ 112.52
2. March 2025	\$ 47.95	\$ 150.89	\$ 111.08
3. April 2025	\$ 27.02	\$ 161.98	\$ 98.05
4. May 2025	\$ 22.81	\$ 154.89	\$ 113.93 112.00
5. June 2025	\$ 24.11	\$ 191.68	\$ 112.02
6. July 2025	\$ 24.76	\$ 282.52	\$ 115.85
7. Aug. 2025	\$ 24.29	\$ 236.34	\$ 120.16
8. Sept. 2025	\$ 22.77	\$ 160.51	\$ 132.66
9. October 2025	\$ 25.21	\$ 168.71	\$ 132.66
10. Nov. 2025	\$ 32.27	\$ 146.50	\$ 106.74
11. Dec. 2025	\$ 84.91	\$ 170.82	\$ 121.00 122.02
12. Jan. 2024	\$ 111.03	\$ 201.45	\$ 124.00





PRIMARY BEDROOM
27'10" x 13'0"

