



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

**Prime Location Near
New Albany &
Downtown Louisville**

**Versatile Second Floor
Bonus Space**

Fenced-In Backyard

**VISUAL TOUR
ONLINE**

2227EkinAvenue.com

**2227 E K I N A V E N U E
N E W A L B A N Y**

For More Details, Text "HOME" to 855.941.4327



ABOUT THE PROPERTY

Don't miss this opportunity to own a charming and well-maintained 3-bedroom, 1-bath home just minutes from downtown Louisville. This home offers a bright and inviting living space highlighted by updated replacement windows that provide abundant natural light and improved energy efficiency. The functional layout features three comfortable bedrooms with flexibility for family, guests, or a home office. Major updates provide peace of mind, including a furnace and HVAC system that are only five years old. Step outside to a spacious, fenced yard with plenty of room to relax, entertain, or create your own outdoor retreat. Conveniently located near shopping, dining, parks, and with quick access to Historic New Albany or downtown Louisville, this home combines comfort, value, and location. This is a must see, so call the list agent today to schedule a time to take a tour.



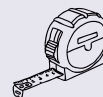
PROPERTY DETAIL



3 BEDS



1 BATH



**1,341
FINISHED SQ FT**



**FENCED
BACKYARD**



502.554.9749
ChooseThePriceGroup.com

240 Whittington Pkwy
Louisville, KY 40222

2227 Ekin Avenue *Special Features*

3 Bedrooms | 1 Bath | 1,341 Finished Square Feet

Prime Location Near New Albany & Downtown Louisville

Versatile Second Floor Bonus Space

Fenced-In Backyard

Recent Updates

- The furnace and HVAC system are five years old, offering reliable comfort and peace of mind
- Updated replacement windows fill the space with natural light while improving energy efficiency

Entry & Dining Room

- A front entry door with a decorative transom detail offers a welcoming first impression
- White painted woodwork and baseboards provide a clean contrast to the rich hardwood floors
- Large windows allow for abundant natural light
- A spiral staircase serves as a focal point, framed by a stunning accent wall clad in multicolored reclaimed wood planks
- The dining area comfortably accommodates a large table and flows openly into adjacent living spaces
- An open sightline connects the entry through the dining room and into the rear of the home, creating a comfortable and connected feel

Kitchen

- A mix of pendant lighting, track lighting, and a contemporary chandelier brightens up the kitchen
- White upper cabinetry pairs with navy lower cabinets, creating a two-tone look
- Granite countertops and a tile mosaic backsplash add texture and visual interest
- A butcher block-topped island offers additional prep space and casual storage below
- Stainless-steel appliances - including a gas range and French door refrigerator - convey with the home
- The kitchen boasts a deep stainless-steel sink with a modern gooseneck faucet
- A stacked washer and dryer are conveniently tucked just off the kitchen, adding everyday functionality

Family Room

- French doors connect the kitchen to the family room, creating an easy flow between the spaces
- Wood-grain LVP flooring runs throughout the family room, offering warmth and durability
- A bold accent wall adds color and personality to the space
- Four windows fill the room with natural light
- A ceiling fan with a light fixture adds comfort and functionality year-round
- Floating shelves provide a convenient spot for décor or everyday essentials
- Access to the backyard is available via the family room

Primary Suite

- Rich hardwood floors and vertical shiplap-style wall paneling give the room a distinct, cozy character
- A charming fireplace with a classic white mantel and colorful tile surround serves as a unique focal point
- A ceiling fan with light fixture keeps the room cool and comfortable
- Dual windows invite refreshing natural light

Two Secondary Bedrooms & Full Bath

- Both rooms feature hardwood floors, a ceiling fan with light fixture, and a window - offering comfortable and functional spaces
- Each room offers a closet for personal storage
- The rooms are situated along a shared hallway, providing easy access to the full bath
- The full bath features a modern vessel sink atop a white vanity, a large medicine cabinet mirror, sconce lighting, and a shower/tub combo
- White wainscoting, tile flooring, and a window give the space a bright and classic feel

Second Floor: Bonus Space

- The spiral staircase leads to a spacious second-floor bonus room featuring vaulted ceilings, carpet throughout, and two ceiling fans with light fixtures
- A charming built-in nook with an arched surround creates a cozy reading or lounging area
- The space opens into an additional area with its own vaulted ceiling, small chandelier, and window - offering endless possibilities
- The bonus room is a truly versatile space that could be utilized as a home office, media room, playroom, or additional sleeping area

Outdoor Living

- Gray vinyl siding, white trim, and bold shutters give this home great curb appeal
- The covered front porch is a perfect spot to relax with your favorite beverage
- The fully fenced backyard with gated entry offers privacy and plenty of space for outdoor activities
- A covered patio area with a pergola-style roof provides a shaded spot for outdoor dining and entertaining
- The backyard offers open green space and established trees providing natural shade
- Conveniently located near a variety of shopping, dining, and parks - everything you need is minutes away
- Quick access to Historic New Albany and downtown Louisville makes this an ideal location for those who want the best of both cities

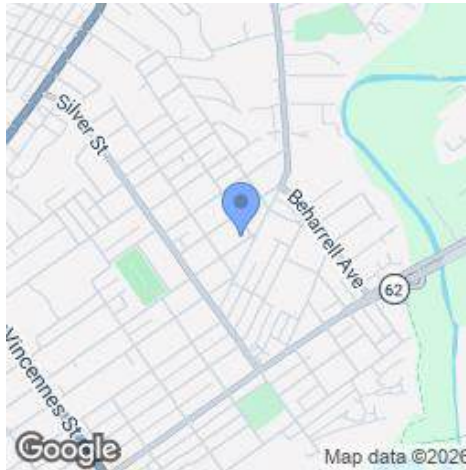
Cross Property 360 Property View

2227 Ekin Avenue, New Albany, Indiana 47150

Listing

2227 Ekin Avenue, New Albany, IN 47150

Listing #: **202606428** Total Finished Sqft: **1,341** Above Grade Finished SqFt: **1,341**



Prop Type: **Residential/Farm Residential**
 SubType: **Floyd**
 County: **No**
 Subdiv: **No**
 Township: **New Albany**
 School Dst: **New Albany-Floyd Cty**
 Typ Lst Ctr: **Excl. Right to Sell**
 Beds: **3**
 Baths: **1 (1 0)**
 New Const: **No**
 Est Completion:
 Proposed:
 Year Built: **1929**
 Lot Sz: **0.19 / 8,276**
 Lot Sz Src: **Assessor**

Ann Tax: **\$763**
 Tax Year: **2024/2025**
 Type Poss Sale: **Arms Length**

Tax Exmt Prop:
 Tax Exmt Com:
 Poss. Financing: **Cash, Conventional, FHA, VA**

Poss Sale Comm:
 Parcel#: **0085500015**

Financing Com:
 Appointment: **Mandatory**
 Warranty Provided:

Occupant Type: **Owner**
 Floor Plan:
 Auction: **No**

Tot Deductions: \$66,440	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
	Supplemental Homestd	18440	Homestead Standard	48000

Showing Instr: **Please use Broker Bay. 12 hr notice if possible (for pet)**

Showing Service: **Broker Bay**

Directions: **From I-64 E: Exit 123, Left on IN-111/Green Valley, Right on Ekin Ave. The destination will be on your left. From I-64 W: Exit 123, Right on IN-111/Green Valley, Right on Ekin Ave...**

Legal: **P 327 L 63 & W 10' L 65**

Agent/Office

Agent: [Benjamin Price](mailto:ben@kwpricegroup.com) (ID: 11857) Primary: 502-609-3956
 Office: [Keller Williams Collective](#) (ID: 1773) Phone: 502-554-9500

Remarks

Public Remarks: Don't miss this opportunity to own a charming and well-maintained 3-bedroom, 1-bath home just minutes from downtown Louisville. This home offers a bright and inviting living space highlighted by updated replacement windows that provide abundant natural light and improved energy efficiency. The functional layout features three comfortable bedrooms with flexibility for family, guests, or a home office. Major updates provide peace of mind, including a furnace and HVAC system that are only five years old. Step outside to a spacious, fenced yard with plenty of room to relax, entertain, or create your own outdoor retreat. Conveniently located near shopping, dining, parks, and with quick access to Historic New Albany or downtown Louisville, this home combines comfort, value, and location. This is a must see, so call the list agent today to schedule a time to take a tour.

Amenities

Type: Residential	Foundation: Crawl Space
Zoning: Existing	Basement: No
Construction: Existing	Partial Basement:
Const. Comment:	Laundry: Yes
Outbuildings: Shed	Laundry Location: First Level
Farm Type:	Laundry Type: Laundry Closet
# Fireplaces: 1	Pasture Acreage:
Fireplace: Decorative	Timber Acreage:
Roof Type: Shingle	Wheelchair Accessible:
Exterior Type: Aluminum Siding, Vinyl Siding	
Exterior Feat: Covered Porch, Fenced Yard, Landscaped, Public Sidewalk	
Interior Feat: 1st Floor Main, 1st Floor Utility, Bonus Room, Family Room, Kitchen Island	
Appliances: Clothes Dryer, Clothes Washer, Dishwasher, Range / Oven, Refrigerator	

Measurements

Above Grade Finished: 1,341.0	Nonconform Finished: 0.0
Above Grade Unfinish: 0.0	Nonconform Unfinish: 0.0
Below Grade Finished: 0.0	TFLS: 1,341

Below Grade Unfinish: **0.0**

Sqft Source:

Agent

Room Sizes & Levels

Total Rooms: **7** Garage: **N** Garage Size: Garage Type: Garage Spaces:

Type	Dimension	Level
Dining Room	13.5 x 19.1	1st Floor
Kitchen	13.5 x 15.5	1st Floor
Family Room	18.67 x 11.9	1st Floor
Bedroom	11.5 x 14.25	1st Floor
Bedroom	10 x 12	1st Floor
Bedroom	10 x 12.5	1st Floor
Bathroom Full	6 x 7	1st Floor
Other	13.5 x 25	2nd Floor

Flooring **Description**

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water:
Fuel Type: **Electric, Nat Gas**

Heat Type: **Forced Air**
Heat Type Comment:
Cooling Type: **Central Air**
Sewer Type: **Sewer**

General Information

Possession: **To Be Agreed**
Key Box Type: **No Key Box**
Key Box Location:
Showing Time Inst:

Seller Will Lease:
Terms:
Flood: **No**
Covenants & Restr: **No**
Sign: **Yes**

All Information deemed reliable but not guaranteed.

Photos



Prime location near New Albany & Downtown Louisville



Updated replacement windows fill the space with natural light while improving energy efficiency



The covered front porch is a perfect spot to relax with your favorite beverage



A front entry door with a decorative transom detail offers a welcoming first impression



White painted woodwork and baseboards provide a clean contrast to the rich hardwood floors



A spiral staircase serves as a focal point, framed by a stunning accent wall clad in multicolored reclaimed wood planks



A mix of pendant lighting, track lighting, and a contemporary chandelier brightens up the kitchen



White upper cabinetry pairs with navy lower cabinets, creating a two-tone look



A butcher block-topped island offers additional prep space and casual storage below



Granite countertops and a tile mosaic backsplash add texture and visual interest



The kitchen boasts a deep stainless-steel sink with a modern gooseneck faucet



French doors connect the kitchen to the family room, creating an easy flow between the spaces



Four windows fill the room with natural light



A bold accent wall adds color and personality to the space



Rich hardwood floors and vertical shiplap-style wall paneling give the room a distinct, cozy character



A charming fireplace with a classic white mantel and colorful tile surround serves as a unique focal point



Both rooms feature hardwood floors, a ceiling fan with light fixture, and a window - offering comfortable and functional spaces



The rooms are situated along a shared hallway, providing easy access to the full bath



The full bath features a modern vessel sink atop a white vanity, a large medicine cabinet mirror, sconce lighting, and a shower/tub combo



Each room offers a closet for personal storage



The spacious second-floor bonus room features vaulted ceilings, carpet throughout, and two ceiling fans with light fixtures



A charming built-in nook with an arched surround creates a cozy reading or lounging area



The bonus room is a truly versatile space that could be utilized as a home office, media room, playroom, or additional sleeping area



The space opens into an additional area with its own vaulted ceiling, small chandelier, and window - offering endless possibilities



The backyard offers open green space and established trees providing natural shade



The fully fenced backyard with gated entry offers privacy and plenty of space for outdoor activities



A covered patio area with a pergola-style roof provides a shaded spot for outdoor dining and entertaining



Quick access to Historic New Albany and downtown Louisville makes this an ideal location for those who want the best of both cities



The furnace and HVAC system are five years old, offering reliable comfort and peace of mind



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State

Form 46234 (R8 / 7-25)
Date (month, day, year) LL

Property address (number and street, city, state, and ZIP code) **2227 Ekin Avenue, New Albany, IN 47150**

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller 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. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

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. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (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 any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

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

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)

Date (mm / dd / yyyy)

Signature of Seller (at closing)

Date (mm / dd / yyyy)

Built-in Vacuum System	x			
Clothes Dryer			x	
Clothes Washer			x	
Dishwasher			x	
Disposal	x			
Freezer	x			
Gas Grill	x			
Hood	x			
Microwave Oven			x	
Oven			x	
Range			x	
Refrigerator			x	
Room Air Conditioner(s)			x	
Trash Compactor	x			
TV Antenna / Dish	x			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)			x	
Ceiling Fan(s)			x	
Garage Door Opener/ Controls	x			
Inside Telephone Wiring and Blocks / Jacks				x
Light Fixtures			x	
Sauna	x			
Smoke / Fire Alarms			x	
Carbon Monoxide Detectors			x	
Switches and Outlets			x	
Vent Fan(s)	x			
60 100 200 Amp Service			x	
Generator	x			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	x			
Septic Field / Bed	x			
Septic&HoldingTank/Septic Mound	x			
Hot Tub	x			
Plumbing			x	
Aerator System	x			
Sump Pump	x			
Irrigation Systems	x			
Water Heater / Electric	x			
Water Heater / Gas			x	
Water Heater / Solar	x			
Water Purifier	x			
Water Softener	x			
Well	x			
Geothermal and HeatPump	x			
Other Sewer System (Explain)	x			
Swimming Pool & Pool Equipment				
			Yes	No
				Unknown
Are the structures connected to a public water system?			x	
Are the structures connected to a public sewer system?			x	
Are there any additions that may require improvements to the sewage disposal system?				x
If yes, have the improvements been completed on the sewage disposal system?				
Are the structure(s) connected to a private / community water system?				x
Are the structure(s) connected to a private / community sewer system?				x

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Si	Signature of Buyer	Date (mm / dd / yyyy)
Si	Signature of Buyer	Date (mm / dd / yyyy)
<p>The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.</p>		
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)
		Date (mm / dd / yyyy)

2 of 4

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 <https://www.lwolf.com> 1701 National Avenue

Property address (number and street, city, state, and ZIP code)

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	x			
Boiler / Radiator	x			
Central Air Conditioning			x	
Electric Heat Pump	x			
Furnace Heat / Gas			x	
Furnace Heat / Electric	x			
Geothermal	x			
Solar House-Heating	x			
Woodburning Stove	x			
Fireplace	x			
Fireplace Insert	x			
Air Cleaner	x			
Humidifier	x			
Propane Tank	x			
Other Heating Source	x			
2. ROOF		Yes	No	Unknown
Age, if known: <u> </u> Years.				x
Does the roof leak?			x	
Is there present damage to the roof?			x	
Is there more than one layer of shingles on the house?				x
If yes, how many layers?				x
3. WATER HEATER				

Age, if known: 6 Years.		x	
4. FURNACE			
Age, if known: 5 Years.		x	
5. CENTRAL AIR CONDITIONING			
Age, if known: 5 Years.		x	
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		x	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		x	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		x	
Explain:			

<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>			
	Signature of Buyer	Date (mm / dd / yyyy)	
	Signature of Buyer	Date (mm / dd / yyyy)	
<p>The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.</p>			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			x
Are there any foundation problems with the structures?		x	
Are there any encroachments?		x	
Are there any violations of zoning, building codes, or restrictive covenants?		x	
Does the property have a shared driveway with another property?		x	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		x	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		x	

Is this property located within a locally designated historic district under IC 36-7-11?		x	
Is the present use a non-conforming use? Explain:		x	
Is the access to your property via a private road?		x	
Is the access to your property via a public road?	x		
Is the access to your property via an easement?		x	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		x	
Are there any structural problems with the building?		x	
Have any substantial additions or alterations been made without a required building permit?		x	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		x	
Is there any damage due to wind, flood, termites or rodents?		x	
Have any structures been treated for wood destroying insects?	x		
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		x	
Do you currently pay flood insurance?		x	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		x	
Does the property contain underground storage tank(s)?		x	
Is the homeowner a licensed real estate broker?		x	
Is there any threatened or existing litigation regarding the property?		x	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		x	
Is the property located within one (1) mile of an airport?		x	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		x	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Buyer

Date (mm / dd / yyyy)

Signature of Buyer

Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

1 **PROPERTY ADDRESS:** 2227 Ekin Avenue

2 **LEAD WARNING STATEMENT** This version of the Lead Based Paint Disclosure has seller's signatures redacted. Please download and sign the original version, found on the MLS.

4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified 5 that such property may present exposure to lead from lead-based paint that may place young children at risk of 6 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including 7 learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also 8 poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the 9 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession 10 and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based 11 paint hazards is recommended prior to purchase.

12 SELLER'S DISCLOSURE

13 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

14 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) _____ 15
 _____ 16

17 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in 18 the housing.
 19

20 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

21 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards 23 in the housing (list and attach documents below): _____ 24
 _____ 25

26 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the 27 housing.

28 BUYER'S ACKNOWLEDGEMENT (initial)

29 (c.) Buyer has received copies of all information listed above.

30 (d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

31 (e.) Buyer has **(check (i) or (ii) below):**

32 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for 33 the presence of lead-based paint and/or lead-based paint hazards;

34 **OR**

35 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or 36 lead-based paint hazards.

37

38 BROKER'S ACKNOWLEDGMENT (initial)

39 (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 40 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, 41 it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

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43 CERTIFICATION OF ACCURACY

44 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information 45 they have provided is true and accurate.

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47 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which 48 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties 49 agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The 50 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on 51 the parties. The original document shall be promptly delivered, if requested.

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(Property Address)
Page 1 of 2 (Lead-Based Paint – Sales)
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LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

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SIGNATURE DATE SELLER'S SIGNATURE DATE 60
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SIGNATURE DATE SELLER'S SIGNATURE DATE 66
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SELLING BROKER* DATE LISTING BROKER DATE

Benjamin Price

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97 *Only required if the Buyer's Broker receives compensation from the Seller.
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1st floor



2nd floor