



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

Beautifully Renovated  
Historic Home

Located in the Highly  
Sought After  
Clifton Neighborhood

First Floor Primary Suite

VISUAL TOUR  
ONLINE

[213HaldemanAvenue.com](http://213HaldemanAvenue.com)

213 HALDEMAN AVENUE  
LOUISVILLE

For More Details, Text "HOME" to 855.941.4327



### ABOUT THE PROPERTY

Welcome to this beautifully renovated historic home located in the heart of Louisville's highly sought-after Clifton neighborhood. Known for its walkability and vibrant character, you'll be just minutes from the restaurants, coffee shops, boutiques, and nightlife along Frankfort Ave, while offering quick access to Crescent Hill, Butchertown, downtown Louisville, and nearby green spaces like Cherokee Park. This thoughtfully updated home blends historic charm with stylish modern upgrades throughout. Inside, you'll find tall ceilings, abundant natural light, and wide-plank hardwood flooring that flows throughout the main living spaces. The inviting living room features a decorative fireplace with classic millwork and large windows. The modern kitchen showcases white cabinetry, gold hardware, stainless steel appliances, recessed lighting, and a textured tile backsplash. Just off the kitchen is a beautifully finished laundry and utility room. Upstairs, the home offers spacious bedrooms with hardwood floors, a stylish full bath. A bright loft area with skylights provides flexible space perfect for a media room, office, or lounge. Outside, enjoy a fully fenced backyard, private outdoor space for relaxing or entertaining, and a welcoming front porch that complements the home's historic charm. Combining thoughtful renovations, classic architectural details, and an unbeatable Clifton location, 213 Haldeman Avenue offers a rare opportunity to own a beautifully updated Louisville home!



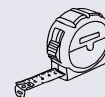
### PROPERTY DETAIL



2 BEDS



2.5 BATHS



1,981  
FINISHED SQ FT



FENCED  
BACKYARD



502.554.9749  
ChooseThePriceGroup.com

240 Whittington Pkwy  
Louisville, KY 40222

# 213 Haldeman Avenue *Special Features*

3 Bedrooms | 2.5 Baths | 1,981 Finished Square Feet

Beautifully Renovated Historic Home

Located in the Highly Sought After Clifton Neighborhood

First Floor Primary Suite

## Entry & Living Room

- Wide-plank hardwood floors welcome you inside and run throughout the home
- A grand white fireplace with a carved mantel surround serves as the focal point of the room
- Soaring ceilings with a stunning brass light fixture add warmth and elegance
- Large front-facing windows fill the room with natural light

## Kitchen

- The kitchen provides an abundance of white cabinetry with gold hardware
- The mosaic tile backsplash pairs beautifully with the countertops
- Stainless-steel appliances - including a French door refrigerator, gas range, dishwasher, and built-in microwave - convey with the property
- A built-in dining nook with wood bench seating is both charming and functional
- Gold lantern pendant lighting illuminates the dining area and kitchen

## Guest Bath

- A bold accent wall makes a confident style statement
- The guest bath features a single vanity with a granite countertop, a framed mirror, and globe hanging and pendant lighting

## Laundry Room

- The laundry room hosts navy cabinetry with marble countertops and subway tile backsplash
- A utility sink provides added functionality
- A built-in hanging rod offers convenient garment care
- An exterior door features a built-in pet door

## Primary Suite & Ensuite Bath

- A black accent wall with flanking wall sconces sets a sophisticated tone
- A wicker dome pendant light adds warmth to the suite
- Large windows flood the room with natural light
- The spacious walk-in closet offers built-in shelving and hanging rods
- The ensuite bath highlights a double vanity with dark wood cabinetry, a quartz countertop, and dual sinks
- Brushed gold faucets and hardware are featured throughout
- Dual wood-framed mirrors are accented by globe sconce lighting
- The walk-in shower features floor-to-ceiling white subway tile with a marble hexagon accent strip

### **Second Floor: Secondary Bedroom & Full Bath**

- The bedroom features neutral colors and wide-plank hardwood floors
- A black iron chandelier adds character to the space and big bright windows
- The room includes a closet and direct access to the full bath
- The full bath showcases a single vanity with a marble countertop, wood-framed mirror, and sconce lighting
- The tub and shower combo features floor-to-ceiling white subway tile
- A frosted window allows natural light while maintaining privacy

### **Second Floor: Room**

- Dual skylights fill the space with natural light
- Recessed lighting is featured throughout
- Accent wallpaper on the end wall adds a polished finishing touch
- Additional bedroom space could also be used as a home office, playroom, or media room

### **Outdoor Living**

- Classic architecture features blue lap siding, fish-scale shingle gable detail, and crisp white trim
- The covered front porch features columns and a lovely glass lantern pendant
- The ornate original front door features carved detailing and a glass panel
- Black-framed windows throughout give the exterior a bold, updated look
- The home is situated on a tree-lined street in one of Louisville's most desirable neighborhoods
- A deep, fully fenced yard features horizontal board privacy fencing
- Mature trees provide a natural canopy throughout the property
- A gravel pathway runs the full length of the yard
- A gated rear entry provides added privacy and convenience
- The generous lot depth offers excellent potential for entertaining, gardening, or play
- This home is located just minutes from the restaurants, parks, coffee shops, boutiques, and nightlife

## Residential - Single Family Residence

**For Current Price  
Call 502.554.9749**



**List Number:** 1711315  
**Address:** 213 Haldeman Ave,  
 Louisville, KY 40206  
**Area:** 03-Clifton/Crescent Hill/St  
 Matthews  
**Total Living Area:** 1,981  
**Basement:** Unfinished  
**Total # Bedrooms:** 5  
**Disclosure:** Yes  
**Basement:** Yes

**Status:** Active  
**Above Grade  
 Finished:** 1,981  
**Total Baths:** 3  
**Sqft - Total Unfin:**  
 995  
**Nonconform SqFt**  
**Fin:** 0  
**Nonconform SqFt**  
**UF:** 0

**County:** Jefferson  
**Subdivision/Condo:**  
 CLIFTON  
**Total Baths:** 3  
**Baths - Full:** 2  
**Baths - 1/2:** 1  
**Age:** 126  
**Year Built:** 1900  
**Stories:** 1



**Directions:** From US Hwy 42 turn on to Haldeman Ave and follow to property (on left).

Welcome to 213 Haldeman Ave, a beautifully renovated historic home located in the heart of Louisville's highly sought-after Clifton neighborhood. Known for its walkability and vibrant character, you'll be just minutes from the restaurants, coffee shops, boutiques, and nightlife along Frankfort Ave, while offering quick access to Crescent Hill, Butchertown, downtown Louisville, and nearby green spaces like Cherokee Park. This thoughtfully updated home blends historic charm with stylish modern upgrades throughout. Inside, you'll find tall ceilings, abundant natural light, and wide-plank hardwood flooring that flows throughout the main living spaces. The inviting living room features a decorative fireplace with classic millwork and large windows that fill the space with light. The spacious

Room Name	Level	Width	Length	Remarks
Living Room	First			
Kitchen	First			
Primary Bedroom	First			
Primary Bathroom	First			
Half Bathroom	First			
Laundry	First			
Bedroom	Second			
Full Bathroom	Second			
Bedroom	Second			

	(Fin)	(UF)
AG	1,981	0
BG	0	995
NC	0	0
Total	1,981	995
SgFtSrc:	Other	

**Architectural Style:** Bungalow  
**Basement:** Unfinished  
**Construction:** Wood Frame; Vinyl Siding  
**Cooling:** Central Air  
**Foundation:** Poured Concrete  
**Heating:** Forced Air  
**Garage/Parking:** On Street  
**Garage:** No  
**Patio and Porch Features:** Porch  
**Roof:** Shingle  
**Sewer:** Public Sewer  
**Utilities:** Electricity Connected  
**Water Source:** Public  
**M Struct Flood Plain:** No

**Total # of Rooms:** 5    **First Floor PBR:** Yes    **First Floor Laundry:** Yes    **Laundry Level:** 1st    **# Closets** Level 1: 2 Level 2: 2    **# Fireplaces** Level 1: 1

**Lot SF:** 6,534    **Lot SF Source:** PVA    **Acres:** 0.15    **Sold As-Is:** No  
**HOA Y/N:** No    \$0    **Monthly Maintenance \$:**

**Condo Features:**

**Farm Features:**

**Deed Bk:** 11856    **Pg #:** 354    **Block:** 069C    **Lot:** 0023    **Sub-Lot:** 0000

living area offers plenty of room for entertaining and flows seamlessly into the fully renovated kitchen. The modern kitchen showcases white cabinetry, gold hardware, stainless steel appliances, recessed lighting, and a textured tile backsplash, creating a clean, modern, and sophisticated space for cooking and gathering. Just off the kitchen is a beautifully finished laundry and utility room with custom cabinetry, marble-style countertops, a deep utility sink, and additional storage. Upstairs, the home offers spacious bedrooms with hardwood floors, a stylish full bath with subway tile and patterned flooring, and a dual vanity and sleek glass-enclosed shower. A bright loft area with skylights provides flexible space perfect for a media room, office, or lounge. Outside, enjoy a fully fenced backyard, private outdoor space for relaxing or entertaining, and a welcoming front porch that complements the home's historic charm. Combining thoughtful renovations, classic architectural details, and an unbeatable Clifton location, 213 Haldeman Avenue offers a rare opportunity to own a beautifully updated Louisville home so don't miss your opportunity, call the list agent today for more information or to schedule a private viewing.

Welcome Home!



Beautifully renovated historic home

Front of Home



Located in the highly sought after Clifton neighborhood

Front of Home



Classic architecture features blue lap siding, fish-scale shingle gable detail, and crisp white trim

Front Porch



The ornate original front door features carved detailing and a glass panel

Living Room



Wide-plank hardwood floors welcome you inside and run throughout the home

**Living Room**



A grand white fireplace with a carved mantel surround serves as the focal point of the room

**Living Room**



Soaring ceilings with a stunning brass light fixture add warmth and elegance

**Guest Bath**



The guest bath features a single vanity with a granite countertop, a framed mirror, and globe hanging and pendant lighting

**Kitchen**



The kitchen provides an abundance of white cabinetry with gold hardware

**Kitchen**



The mosaic tile backsplash pairs beautifully with the countertops

**Kitchen**



A built-in dining nook with wood bench seating is both charming and functional

**Kitchen**



Gold lantern pendant lighting illuminates the dining area and kitchen

**Kitchen**



Stainless-steel appliances - including a French door refrigerator, gas range, dishwasher, and built-in microwave - convey with the property

**Stairs**



The stairway is located near the primary suite

**Primary Suite**



A black accent wall with flanking wall sconces sets a sophisticated tone

**Primary Suite**



The spacious walk-in closet offers built-in shelving and hanging rods

**Primary Suite**



A wicker dome pendant light adds warmth to the suite

**Primary Ensuite Bath**



The ensuite bath highlights a double vanity with dark wood cabinetry, a quartz countertop, dual sinks, and a gorgeous walk-in shower

**Laundry Room**



The laundry room hosts navy cabinetry with marble countertops and subway tile backsplash

**Laundry Room**



A utility sink provides added functionality

**Second Floor**



The second floor is home to 2 additional rooms and a full bath

**Second Floor: Full Bath**



The full bath showcases a single vanity with a marble countertop, wood-framed mirror, and sconce lighting

**Second Floor: Full Bath**



A frosted window allows natural light while maintaining privacy

**Second Floor: Full Bath**



The tub and shower combo features floor-to-ceiling white subway tile

**Second Floor: Secondary Bedroom**



The bedroom features neutral colors and wide-plank hardwood floors

**Second Floor: Secondary Bedroom**



A black iron chandelier adds character to the space and big bright windows

**Second Floor: Room**



Dual skylights fill the space with natural light

**Second Floor: Room**



Additional bedroom space could also be used as a home office, playroom, or media room

**Front Porch**



The covered front porch features columns and a lovely glass lantern pendant

**Front Porch**



Black-framed windows throughout give the exterior a bold, updated look

**Backyard**



The home is situated on a tree-lined street in one of Louisville's most desirable neighborhoods

**Backyard**



A deep, fully fenced yard features horizontal board privacy fencing

**Backyard**



Mature trees provide a natural canopy throughout the property

**Backyard**



A gated rear entry provides added privacy and convenience

**Backyard**



A gravel pathway runs the full length of the yard

**Backyard**



The generous lot depth offers excellent potential for entertaining, gardening, or play

**Backyard**



This home is located just minutes from the restaurants, parks, coffee shops, boutiques, and nightlife

# 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  
 213 Haldeman Ave

City Louisville	State KY	Zip 40206
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**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. July 2019				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? Individual				
<b>Explain:</b>				
d. Has the house been used as a rental? If yes, length of time rented?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
<b>Explain:</b> Lived in the house from July 2019-Feb 2023, rented to 1 person from March 2023-Jan 26				

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

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

PROPERTY ADDRESS: 213 Haldeman Ave Louisville KY 40206

2. HOUSE SYSTEMS		N/A	YES	NO	UN-KNOWN
Whether or not they have been corrected, state whether there have been problems affecting:					
a. Plumbing		<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:					

3. BUILDING STRUCTURE		N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:					
1) The foundation or slab		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) Has the basement ever leaked?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If so, when did the basement last leak?					
3) Have you ever had any repairs done to the basement?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?					
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)					
<b>Explain:</b>					
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: New in 2019					
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?					
e. Have you ever had any repairs done to the roof?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

PROPERTY ADDRESS: 213 Haldeman Ave Louisville KY 40206

f. Have you ever had the roof replaced?

If so, when? 2020 (small replacement above master bedroom corner)

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?

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: 2020  
(replaced the corner of the roof over the master bedroom, no problems since

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

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Explain:</b>				

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

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

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

PROPERTY ADDRESS: 213 Halldeman Ave Louisville KY 40206

Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN-KNOWN
a. Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Explain:</b>				
10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	UN-KNOWN
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the annual or monthly assessment?				
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Explain:</b>				
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 <a href="http://chfs.ky.gov">chfs.ky.gov</a> and search "radon."				
e. 1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) If yes, is it functioning properly?				
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?				
<b>Explain:</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

PROPERTY ADDRESS: 213 Haldeman Ave Louisville KY 40206

- 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:**

- 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:** 2 dogs from Jan 2019-feb 2023, none since feb 2023
- h. Is this house in a historic district or listed on any registry of historic places?

**13. ADDITIONAL INFORMATION** N/A YES NO UN-KNOWN

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

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

**14. SELLER(S) CERTIFICATION (CHOOSE ONE)**

As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

This version of the Sellers Disclosure has seller's signatures redacted.  
Please download and sign the original 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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\_\_\_\_\_  
Seller Initials

\_\_\_\_\_  
Date/Time

\_\_\_\_\_  
Buyer Initials

\_\_\_\_\_  
Date/Time

\_\_\_\_\_  
Buyer Initials

\_\_\_\_\_  
Date/Time



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



(Seller) and (Buyer)

for Property at 213 Haldeman Ave Louisville KY 40206

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

Sellers Disclosure (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below)
Known lead-based paint and/or lead-based paint hazards are present in the housing: (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (b) Records and Reports available to the seller (check one below):
Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint in the housing.

Buyer's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
(d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
(e) Purchaser has (check one below):
Received a 10-day opportunity (or mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Broker Agent has advised Seller of Seller's obligation under the law to complete this form and Seller has refused to do so.

Seller Date / / Buyer Date / /

Certification of Accuracy

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

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

Seller Date / / Buyer Date / /

Agent Date / / Agent Date / /

