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25-Acre Hilltop Estate in Glendale, Kentucky

Authentic Log Construction with Vaulted Ceilings & Exposed Beams

Unmatched Outdoor Living with Side and Rear Porches plus Stunning Views

VISUAL TOUR
ONLINE

771MudSplashRoad.com

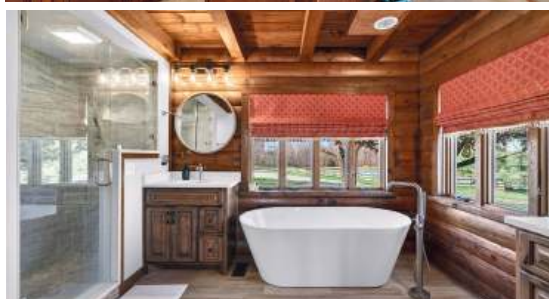
771 MUD SPLASH ROAD GLENDALE

For More Details, Text "HOME" to 855.941.4327



ABOUT THE PROPERTY

What if "getting away" didn't require packing a bag? At 771 Mud Splash Road, everyday life feels more like a retreat. Set atop 25 rolling acres, this private estate offers the peace, quiet, and natural beauty most people only experience on vacation. As you wind up the long gravel drive past board fencing and open pasture, there's a noticeable shift. The noise fades. The pace slows. And as the home comes into view, it's clear this property was designed to live in harmony with its surroundings. Inside, authentic log construction, soaring vaulted ceilings, and exposed beams create a space that feels both elevated and deeply grounded. The great room anchors the home with a floor-to-ceiling wood-burning fireplace and a dramatic wall of windows framing the Kentucky landscape. The kitchen features custom cabinetry, a center island, double ovens, and thoughtful details that make everyday living feel effortless. Just beyond, the dining area opens to a covered porch with its own fireplace, a space you'll find yourself using in every season. The main-level primary suite offers privacy, comfort, and direct porch access. The ensuite bath is designed for slowing down, with dual vanities, a soaking tub set between windows, and a walk-in shower. Upstairs, a loft connects two additional bedrooms and a full bath. The walkout lower level adds a family room, two bedrooms, and a full bath. And then there's the land. Twenty-five acres of Kentucky countryside with a pond and dock, fenced pasture, and multiple outbuildings. Connected decks and a lower level patio offer plenty of places to settle in as the sun sets across the property. When home feels like this, you don't need a vacation. You're already there.



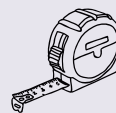
PROPERTY DETAIL



5
BEDS



3.5
BATHS



4,102
FINISHED SQ FT



2-CAR
GARAGE



25
ACRES

KW COLLECTIVE
KELLERWILLIAMS

502.554.9749
ChooseThePriceGroup.com

240 Whittington Pkwy
Louisville, KY 40222

771 Mud Splash Road *Special Features*

5 Bedrooms | 3.5 Baths | 4,102 Finished Square Feet | 2-Car Garage

25-Acre Hilltop Estate in Glendale, Kentucky

Authentic Log Construction with Vaulted Ceilings & Exposed Beams

Unmatched Outdoor Living with Side and Rear Porches plus Stunning Views

Foyer

- Stately double front doors are flanked by sidelights, setting a grand tone from the moment you arrive
- Authentic log walls carry the craftsmanship of the home's character right from the entry
- Decorative beamed ceiling overhead adds architectural warmth that flows naturally through the space
- Rich tile flooring grounds the foyer and holds up beautifully to everyday use
- Wall sconce lighting casts a warm, welcoming glow throughout the entry
- A log staircase serves as a striking focal point as the space opens toward the main living areas

Powder Room

- The home's half bath is conveniently positioned just off the foyer for effortless guest access
- The updated vanity brings a refined finish to the space
- An ornate framed mirror with sconce lighting adds a polished touch to the powder room

Dining Room

- Hardwood flooring transitions seamlessly from the foyer into the dining room, creating a cohesive flow
- Exposed beam ceiling carries through from the entry, tying the spaces together
- An updated decorative chandelier anchors the room and adds a layer of character
- Generous windows offer spectacular views of the surrounding land - bathing the room in natural light
- An atrium door opens to the wraparound side porch, which features a fireplace, ceiling fan, and sweeping views of the property

Kitchen

- Rich, upgraded cabinetry runs throughout the kitchen, with select cabinets extending to the ceiling
- A center island offers generous prep space and includes cabinetry below, with a breakfast bar that comfortably seats three to four people
- A striking pendant fixture hangs above the island, feeling right at home beneath the beamed ceiling
- Black appliances are thoughtfully integrated throughout, with the refrigerator fully encased in custom cabinetry for a built-in look
- A smooth-top cooktop sits beneath a custom wood range hood, paired alongside a built-in double wall oven
- Triple windows above the sink frame a peaceful view of the surrounding landscape
- A built-in plate display rack is tucked into the upper cabinetry, adding a charming detail
- Dedicated pantry space and open display shelving make this kitchen as functional as it is good-looking
- Tile flooring runs underfoot - practical and easy to maintain

Laundry Room

- A utility sink with cabinetry below, large windows, and a decorative overhead fixture give this laundry room a finished, intentional feel
- Conveniently located on the main level with direct access to the garage, this space is a natural drop zone for the whole household
- A spacious coat closet is tucked right off the laundry room

Family Room

- A soaring vaulted ceiling with exposed wood beams stretches the full height of the room, making a grand impression
- Dual ceiling fans with lighting are paired with recessed spotlights between the beams for illumination
- An entire wall of windows stacks from the atrium doors all the way up to the roofline, pulling the open Kentucky landscape directly into the room
- The atrium door opens directly onto the back deck, making indoor-outdoor living effortless
- A floor-to-ceiling wood-burning fireplace with a log mantle and stone hearth serves as the focal point, and feels entirely at home in this setting
- Hardwood flooring runs throughout - warm and consistent
- The log railing of the second-floor loft overlooks the living room below, adding vertical depth
- Authentic log walls wrap the space on every side, reinforcing the craftsmanship and character that define this home from top to bottom

Primary Suite

- A true retreat - the main-level primary bedroom is generously sized with hardwood floors and authentic log walls that carry the home's character right into the suite
- The beam ceiling continues overhead, with the vault rising above the bed before stepping down toward the ensuite, giving the room a layered ceiling line
- Upgraded faux wood blinds offer privacy without sacrificing the warmth of the natural light
- Atrium doors provide direct access to the wraparound porch from the primary suite
- The large walk-in closet boasts built-in organizational systems lining every wall

Ensuite Primary Bath

- Two separate vanities with solid surface countertops and upgraded cabinetry provide two dedicated spaces
- A pair of round mirrors sit above the vanities, each framed by its own set of pendant sconce lighting
- A freestanding soaking tub sits squarely between two windows overlooking the peaceful landscape
- The walk-in shower features full tile surround with built-in niche shelving
- Tile flooring with a wood-look finish ties the space together while staying practical

Upper Level: Loft/Office

- The carpeted loft landing opens to the family room below, offering a bird's eye view of the fireplace, the wall of windows, and every inch of that remarkable vaulted ceiling
- A ceiling fan keeps the space comfortable, and the log railing running along the overlook gives the entire level a cohesive, crafted feel
- The loft serves as a natural connecting space between the two additional bedrooms and shared bath, with plenty of room to use as an office or flex space

Upper Level: Two Additional Bedrooms

- Both bedrooms are generously sized with vaulted wood beam ceilings and carpet underfoot, giving each room its own cozy, tucked-in character
- Multiple windows in each room pull in natural light, and the authentic log walls carry the home's personality all the way to the top floor
- Ceiling fans with integrated lighting are featured in both rooms
- Both rooms provide plenty of closet space, with bedroom 2 offering two true closets, while bedroom 3 includes one closet plus a separate mechanical closet

Upper Level: Full Bath

- A large arched transom window sits above the soaking tub, making it the natural focal point of the room
- Two separate vanities flank the tub on either side, each with its own mirror and sconce lighting for a balanced, finished look
- Tile flooring, a tile-surround shower, and a vaulted ceiling round out the shared bath

Walk-Out Lower Level: Full Bath

- A spacious vanity with a marble-look countertop, dark cabinetry, and a gold-framed mirror gives this bath an elevated feel
- Tiled flooring and a corner shower complete the full bath that comfortably serves the entire lower level

Walk-Out Lower Level: Family Room

- This walkout lower level highlights an atrium door and a bank of rear windows overlooking the back patio and the gorgeous outdoor space beyond
- Recessed lighting and a smooth finish ceiling give the family room a clean, well-finished look
- Exposed wood beam accents carry a subtle nod to the craftsmanship found throughout the upper levels
- Tile flooring runs throughout - durable and easy to maintain
- The layout comfortably holds multiple seating areas and flows directly out to the lower-level patio through the atrium door

Walk-Out Lower Level: Two Additional Bedrooms

- Both bedrooms are true conforming rooms with full egress windows that bring in natural light
- The 4th bedroom features carpet and tall ceilings with a clean, neutral finish that works equally well for guests or a dedicated home office
- The 5th bedroom is exceptionally spacious with LVP flooring and large windows, and includes access to a secondary storage room lined with built-in shelving

Outdoor Living

- Situated on 25 acres of rolling Kentucky land, this property delivers the space, privacy, and scenery that most people only dream about
- The home sits elevated on a gentle hill at the end of a long, winding gravel driveway
- A grand covered front porch with a vaulted log framing ceiling welcomes you at the entry and sets the tone
- The wraparound porch connects both sides and the rear of the home, giving you multiple distinct spaces to settle into
- The covered side porch off the dining room features a wood-burning outdoor fireplace with a wood mantle and a ceiling fan, enabling it to be a three-season space you'll love using
- The expansive back deck runs the full width of the home and looks out over open Kentucky land
- A covered side porch off the primary bedroom offers its own private retreat, with a wood-plank ceiling and ceiling fan for warm evenings
- The lower-level covered patio is complete with a porch swing and direct walkout access from the family room below
- The attached two-car garage sits on the main level with direct access from the laundry room, and includes built-in shelving, attic access, and windows for natural light
- A pond with a dock sits below the house, visible from the back deck
- Multiple outbuildings include two animal shelters and a shed - all set within fenced pasture areas ready for horses or livestock
- The property offers a rare combination of true rural character and wide open views while still sitting within easy reach of Glendale and surrounding amenities
- The majority of the property is fenced with horseboard fencing
- The property is a natural haven for wildlife - with deer, hawks, geese, turtles, hummingbirds, and butterflies making regular appearances throughout the seasons
- A dedicated dog house sits just outside the home, a thoughtful touch for any four-legged members of the family

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1711770
Address: 771 Mud Splash Rd, Glendale, KY 42740
Area: 16-Hardin County
Total Living Area: 4,102
Basement: Walkout Finished
Total # Bedrooms: 5
Disclosure: Yes
Basement: Yes

Status: Active
School District: Hardin
Above Grade
Finished: 2,518
Total Baths: 4
Sqft - Total Unfin: 0
Nonconform SqFt
Fin: 0
Nonconform SqFt
UF: 0

County: Hardin
Subdivision/Condo: SUNSET
Total Baths: 4
Baths - Full: 3
Baths - 1/2: 1
Age: 23
Year Built: 2003
Stories: 2



Directions: From S Dixie Hwy, turn right onto W Rhudes Creek Rd. Turn left onto Overall Phillips Rd. Turn right into the drive. Home is 0.4 miles back, on the left.

What if "getting away" didn't require packing a bag? At 771 Mud Splash Road, everyday life feels more like a retreat. Set atop 25 rolling acres in Glendale, this private estate offers the kind of peace, quiet, and natural beauty most people only experience on vacation, yet here, it's simply home. As you wind up the long gravel drive, past horse board fencing and open pasture, there's a noticeable shift. The noise fades. The pace slows. And as the home comes into view, it's clear... this property was designed to live in harmony with its surroundings. Inside, the scale and craftsmanship make an immediate impression. Authentic log construction, soaring vaulted ceilings, and exposed beams create a space that feels both elevated and deeply grounded. The great room anchors the home, with a

Room Name	Level	Width	Length	Remarks	(Fin)	(UF)	Architectural Style:	Other	
Foyer	First	10.34	9.6	Stately double front doors are flanked by sidelights, setting a grand tone from the moment you arrive	AG	2,518	0	Basement:	Walkout Finished
Half Bathroom	First	4	8.6	The updated vanity brings a refined finish to the space	BG	1,584	0	Construction:	Log
Great Room	First	23	17.5	An entire wall of windows stacks from the atrium doors all the way up to the roofline, pulling the open Kentucky landscape directly into the room	NC	0	0	Cooling:	Central Air
Primary Bedroom	First	15.6	14	A true retreat - the main-level primary bedroom is generously sized with hardwood floors and authentic log walls that carry the home's character right into the suite	Total	4,102	0	Foundation:	Poured Concrete
Primary Bathroom	First	13.3	8.67	A freestanding soaking tub sits squarely between two windows overlooking the peaceful landscape	SgFtSrc:	List Agent		Fencing:	Farm
Kitchen	First	17.6	12	A center island offers generous prep space and includes cabinetry below, with a breakfast bar that comfortably seats three to four people				Heating:	Electric; Forced Air; Heat Pump
Dining Area	First	12	10.5	An atrium door opens to the wraparound side porch, which features a fireplace, ceiling fan, and sweeping views of the property				Lot Description:	Pond on Lot
Bedroom	Second	12	17.25	Both bedrooms are generously sized with vaulted wood beam ceilings and carpet underfoot, giving each room its own cozy, tucked-in character				Garage/Parking:	Attached; Entry Side
Bedroom	Second	12	17.25	Multiple windows in each room pull in natural light, and the authentic log walls carry the home's personality all the way to the top floor				Garage:	Yes
Full Bathroom	Second	11	9	A large arched transom window sits above the soaking tub, making it the natural focal point of the room				Garage Spaces:	2
Bedroom	Basement	12.85	12.75	Both bedrooms are true conforming rooms with full egress windows that bring in natural light				Other Structures:	Outbuilding
Family Room	Basement	21.25	17.25	This walkout lower level highlights an atrium door and a bank of rear windows overlooking the back patio and the gorgeous outdoor space beyond				Patio and Porch Features:	Deck; Porch
Full Bathroom	Basement	9.75	8	A spacious vanity with a marble-look countertop, dark cabinetry, and a gold-framed mirror gives this bath an elevated feel				Roof:	Shingle
Bedroom	Basement	17.75	12	Both bedrooms are true conforming rooms with full egress windows that bring in natural light				Sewer:	Septic Tank
								Utilities:	Electricity Connected
								Waterfront Features:	Creek
								Water Source:	Public
								M Struct Flood Plain:	No

Total # of Rooms: 10 **First Floor PBR:** Yes **First Floor Laundry:** Yes **Laundry Level:** 1st **# Closets:** Level 1: 2 Level 2: 2 **Basement:** # **Fireplaces:** Level 1: 1

Lot SF Source: PVA	Acres: 25	Sold As-Is: No
HOA Y/N: No	Monthly Maintenance \$:	
Condo Features:		
Farm Features:		
Deed Bk: 1576	Pg #: 1035	Block: 0000
	Lot: 9	Sub-Lot: 0000

floor-to-ceiling wood-burning fireplace and a dramatic wall of windows that frame the Kentucky landscape like a living piece of art. The kitchen is as functional as it is inviting, featuring custom cabinetry, a generous center island, double ovens, and thoughtful details that make both everyday living and hosting feel effortless. Just beyond, the dining area opens to a covered porch with its own fireplace, creating a seamless transition to outdoor living and a space you'll find yourself using in every season. The main-level primary suite is a true retreat, offering privacy, comfort, and direct access to the side porch. The ensuite bath is designed for slowing down, with dual vanities, a soaking tub set between windows, and a walk-in shower that blends style with simplicity. Upstairs, a loft overlooks the living space below, connecting two additional bedrooms and a full bath- each filled with natural light and the continued warmth of wood and vaulted lines. The walkout lower level expands the home's flexibility with a spacious family room, two additional bedrooms, and a full bath which is ideal for guests, extended stays, or creating separate living spaces. And then there's the land. Twenty-five acres of Kentucky countryside, complete with a creek, pond and dock, fenced pasture, and multiple outbuildings including two animal shelters and a shed. The connected side and rear decks and expansive lower level patio offer multiple places to settle in for morning coffee, afternoon quiet, and evenings that stretch just a little longer as the sun sets across the property. This is a home that invites you to slow down. To breathe deeper. To trade noise for stillness, and busy for intentional. Because the truth is, when home feels like this, you don't need a vacation. You're already there.

Welcome Home!



25-acre estate in Glendale, Kentucky

Entrance to Property



The home sits elevated on a gentle hill at the end of a long, winding gravel driveway

Expansive Scenery



The property offers a rare combination of true rural character and wide open views

25 Acres



Situated on 25 acres of rolling Kentucky land, this property delivers the space, privacy, and scenery that most people only dream about

Breathtaking Views



Lush, rolling acreage stretches in every direction, offering endless possibilities for outdoor living, recreation, and agricultural use

Serene Surroundings



Sweeping aerial views reveal the true scale and beauty of this remarkable property, where open land meets natural surroundings

Your Own Private Retreat



Expansive fenced pastures offer a ready-made setting for horses, livestock, or simply the freedom of wide open space

Natural Beauty



The property's generous acreage provides a rare sense of privacy and seclusion, all while remaining conveniently accessible

Nature All Around



A bird's-eye view showcases the property's impressive footprint, where manicured grounds give way to open pasture and endless sky

Serene Pond



A tranquil pond anchors the landscape, offering a peaceful focal point and a serene backdrop that elevates the entire property

A Nature Lover's Dream



The shimmering pond adds a rare and coveted element to this stunning property, perfectly framed by the surrounding natural landscape

Aerial View: Front of Home



From above, the home's striking curb appeal and beautifully landscaped front grounds make a commanding first impression that sets the tone for everything within

Aerial View: Rear of Home



The rear aerial reveals a seamless blend of outdoor living space, lush grounds, and sweeping acreage beyond

Front Porch



A grand covered front porch with a vaulted log framing ceiling welcomes you at the entry and sets the tone

Foyer



Stately double front doors are flanked by sidelights, setting a grand tone from the moment you arrive

Foyer



Authentic log walls carry the craftsmanship of the home's character right from the entry

Foyer/Living Room



A log staircase serves as a striking focal point as the space opens toward the main living areas

Family Room



The atrium door opens directly onto the back deck, making indoor-outdoor living effortless

Family Room



A floor-to-ceiling wood-burning fireplace with a log mantle and stone hearth serves as the focal point, and feels entirely at home in this setting

Family Room



Authentic log walls wrap the space on every side, reinforcing the craftsmanship and character that define this home from top to bottom

Family Room



Hardwood flooring runs throughout - warm and consistent

Family Room



An entire wall of windows stacks from the atrium doors all the way up to the roofline, pulling the open Kentucky landscape directly into the room

Family Room



The log railing of the second-floor loft overlooks the living room below, adding vertical depth

Powder Room



Conveniently positioned just off the foyer, this powder room features an updated vanity, ornate framed mirror, and sconce lighting for a polished, guest-ready finish

Dining Room



Hardwood flooring transitions seamlessly from the foyer into the dining room, creating a cohesive flow

Dining Room



An updated decorative chandelier anchors the room and adds a layer of character

Kitchen



A center island offers generous prep space and includes cabinetry below, with a breakfast bar that comfortably seats three to four people

Kitchen



Rich, upgraded cabinetry runs throughout the kitchen, with select cabinets extending to the ceiling

Kitchen



A striking pendant fixture hangs above the island, feeling right at home beneath the beamed ceiling

Kitchen



A smooth-top cooktop sits beneath a custom wood range hood, paired alongside a built-in double wall oven

Kitchen



Black appliances are thoughtfully integrated throughout, with the refrigerator fully encased in custom cabinetry for a built-in look

Kitchen



Triple windows above the sink frame a peaceful view of the surrounding landscape

Primary Suite



A true retreat - the main-level primary bedroom is generously sized with hardwood floors and authentic log walls that carry the home's character right into the suite

Primary Suite



Upgraded faux wood blinds offer privacy without sacrificing the warmth of the natural light

Primary Suite



The beam ceiling continues overhead, with the vault rising above the bed before stepping down toward the ensuite, giving the room a layered ceiling line

Primary Walk-In Closet



The large walk-in closet boasts built-in organizational systems lining every wall

Primary Ensuite Bath



Two separate vanities with solid surface countertops and upgraded cabinetry provide two dedicated spaces

Primary Ensuite Bath



The walk-in shower features full tile surround with built-in niche shelving

Primary Ensuite Bath



A freestanding soaking tub sits squarely between two windows overlooking the peaceful landscape

Laundry Room



This main-level laundry room features a utility sink, cabinetry, large windows, and a decorative fixture, with garage access and a nearby coat closet

Upper Level: View from Loft/Office



The carpeted loft landing opens to the family room below, offering a bird's eye view of the fireplace, the wall of windows, and every inch of that remarkable vaulted ceiling

Upper Level: Loft/Office



A ceiling fan keeps the space comfortable, and the log railing running along the overlook gives the entire level a cohesive, crafted feel

Upper Level: Loft/Office



The loft serves as a natural connecting space between the two additional bedrooms and shared bath, with plenty of room to use as an office or flex space

Upper Level: Second Bedroom



Both bedrooms are generously sized with vaulted wood beam ceilings and carpet underfoot, giving each room its own cozy, tucked-in character

Upper Level: Second Bedroom



Ceiling fans with integrated lighting are featured in both rooms

Upper Level: Full Bath



A large arched transom window sits above the soaking tub, making it the natural focal point of the room

Upper Level: Full Bath



Two separate vanities flank the tub on either side, each with its own mirror and sconce lighting for a balanced, finished look

Upper Level: Full Bath



Tile flooring, a tile-surround shower, and a vaulted ceiling round out the shared bath

Upper Level: Third Bedroom



Multiple windows in each room pull in natural light, and the authentic log walls carry the home's personality all the way to the top floor

Upper Level: Third Bedroom



Both rooms provide plenty of closet space, with bedroom 2 offering two true closets, while bedroom 3 includes one closet plus a separate mechanical closet

Lower Level: Family Room



This walkout lower level highlights an atrium door and a bank of rear windows overlooking the back patio and the gorgeous outdoor space beyond

Lower Level: Family Room



Recessed lighting and a smooth finish ceiling give the family room a clean, well-finished look

Lower Level: Family Room



Exposed wood beam accents carry a subtle nod to the craftsmanship found throughout the upper levels

Lower Level: Family Room



The layout comfortably holds multiple seating areas and flows directly out to the lower-level patio through the atrium door

Lower Level: Fourth Bedroom



The 4th bedroom features carpet and tall ceilings with a clean, neutral finish that works equally well for guests or a dedicated home office

Lower Level: Fifth Bedroom



The 5th bedroom is exceptionally spacious with LVP flooring and large windows, and includes access to a secondary storage room lined with built-in shelving

Lower Level: Fifth Bedroom



Both bedrooms are true conforming rooms with full egress windows that bring in natural light

Lower Level: Full Bath



This lower-level full bath features dark cabinetry, a marble-look countertop, gold-framed mirror, tiled flooring, and a corner shower

Lower Level: Patio



A porch swing sets the tone for relaxed outdoor living

Lower Level: Patio



The lower-level covered patio offers direct walkout access from the family room below

Wraparound Porch off Dining Room



An atrium door in the dining room opens to the wraparound side porch, which features a fireplace, ceiling fan, and sweeping views of the property

Wraparound Porch



The wraparound porch connects both sides and the rear of the home, giving you multiple distinct spaces to settle into

Wraparound Porch



The expansive back deck runs the full width of the home and looks out over open Kentucky land

Wraparound Porch off Primary Suite



Atrium doors provide direct access to the wraparound porch from the primary suite

First Animal Shelter



Multiple outbuildings dot the property, adding versatility and function

First Animal Shelter



Two animal shelters are well-positioned within the fenced pasture areas

Second Animal Shelter



Fully fenced pastures are ready for horses or livestock

Farm Life Awaits



The property offers a rare combination of true rural character and wide open views

Rural Charm



The majority of the property is fenced with horseboard fencing

Ready for Livestock



The property is a natural haven for wildlife

Homestead Ready



Deer, hawks, geese, turtles, hummingbirds, and butterflies make regular appearances throughout the seasons

Peaceful Pond



A pond with a dock sits below the house, visible from the back deck

Side of Home



Authentic log construction with vaulted ceilings & exposed beams

Rear of Home



This property delivers the space, privacy, and scenery that most people only dream about

Simply Stunning



The attached two-car garage sits on the main level with direct access from the laundry room, and includes built-in shelving, attic access, and windows for natural light

Beauty in Every Direction



Unmatched outdoor living

The Great Outdoors



A dedicated dog house sits just outside the home, a thoughtful touch for any four-legged members of the family

Wide Open Spaces



Situated on 25 acres of rolling Kentucky land

All of This Could Be Yours



A rare opportunity to own something truly special. Call the list agent today!

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

771 Mud Splash Rd

City

Glendale

State

Ky

Zip

42740

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: <u>15 mo.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house. <u>11/2024</u>				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? <u>individual</u>				
Explain:				
d. Has the house been used as a rental? If yes, length of time rented?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

Seller Initials

Date/Time

Buyer Initials

Date/Time

Buyer Initials

Date/Time

* PROPERTY ADDRESS:

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO	UN-KNOWN
a. Plumbing		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	Previous owners had fire on roof - repaired.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	age of system: 2024/	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system: 2024/	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Previous owners replaced upstairs HVAC - BOTH HVAC Work great. No issues.

3. BUILDING STRUCTURE

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO	UN-KNOWN
a. 1) The foundation or slab		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.)					
Explain:					
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?	Previous owners sealed Siding due to Cabin -				
3) Is there a warranty?	No				

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

Possible carpenter bees? But I have exterminator. No issues

4. ROOF

		N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? Age of the roof if known:	Maybe 20				
b. Has the roof leaked at any time since you have owned or lived at the property?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has the roof leaked at any time before you owned or lived at the property?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. When was the last time the roof leaked?					
e. Have you ever had any repairs done to the roof?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller Initials _____ Date/Time _____

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

PROPERTY ADDRESS:

- 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?

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

Had nail pops - or nails on roof sealed - looked funny to me so I had a roofing company come out - they said nothing was wrong

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 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?
 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:

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Are you in possession of a copy of any survey of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Are the boundaries marked in any way?
Explain: <i>fence</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Do you know the boundaries?
Explain: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Are there any encroachments or unrecorded easements relating to the property?
Explain: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

7. WATER

- | | N/A | YES | NO | UN-
KNOWN |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Source of water supply: <i>City</i> | | | | |
| 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.
Explain: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 checked="" type="checkbox"/> | <input 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 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): <i>11/2024</i> | | | | |
| Date last cleaned (septic): <i>11/2024</i> | | | | |
| c. Are you aware of any problems with the sewer system? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Buyer Initials _____ Date/Time _____

Seller Initials _____

Date/Time _____

Buyer Initials _____

Date/Time _____

PROPERTY ADDRESS.

Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING

- | | N/A | YES | NO | UN-
KNOWN |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Have there been any additions, structural modifications, or other alterations made? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. If so, were all necessary permits and government approvals obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Explain:

10. HOMEOWNERS ASSOCIATION (HOA)

- | | N/A | YES | NO | UN-
KNOWN |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 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 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 type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| e. Are there any pet or rental restrictions? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 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 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 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 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 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 type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 2) If yes, is it functioning properly? | <input 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 type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 2) If no, has the property been professionally decontaminated from methamphetamine contamination? | <input 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 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 type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|

PROPERTY ADDRESS:

c	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d	Are there any transferable warranties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:					
e	Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: Fire in Chimney - roof - Shingles - repaired.					
f	Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g	Has this house ever had pets living in it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: My Cat - Previous owner dog					
h	Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. ADDITIONAL INFORMATION

Do you know anything else about the property that that should be disclosed to the Buyer? N/A YES NO OTHER

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

Creek on property
Gravel Drive 1/4 mile long
Quiet area
Deck is wrap around - cannot access from ground

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).

Seller Signature	Date	Seller Signature	Date
------------------	------	------------------	------

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

UTILITY PROVIDERS AND 12 MONTH HISTORY

Trash Pick Up Company: _____

Days of Week for Trash Pick Up: Monday

Recycling Pick Up Company: _____

Days of Week for Recycling Pick Up: _____

Cable Provider: _____

Internet Provider: _____

Phone Provider: _____

Water Company: Hardin county district utility

Sewer or Septic? septic

Gas/Electric Company: Nolin Rural Electric Company Kentucky

If all electric, is gas available? _____

If you have a fireplace, is it gas or wood burning? wood fireplace

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. 12/25	\$	\$ 361.31	\$ 22.18
2. 01/26	\$	\$ 518.34	\$ 22.18
3. 2/26	\$	\$ 386.80	\$ 22.18
4. 3/26	\$	\$ 219.36	\$ 36.78
5. 4/25	\$	\$ 133.55	\$ 22.18
6. 5/25	\$	\$ 105.32	\$ 22.18
7. 6/25	\$	\$ 112.50	\$ 22.28
8. 7/25	\$	\$ 174.69	\$ 22.28
9. 8/25	\$	\$ 158.10	\$ 22.28
10. 9/25	\$	\$ 98.47	\$ 22.28
11. 10/25	\$	\$ 133.13	\$ 22.28
12. 11/25	\$	\$ 203.45	\$ 22.28



