



# THE PRICE GROUP

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**All-Brick Ranch with  
Walkout Finished Lower Level**

**New Roof, Windows, Doors,  
Siding, Kitchen, Baths,  
Flooring & More**

**Steps from Creasey Mahan  
Nature Preserve in the  
Highly Desirable  
North Oldham School District**

# 1208 NIGHTINGALE LANE GOSHEN

For More Details, Text "HOME" to 855.941.4327



**VISUAL TOUR  
ONLINE**  
[1208NightingaleLane.com](http://1208NightingaleLane.com)

## ABOUT THE PROPERTY

In the heart of Goshen and the North Oldham school district, this all-brick ranch with a walkout lower level is a rare find. If you're looking for a home that feels brand new, this is it - the main level has been taken down to the studs and completely rebuilt, so your life here is free of weekend maintenance projects. This home shines with cohesive, stylish design accents throughout, and it shows the moment you walk in. Step inside and you'll feel the difference. New flooring, lighting, kitchen, bathrooms, and windows have all been thoughtfully redone. The redesigned kitchen features a large island, Quartz countertops, stainless steel appliances, subway tile backsplash, and a bay window overlooking the backyard, flowing seamlessly into the spacious family room. A flexible front room with barn doors and a statement light fixture rounds out the main living areas. Three bedrooms include a primary suite with walk-in closet and a fully rebuilt en suite bath, and both main level bathrooms have been redone with fresh, clean finishes. Downstairs, the walkout lower level adds a second family room, fourth bedroom, third full bath, laundry, oversized two-car garage, and a screened-in porch perfect for winding down. Outside, the backyard has been lovingly built into a space you can truly enjoy - raised garden beds, established landscaping with hydrangeas, peonies, and a Japanese maple, plus fruit trees and berry bushes. The location makes life easy - minutes from all three North Oldham schools and local favorites like Goshen's Taproom and Barn8, with Creasey Mahan Nature Preserve just a short walk from your front door. The big-ticket items are already handled: new roof (2025), new siding, new windows, prepaid HVAC service through March 2027, and pest control covered through September 2026. The decisions have been made, the work has been done... all that's left is to move in.



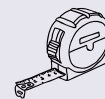
## PROPERTY DETAIL



4 BEDS



3 FULL  
BATHS



2,257  
FINISHED SQ FT



OVERSIZED  
2-CAR GARAGE

**kw COLLECTIVE**  
KELLERWILLIAMS

**502.554.9749**  
ChooseThePriceGroup.com

240 Whittington Pkwy  
Louisville, KY 40222

# 1208 Nightingale Lane *Special Features*

4 Bedrooms | 3 Full Baths | 2,257 Finished Square Feet | Oversized 2-Car Garage

All-Brick Ranch with Walkout Finished Lower Level

Completely Renovated Top to Bottom - New Roof, Windows, Doors, Siding, Kitchen, Baths, Flooring & More Steps from Creasey Mahan Nature Preserve in the Highly Desirable North Oldham School District

## Foyer

- A brand new Shaker Craftsman front door with a glass lite panel ensures a polished first impression
- A stunning pendant light anchors the entry with charm
- Crown molding adds a refined architectural detail
- A large coat closet with double-panel doors keeps the entry organized and guest-ready
- New luxury vinyl plank flooring runs underfoot, warm and durable
- Fresh neutral paint showcases the space in a clean, welcoming palette

## Front Room

- New LVP flooring, blinds, and fresh neutral paint carry seamlessly from the foyer
- A dramatic pair of floor-to-ceiling windows crowned by an arched transom commands attention and pours natural light into the space
- A vaulted beamed ceiling lifts the room and gives it an open, airy feel
- Double sliding barn doors offer the ultimate in flexibility - open them to connect with the family room or close them off for a private living room, home office, playroom, or library
- A ring chandelier in matte champagne gold adds a farmhouse-modern touch that feels right at home

## Dining Room

- New LVP flooring and fresh neutral paint continue through the rest of the main level
- An elegant tray ceiling elevates the entire room
- A new lantern-style geometric chandelier in white and gold hangs as a focal point beneath the tray ceiling
- Chair rail molding wraps the room - a classic detail
- Two generous windows bathe the room in natural light and offer a lovely view of the outdoors
- New blinds give each window a clean, consistent finish
- An open doorway connects directly to the kitchen, making the flow between dining and cooking effortless

## Family Room

- The spacious, open layout of this room offers comfortable everyday living
- A white-painted brick fireplace serves as the natural focal point
- A large 6-blade ceiling fan with integrated lighting plus recessed lights overhead keeps the space comfortable & well lit
- A rear door opens directly to the back deck
- The open connection to the kitchen and front room makes the entire main level feel cohesive and spacious

## Kitchen

- This kitchen has been completely and thoughtfully remodeled from top to bottom, with every detail carefully selected
- Brand new shaker-style cabinets are accented throughout with gold hardware
- Kitchen has been redesigned to now offer an island, accented in color, which provides generous prep space and additional storage, finished with matching gold hardware
- Minuet Quartz countertops run throughout, with a clean bright surface that ties the whole kitchen together
- The fresh white tile backsplash pairs beautifully with the new cabinetry
- Brand new GE stainless steel appliances include a French door bottom freezer refrigerator, electric range, built-in microwave, and dishwasher - all under warranty and transferable to the new owner
- A Kohler pull-down kitchen faucet anchors the undermount sink
- A bay window wraps the room in natural light and frames the backyard beautifully
- Recessed lighting runs throughout, keeping the kitchen bright and well-lit at any hour

### **Primary Suite & Ensuite Full Bath**

- A generously sized main-level primary bedroom offers the kind of space that actually feels like a retreat
- Two windows bring in natural light
- A ceiling fan with integrated lighting keeps the room comfortable year-round
- A spacious walk-in closet offers generous hanging and shelving space
- This ensuite bath is brand new in every sense of the word — fully replaced and carefully chosen from top to bottom
- A double vanity with white cultured marble countertops and crisp white shaker cabinetry provides plenty of counter and storage space
- Two bronze-framed rounded rectangle mirrors anchor the space with a modern, elevated touch
- A vintage-style bronze vanity bar with clear glass pendant shades adds character and warm light above the mirrors
- Oil-rubbed bronze faucets and hardware carry a cohesive, intentional finish throughout
- A tub and shower combo with a clean white surround completes this brand new bath

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

- Both secondary bedrooms are comfortably sized with new LVP flooring, fresh neutral paint, and plantation blinds
- Each room offers bright windows overlooking the yard
- The bedrooms feature sizable closets and flush mount light fixtures
- Brand new from top to bottom, this hall bath features white shaker cabinetry with cultured marble countertops, & a large bronze-framed mirror
- Oil-rubbed bronze fixtures, a clean white tub/shower combo, and new LVP flooring round out this fully updated space

### **Lower Level: Recreation Room**

- The open layout comfortably accommodates multiple uses - a second living space, playroom, home gym, or entertainment area
- Chair rail molding wraps the room, while recessed lighting keeps the space bright and well-lit
- French doors open directly to the lower level screened-in porch, blending indoor and outdoor living
- Multiple windows bring in natural light and views of the backyard and greenery
- New LVP flooring runs continuously
- The lower level provides access to the home's oversized 2-car garage

### **Lower Level: Fourth Bedroom**

- A true conforming bedroom with an egress window, flush mount light fixture, new LVP flooring, and fresh neutral paint is a space well suited for guests or multi-generational living
- The walk-in closet provides generous storage for this lower level suite

### **Lower Level: Full Bath & Utility Room**

- A full bath services the lower level, designed with a gold-framed mirror, and a walk-in shower outfitted with a glass door
- The utility room houses the washer and dryer (which convey), along with the furnace and water heater
- A dedicated storage room just off the utility space offers built-in wood shelving

### Outdoor Living

- This classic all-brick ranch with tremendous curb appeal sits on a gently elevated lot with a lush front lawn
- Brand new windows, shutters, siding, roof, gutters, and doors as of 2025 mean the exterior is as fresh as the interior
- Freshly mulched beds with neatly trimmed hedges frame the front of the home beautifully
- Street lights serve the neighborhood, adding safety and a welcoming feel after dark
- The oversized rear entry 2.5-car attached garage offers additional storage space
- A built-in workbench and shelving offer plenty of space for tools and storage in the garage
- A freshly stained upper deck off the family room offers a wonderful outdoor living space overlooking the fenced yard
- A spacious screened-in porch sits off the lower level recreation room with new sunshade screening
- Views of the backyard, mature Japanese maple, and surrounding greenery makes the screened-in porch one of the most peaceful spots on the property
- A generous, fully fenced backyard offers plenty of room to enjoy the outdoors
- Three raised garden beds are ready for planting and are perfectly positioned to take advantage of the sunlight
- The backyard is filled with mature fruit trees - including sweet cherry, sour cherry, and peach trees, along with a Japanese maple, mock orange, and an abundance of perennials - including day lilies, hostas, hydrangea, peony, rose of Sharon, and yellow and red ever-bearing raspberries
- A large storage shed with a new roof provides additional storage beyond the garage
- The rear-entry driveway creates a natural patio area between the garage and the fenced yard, ideal for entertaining
- The neighborhood connects to others nearby, offering plenty of room for walking, running, and exploring
- Rolling Kentucky farmland is visible just beyond the neighborhood, giving this community a rare combination of suburban convenience and open countryside feel

### Additional Details & Peace of Mind

- Active pest control contract with Dial One Real Estate Pest Control, paid through September 2026 and transferable to the new owner
- Active seasonal HVAC service contract with DFH Company, paid through March 2027 and transferable to the new owner
- Low HOA fees, yet community is very well kept

### Conveniently Located Near:

- North Oldham Campus - districted for Harmony Elementary, North Oldham Middle, and North Oldham High School
- Goshen's Taproom, Market 42, and Dean's Ice Cream
- The North Oldham Library
- Goshen's Barn 8
- Creasey Mahan Nature Preserve

### Proximity to Creasey Mahan Nature Preserve - 170 Acres of Rolling Woodlands, Creeks, Waterfalls, and 9.5 Miles of Trails

- **Mahan Manor** is a piece of living history, originally built from 1806-1808 as a two-story log cabin and given as a wedding gift in 1921
- **The Nature Center** serves as a natural history museum with a Bird Blind for wildlife viewing and a fascinating indoor beehive observation exhibit during summer months
- A two-acre **Woodland Garden** showcases over 400 species of wildflowers, ferns, and native plants, with peak blooms from March through May and a Certified Monarch Waystation blooming July through September
- **Miles of winding trails** wind through lush forests, white pine stands, meadows, wetlands, and meandering streams... perfect for hiking, trail running, and nature exploration
- **Varied terrain** - including mature woodland, hilltop pine groves, wildflower meadows, and shady ravines makes every visit feel like a new discovery
- **Forest Friends Playground** is a 15,000 square foot ADA-accessible dream for kids, featuring a 12-foot tower with three slides, swings, a toddler area, and covered pavilions
- **Rockasaurus Playscape** sits just steps away, offering a natural play area built from giant boulders, climbing logs, berms, a dry creek bed, and a giant sandbox

## Residential - Single Family Residence

**For Current Price**  
**Call 502.554.9749**



**List Number:** 1714845  
**Address:** 1208 Nightingale Ln,  
Goshen, KY 40026  
**Area:** 20-Oldham County N171  
**Preservation Dist:** None  
**Municipality:** None  
**Total Living Area:** 2,257  
**Basement:** Walkout Finished  
**Total # Bedrooms:** 4  
**Disclosure:** Yes  
**Basement:** Yes

**Status:** Active  
**School District:**  
Oldham  
**Above Grade**  
**Finished:** 1,657  
**Total Baths:** 3  
**Sqft - Total Unfin:** 0  
**Nonconform SqFt Fin:**  
0  
**Nonconform SqFt UF:**  
0

**County:** Oldham  
**Subdivision/Condo:** LAKEVIEW  
ESTATES  
**Total Baths:** 3  
**Baths - Full:** 3  
**Baths - 1/2:** 0  
**Age:** 17  
**Year Built:** 1993  
**Stories:** 1



**Directions:** Follow Hwy 42 north toward Goshen KY. Turn left onto Goshen Ln. Follow to Valley Dr and take a left. Take first right onto Nightingale. House on Left

In the heart of Goshen, and in the North Oldham school district, this all-brick ranch with a walkout lower level is something that's not available on the market often. What makes this opportunity even more special? If you're looking for a home that feels brand new, this is it. The main level has been taken all the way down to the studs and completely rebuilt. Which means your life here is NOT filled with weekend home maintenance projects. This home absolutely shines with its cohesive stylish design accents throughout. Step inside and you'll feel the difference right away. This isn't a surface-level update. It's a full transformation. New flooring, lighting, kitchen, bathrooms, windows... it's all been thoughtfully redone with meticulous design choices. The kitchen has been redesigned...

Room Name	Level	Width	Length	Remarks	(Fin)	(UF)	Architectural Style:	Ranch
Foyer	First	5.5	6.34	A stunning pendant light anchors the entry with charm	1,657	0	<b>Basement:</b>	Walkout Finished
Living Room	First	13.67	10	Double sliding barn doors offer the ultimate in flexibility - open them to connect with the family room or close them off for a private living room, home office, playroom, or library	600	0	<b>Construction:</b>	Brick; Wood Frame
Family Room	First	13.5	19	The open connection to the kitchen and front room makes the entire main level feel cohesive and spacious	0	0	<b>Cooling:</b>	Heat Pump; Central Air
Primary Bedroom	First	15.25	13.5	A generously sized main-level primary bedroom offers the kind of space that actually feels like a retreat	2,257	0	<b>Foundation:</b>	Poured Concrete
Bedroom	First	10.5	10.1	A generously sized main-level primary bedroom offers the kind of space that actually feels like a retreat	SgFtSrc: List Agent		<b>Fencing:</b>	Chain Link; Full Electric; Heat Pump
Bedroom	First	11	11.5	A generously sized main-level primary bedroom offers the kind of space that actually feels like a retreat			<b>Heating:</b>	Electric; Heat Pump
Kitchen	First	11	13.5	Kitchen has been redesigned to now offer an island, accented in color, which provides generous prep space and additional storage, finished with matching gold hardware			<b>Lot Description:</b>	Covt/Restr; Level
Dining Room	First	11	11.5	A new lantern-style geometric chandelier in white and gold hangs as a focal point beneath the tray ceiling			<b>Garage/Parking:</b>	Attached; Entry Rear; Lower Level
Primary Bathroom	First	10.9	5	This ensuite bath is brand new in every sense of the word — fully replaced and carefully chosen from top to bottom			<b>Garage:</b>	Yes
Full Bathroom	First	8.5	5	Brand new from top to bottom, this hall bath features white shaker cabinetry with cultured marble countertops, & a large bronze-framed mirror			<b>Garage Spaces:</b>	2
Family Room	Basement	24.5	13.5	The open layout comfortably accommodates multiple uses - a second living space, playroom, home gym, or entertainment area			<b>Other Structures:</b>	Outbuilding
Bedroom	Basement	10.5	11	A true conforming bedroom with an egress window, flush mount light fixture, new LVP flooring, and fresh neutral paint is a space well suited for guests or multi-generational living			<b>Patio and Porch Features:</b>	Deck; Patio
Full Bathroom	Basement	4.9	8.67	A full bath services the lower level, designed with a gold-framed mirror, and a walk-in shower outfitted with a glass door			<b>Roof:</b>	Shingle
Laundry	Basement	16.15	9.25	The utility room houses the washer and dryer (which convey), along with the furnace and water heater			<b>Sewer:</b>	Public Sewer
							<b>Utilities:</b>	Electricity Connected; Fuel: Natural
							<b>Water Source:</b>	Public
							<b>M Struct Flood Plain:</b>	No
<b>Total # of Rooms:</b> 10								
<b>First Floor PBR:</b> Yes								
<b>First Floor Laundry:</b> No								
<b>Laundry Level:</b> Basement								
<b># Closets</b> Level 1: 6 Level 2: 0 Level 3: 0								
<b>Basement:</b> 2								
<b># Fireplaces</b> Level 1: 1 Level 2: 0 Level 3: 0 Basement: 0								

**Lot Dimensions:** < 1/2 ACRE    **Lot SF:** 13,068    **Lot SF Source:** Other    **Acres:** 0.3    **Assumable:** No    **Sold As-Is:** No  
**HOA Y/N:** Yes    **HOA Fee:** \$25    **Monthly Maintenance \$:**

to include a large island, new cabinetry, quartz countertops, stainless steel appliances, subway tile backsplash, recessed lighting, and with a bay window that looks out over the backyard. It flows right into the spacious family room, making everyday living easy and connected. And just off the entry, the front room, with its big sunny windows, statement light fixture, and barn doors, can flex however you need it to. You'll find three bedrooms on the main level, including a spacious primary suite with a walk-in closet and a completely rebuilt en suite bath. Both bathrooms on the home have been fully redone with fresh, clean, beautiful finishes. Downstairs, the walkout lower level gives you even more room to spread out, with a second family room, a fourth bedroom, third full bath, laundry, and access to both the oversized two car garage and a screened-in porch that's perfect for winding down at the end of the day. The location is one of those "this just makes life easier" spots. You're minutes from Harmony Elementary, North Oldham Middle, and North Oldham High, and just around the corner from local favorites like Goshen's Taproom, Market on 42, Dean's Ice Cream, North Oldham Library, and Barn8 Restaurant. Easy nights out, quick errands, and everything in between. Here, you're nestled within a community that just feels lighter - with the horse farms, starry nights, and open spaces. And one of the best parts? Just a short walk from your front door and down the street, Creasey Mahan Nature Preserve becomes an extension of your backyard. With 170 acres of preserved land, miles of scenic trails, creeks, and open green space, it offers a daily invitation to slow down or get outside and explore, from peaceful morning walks to afternoons at the playground or wandering through the Woodland Garden. Having this kind of space as an extension to your home is a luxury that is one-of-a-kind. Back at home, the backyard has been lovingly built into a space you can truly enjoy. There are three raised garden beds ready for whatever you want to grow, along with established landscaping that brings color and life throughout the seasons, including hydrangeas, peonies, hostas, daylilies, a beautiful Japanese maple, and flowering touches like red honeysuckle and rose of sharon. You'll also find sweet and sour cherry trees, peach trees, and both yellow and red raspberries, so it's not just pretty, it's productive too. On top of it all, the big-ticket items are already handled. New roof in 2025 for both the house and shed, new siding, new main level windows, everything freshly painted in crisp neutral tones, prepaid HVAC service through March 2027, and pest control covered through September 2026. This is the kind of home where you can feel the thought that went into it. The big decisions have already been made, the work has already been done, and what's left is simply to step in and start living life here.



Welcome to this all-brick ranch with walkout lower level

**Front of Home**



Completely renovated from top to bottom

**Welcome Home!**



Freshly mulched beds with neatly trimmed hedges frame the front of the home beautifully

**Backyard**



A generous, fully fenced backyard offers plenty of room to enjoy the outdoors

**Aerial View**



Active seasonal HVAC service contract with DFH Company, paid through March 2027 and transferable to the new owner

**Foyer**



A brand new Shaker Craftsman front door with a glass lite panel ensures a polished first impression

**Front Room**



A dramatic pair of floor-to-ceiling windows crowned by an arched transom commands attention and pours natural light into the space

**Front Room**



New LVP flooring, blinds, and fresh neutral paint carry seamlessly from the foyer

**Front Room**



Double sliding barn doors offer the ultimate in flexibility - open them to connect with the family room or close them off for a private living room, home office, playroom, or library

**Dining Room**



An elegant tray ceiling elevates the entire room

**Dining Room**



A new lantern-style geometric chandelier in white and gold hangs as a focal point beneath the tray ceiling

**Family Room**



The spacious, open layout of this room offers comfortable everyday living

**Family Room/Kitchen**



The open connection to the kitchen and front room makes the entire main level feel cohesive and spacious

**Family Room**



A large 6-blade ceiling fan with integrated lighting plus recessed lights overhead keeps the space comfortable & well lit

**Family Room**



A rear door opens directly to the back deck

**Family Room**



A white-painted brick fireplace serves as the natural focal point

**Kitchen**



This kitchen has been completely and thoughtfully remodeled from top to bottom, with every detail carefully selected

**Kitchen**



Brand new shaker-style cabinets are accented throughout with gold hardware; Brand new GE stainless steel appliances include a French door bottom freezer refrigerator, electric range, built-in microwave, and dishwasher - all under warranty and transferable to the new owner

**Kitchen**



Kitchen has been redesigned to now offer an island, accented in color, which provides generous prep space and additional storage, finished with matching gold hardware

**Kitchen**



Minuet Quartz countertops run throughout, with a clean bright surface that ties the whole kitchen together

**Kitchen**



A bay window wraps the room in natural light and frames the backyard beautifully

**Kitchen**



The fresh white tile backsplash pairs beautifully with the new cabinetry; A Kohler pull-down kitchen faucet anchors the undermount sink

**Primary Suite**



A generously sized main-level primary bedroom offers the kind of space that actually feels like a retreat

**Primary Suite**

A ceiling fan with integrated lighting keeps the room comfortable year-round

**Primary Walk-In Closet**

A spacious walk-in closet offers generous hanging and shelving space

**Ensuite Full Bath**

A completely brand new ensuite bath featuring white shaker cabinetry, cultured marble countertops, dual sinks, bronze-framed mirrors, a vintage-style vanity bar with clear glass pendant shades, oil-rubbed bronze faucets and hardware, and a clean white tub and shower combo

**First Additional Bedroom**

Both secondary bedrooms are comfortably sized with new LVP flooring, fresh neutral paint, and plantation blinds

**First Additional Bedroom**

Each room offers bright windows overlooking the yard

**Second Additional Bedroom**

The bedrooms feature sizable closets and flush mount light fixtures

**Full Bath**



Brand new from top to bottom, this hall bath features white shaker cabinetry with cultured marble countertops, & a large bronze-framed mirror; Oil-rubbed bronze fixtures, a clean white tub/shower combo, and new LVP flooring round out this fully updated space

**Lower Level: Utility Room**



The utility room houses the washer and dryer (which convey), along with the furnace and water heater

**Lower Level: Utility Room**



A dedicated storage room just off the utility space offers built-in wood shelving

**Lower Level: Recreation Room**



The open layout comfortably accommodates multiple uses - a second living space, playroom, home gym, or entertainment area

**Lower Level: Recreation Room**



French doors open directly to the lower level screened-in porch, blending indoor and outdoor living

**Lower Level: Recreation Room**



Multiple windows bring in natural light and views of the backyard and greenery

**Lower Level: Full Bath**



A full bath services the lower level, designed with a gold-framed mirror, and a walk-in shower outfitted with a glass door

**Lower Level: Fourth Bedroom**



A true conforming bedroom with an egress window, flush mount light fixture, new LVP flooring, and fresh neutral paint is a space well suited for guests or multi-generational living

**Oversized 2-Car Garage**



The oversized rear entry 2.5-car attached garage offers additional storage space

**Oversized 2-Car Garage**



A built-in workbench and shelving offer plenty of space for tools and storage in the garage

**Spacious Driveway**



The driveway offers plenty of parking space

**Back of Home**



The rear-entry driveway creates a natural patio area between the garage and the fenced yard, ideal for entertaining

**Back of Home**



Brand new windows, shutters, siding, roof, gutters, and doors as of 2025 mean the exterior is as fresh as the interior

**Back of Home**



Three raised garden beds are ready for planting and are perfectly positioned to take advantage of the sunlight

**Screened-In Patio**



A spacious screened-in porch sits off the lower level recreation room with new sunshade screening

**Screened-In Patio**



Views of the backyard, mature Japanese maple, and surrounding greenery makes the screened-in porch one of the most peaceful spots on the property

**Upper Deck**



A freshly stained upper deck off the family room offers a wonderful outdoor living space surrounded by mature trees and open sky

**Upper Deck**



Stairs lead directly down to the lower level patio and screened porch, connecting all the outdoor spaces seamlessly

**Shed**



A large storage shed with a new roof provides additional storage beyond the garage

**Backyard**



Street lights serve the neighborhood, adding safety and a welcoming feel after dark

**Backyard**



The backyard is filled with mature fruit trees - including sweet cherry, sour cherry, and peach trees, along with a Japanese maple, mock orange, and an abundance of perennials - including day lilies, hostas, hydrangea, peony, rose of Sharon, and yellow and red ever-bearing raspberries

**Front of Home**



This classic all-brick ranch with tremendous curb appeal sits on a gently elevated lot with a lush front lawn

**Short Walk to Creasey Mahan**



Very short walk from front door to Creasey - which offers 170 Acres of Rolling Woodlands, Creeks, Waterfalls, and 9.5 Miles of Trails

**Just a short walk to Creasy Mahan**



Very short walk from front door to Creasey - which offers 170 Acres of Rolling Woodlands, Creeks, Waterfalls, and 9.5 Miles of Trails

**Front of Home**



The neighborhood connects to others nearby, offering plenty of room for walking, running, and exploring

**Aerial View**



Rolling Kentucky farmland is visible just beyond the neighborhood, giving this community a rare combination of suburban convenience and open countryside feel

**Aerial View**



Active pest control contract with Dial One Real Estate Pest Control, paid through September 2026 and transferable to the new owner

**Aerial View**



Conveniently Located Near North Oldham Campus, Goshen's Taproom, Market 42, Dean's Ice Cream, The North Oldham Library, Goshen's Barn 8, and the Creasey Mahan Nature Preserve

## 1208 Nightingale Lane Goshen, Kentucky 40026 Remodel Choices

Roof House and Shed: Owens Corning Oakridge Driftwood (materials under warranty)

Siding: Norandex Champagne (materials under warranty)

Front Door: Lowe's 4 Lite outside painted in Sherwin Williams Taiga 9654

Rear Door Main Level: Lowe's Therma Tru outside painted to color match siding, see binder

Windows Main Level (materials under warranty), note, Basement done previously by Window World (lifetime warranty- see binder)

Paint Throughout Interior: Walls- Sherwin Williams 7551 Greek Villa; Trim- Sherwin Williams 9541 White Snow or Sherwin Williams 7006 Extra White

Blinds Throughout: 2-inch Faux Wood White Plantation Blinds

Kitchen Cabinets: KCD Cabinetry Brooklyn Fawn and Shaker Moss Island with Gold Pulls from [Dennison](#)

Kitchen Countertops and Sink: Minuet Quartz from [Granite Empire](#)

Kitchen Backsplash: tiles from Lowe's

Kitchen Faucet: Lowe's [KOHLER Volt Vibrant Stainless Single Handle Deck-mount Pull-down Kitchen Faucet with Sprayer](#)

Kitchen Appliances: GEA Stainless Steel MOR hood, range, dishwasher, French Door bottom freezer fridge- see binder (under warranty, transferable- see binder)

Hall and Primary Bath Cabinets: Kitchen Kompact in Shaker White with ORB Stainless Pulls from [Dennison](#)

Hall and Primary Bath Countertops and Sinks: White Cultured Marble from <https://dennisonscabinets.com/styles-and-finishes>

Hall and Primary Bath Faucets: Lowe's [allen + roth Reagan Centerset ORB](#)

Hall and Primary Bath Towel, Hand Towel, Toilet Paper Holder: [Lowe's Townley ORB](#)

Hall and Primary Bath Mirrors: [LOAAO Bronze Bathroom Mirrors for Vanity, Rounded Rectangle Brushed Bronze Metal Frame Mirror, Anti-Rust, in Bronze](#)

Basement Bath Cabinets: Hall and Primary Bath Cabinets: Kitchen Kompact in Shaker White with Gold Pulls from [Dennison](#)

**Basement Bathroom Mirror:** LOAAO 28"X36" Gold Bathroom Mirror, Rounded Rectangle Gold Frame Mirror, Brushed Gold Bathroom Vanity Mirror Wall-Mounted, Anti-Rust

**Flooring:** Mohawk Long Bein 2.0 Marscapone throughout from Floor Coverings International (has warranty installation and much longer for materials- see binder)

**All Main Level Door Hardware:** Lowe's ORB

**Lighting:**

**Entryway/Foyer:** Lowe's Progress Lighting Teigen 4 -Light Vintage Gold with Antique White Transitional Geometric Medium Hanging Pendant light

**Sitting/Living Room from beamed ceiling:** Lowe's ACROMA Orlando 9 -Light Matte Champagne Farmhouse Bare bulb For Use in Bedrooms, Dining Rooms, Foyers, Kitchens, Living Rooms Chandelier French Ash

**Dining Room/Breakfast Area:** Wayfair Carrianna 6 - Light Dimmable Lantern Geometric Chandelier By Gracie Oaks White

**Great Room:** Lowe's Harbor Breeze Bradbury 60-in Integrated LED Downrod or Flush Mount Bronze with Hickory/Walnut Blades Ceiling Fan With Light - Remote Included ( 6 -Blade)

**Primary Bedroom:** Lowe's Harbor Breeze Oxford 52-in Bronze with Mocha/Cocoa Blades Ceiling Fan With Light - Remote Included ( 5 -Blade )

**Hall and Primary Baths Light Bars over Vanities:** Home Depot Farmhouse 22.5 in. 3-Light Oil-Rubbed Bronze Bathroom Vanity Light with Clear Glass Shades

**All Other Overhead Lighting (Stairs, Hallway, Office, Bedroom 1, Primary Bath, Primary Closet):** Lowe's Project Source 1 Light 19 inch oil Rubbed Bronze Integrated LED Flush Mount Light

**1208 Nightingale Lane Goshen, Kentucky 40026 Remodel Warranties on Materials:**

New owners can call Paul Davis for any needed information. (502) 866-3186. Best contact is Mark Sinex. Project Manager was Kurt Miles.

Roof Shingles – came from ABC Supply. They keep everything on file by the address. <https://www.abcsupply.com/location/louisville-KY-40208-1635/>

Electrical – Wallace Electric (502) 639-2972

Flooring – Floor Covering International (502) 930-5011

Plumbing – 9 Line Plumbing (502) 685-1573

Paint – Sherwin Williams – all the colors are on file by the address as well as cans in the garage and listed on Remodel Choices document.

## 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 **1208 Nightingale Lane**

City <b>Goshen</b>	State <b>KY</b>	Zip <b>40026</b>
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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. 08/2010				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? individuals				
<b>Explain:</b>				
d. Has the house been used as a rental? If yes, length of time rented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>				

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

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

PROPERTY ADDRESS: 1208 Nightingale Lane, Goshen, KY 40026

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Electrical system		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g. Chimneys, fireplaces, inserts		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 2018	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system: 2018	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system: 2015	<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:					
small plumbing leaks which have all been professionally corrected					

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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) The structure or exterior veneer		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of any damage to wood due to moisture or rot?		<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom? Dial One Real Estate Pest Control 2006 prior to our buying, under wty since					
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: 2025					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

PROPERTY ADDRESS: 1208 Nightingale Lane, Goshen, KY 40026

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, when? 2011 apx and 2025				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
<b>Explain:</b>				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<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 those problems:				
2025 due to hail				
<b>5. LAND / DRAINAGE</b>				
	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN-KNOWN</b>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:				
<b>6. BOUNDARIES</b>				
	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN-KNOWN</b>
a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Explain:</b>				
d. Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>				
<b>7. WATER</b>				
	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN-KNOWN</b>
a. Source of water supply: municipal				
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>				
<b>8. SEWER SYSTEM</b>				
	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN-KNOWN</b>
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of Servicer:				
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"/>

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 1208 Nightingale Lane, Goshen, KY 40026

Please explain any deficiencies noted in this Section:				
<b>9. CONSTRUCTION / REMODELING</b>				
	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 checked="" type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Explain:</b>				
<b>10. HOMEOWNERS ASSOCIATION (HOA)</b>				
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the annual or monthly assessment? 25.00 year <sup>1</sup> y				
3) HOA Name: Lakeview Estates II				
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>				
<b>11. HAZARDOUS CONDITIONS</b>				
	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"/>
<b>LEAD BASED PAINT DISCLOSURE REQUIREMENT</b>				
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 checked="" 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"/>
<b>RADON DISCLOSURE REQUIREMENT</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results? negative 2010				
f. 1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, is it functioning properly?				
<b>METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT</b>				
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.				
g. 1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If no, has the property been professionally decontaminated from methamphetamine contamination?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Explain:</b>				
<b>12. MISCELLANEOUS</b>				
	N/A	YES	NO	UN-KNOWN
a. Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

PROPERTY ADDRESS: 1208 Nightingale Lane, Goshen, KY 40026

c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are there any transferable warranties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Explain:</b> Dial One Pest Control, DFH HVAC, GE Appliances, materials roof, siding, etc.				
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"/>
<b>Explain:</b> accidental kitchen fire 2025, professionally mitigated and restored				
f. Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Explain:</b> one dog 2011-2020, one dog 2021-2025				
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"/>

<b>13. ADDITIONAL INFORMATION</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN-KNOWN</b>
Do you know anything else about the property that that should be disclosed to the Buyer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 sellers' 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
------------------	------	------------------	------

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
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## 1208 Nightingale Utility Record

The bills during reconstruction (2025) are definitely not reflective of usual, so these are the 12 months before vacant with 3-4 adults.

Utility Name	Date	Amt.	Utility Name	Date	Amt.
LG&E	2/12/2024	\$256.55	LWC	3/5/2024	\$103.46
LG&E	3/14/2024	\$199.68	LWC	4/3/2024	\$112.33
LG&E	4/12/2024	\$134.86	LWC	5/1/2024	\$101.80
LG&E	5/10/2024	\$134.24	LWC	6/3/2024	\$113.99
LG&E	6/13/2024	\$180.61	LWC	7/3/2024	\$136.16
LG&E	7/16/2024	\$182.31	LWC	8/2/2024	\$102.36
LG&E	8/15/2024	\$222.54	LWC	9/2/2024	\$96.61
LG&E	9/16/2024	\$182.32	LWC	10/3/2024	\$127.44
LG&E	10/15/2024	\$135.72	LWC	11/25/2024	\$128.55
LG&E	11/12/2024	\$192.86	LWC	12/2/2024	\$126.88
LG&E	12/13/2024	\$193.71	LWC	12/26/2024	\$126.32
LG&E	1/16/2025	\$240.47	LWC	1/24/2025	\$129.70

**Pd for 12 months** **\$2,255.87**

**Pd for 12 months** **\$1,405.60**

Divided by 12- \$187.99

Divided by 12- \$117.13

House

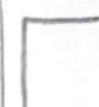
Gate



Japanese maple

Patio

Day lily Hosta

-  - raised beds
-  yellow & red ever bearing raspberries
-  (removed but may pop up)



Mock orange

Driveway

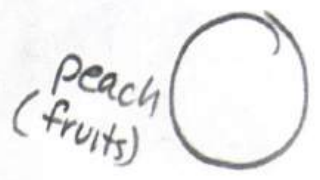


Sweet Cherry (fruits)

Fence

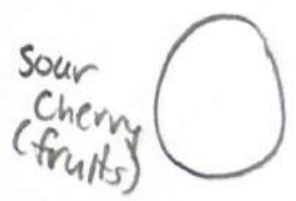


Triple Crown Thornless Blackberries (removed but may pop up)







peach (fruits)

red honeysuckle



Sour Cherry (fruits)

Shed

-  Bearded Iris
-  (removed but may pop up)
- 
- 



rose of Sharon (purple flowers)

Pine

Pine



211 x 176

GWBN TURBYPILL  
795 x 68

ROBERT DENNISON  
798 x 469

222

0.80 NORTH 221  
1.00' WEST  
MEAS. 3, 37° 01' 18" E. - 80.10'  
PLAT N. 37° 01' 18" W.

220

A.0' NORTH  
ONLINE

198

10' E. & T. ESM'T.

200

MATTHEW FRANKLIN  
463 x 283

MEAS. N 52° 58' 42" E. - 149.60'  
PLAT S. 52° 58' 42" W. - 150.00'



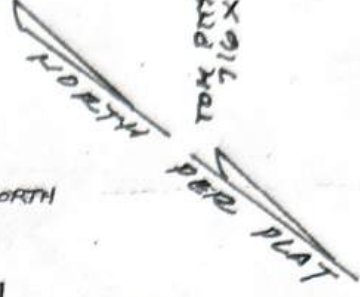
CONC.

1-STORY BRK

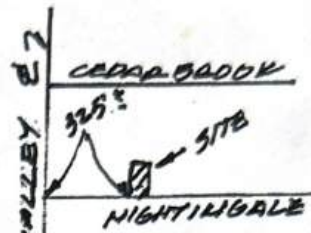
CONC.

CONC.

CONC.



2.10 NORTH



GOSHEN LN

35' B/L

MEAS. 80.16'  
PLAT 80.00

PLAT S. 52° 58' 42" W. - 150.00'  
MEAS. 57.23' W. - 149.60'

618

MEAS. 80.07

N. 37° 01' 18" W  
PLAT & HELD

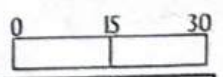
NIGHTINGALE LANE 60' RW

Underground  
Utilities

DENOTES

- SET 5/8" x 18" IRON PIN & CAP #2542
- FOUND EXISTING 5/8" IRON PIN (NO CAP)
- FOUND EXISTING 5/8" IRON PIPE (NO CAP)
- FOUND EXISTING 1/2" IRON PIN & CAP (SEELY)

PLAT OF SURVEY OF LOT 199 LAKEVIEW ESTATES SEC. 2 PB. 3 PG. 128  
RECORDED IN THE OLDHAM COUNTY CLERK'S OFFICE



Unadjusted closure for this tract is One part in 13,185.32  
This tract has been adjusted for closure by Compass Rule.  
Bearings for this tract have been adjusted to agree with  
the deed bearing or plat bearing on the N. 37-01-18 W. line  
of this tract and is the basis for the meridian shown herein.

Present Owner  
Name: JEFFREY AEH  
Address: 1208 NIGHTINGALE LANE  
GOSHEN, KY. 40026  
Tax Parcel: 044-14A-00-199

Stake Boundary Survey  
Client: DEE WEIL  
Address: COLDWELL BANKER/MCMAHAN CO.

Land surveyor's Certificate

Class A Survey performed on True Line and Random Traverse On This Date 08/23/06

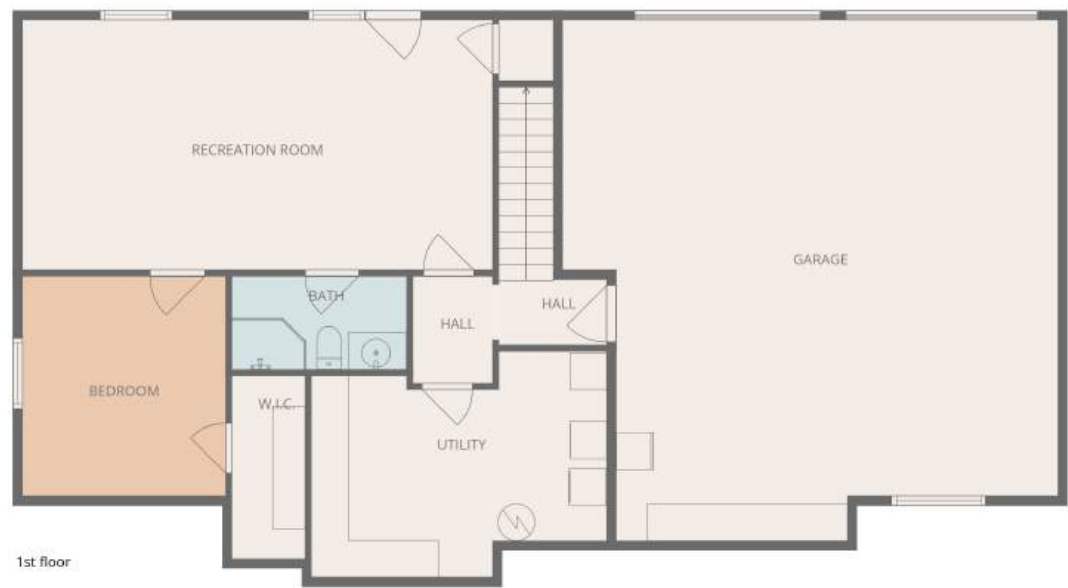
I hereby certify that this plat and survey were made under my supervision

MORTGAGE FIRST

Land Surveying Company, Inc



2nd floor



1st floor

Measurements calculated using lidar laser technology deemed highly reliable although not guaranteed.