

**A Former Homearama Home
in Prospect's
Spring Farm Lake Community**

**A Private Backyard Oasis with a
Covered Deck, Outdoor
Kitchen, & Patio with Fireplace**

**Control4 Smart Home
Technology & Whole-Home
Surround Sound Throughout**

For More Details, Text "HOME" to 855.941.4327



kw COLLECTIVE
KELLER WILLIAMS

**VISUAL TOUR
ONLINE**
8218SpringGladePlace.com

ABOUT THE PROPERTY

Welcome to 8218 Spring Glade Place, a former Homearama home in Prospect's Spring Farm Lake community offering 6 bedrooms, 4.5 baths, over 5,200 finished square feet, and a fully integrated smart home experience on a quiet cul-de-sac with a private, flat backyard. From the moment you arrive, the level of detail is clear. Wide plank flooring, crown molding, custom millwork, and an arched glass front door set a polished tone throughout. Just off the foyer, a versatile flex space is complemented by an adjacent built-in bar with beverage fridge and wine storage — perfect for elevated entertaining. The great room impresses with soaring coffered ceilings, a statement chandelier, and a fireplace flanked by custom built-ins, all bathed in natural light from expansive windows and glass doors. The kitchen delivers both beauty and performance with floor-to-ceiling cabinetry, granite countertops, a copper tile backsplash, Thermador appliances, a six-burner gas range, and a true walk-in pantry. A dedicated office nook and mudroom with built-in cabinetry continue the theme of thoughtful design. The primary suite features a vaulted tray ceiling, dual walk-in closets, and a fully remodeled spa-like bath with a freestanding soaking tub, walk-in shower, and Kohler brass fixtures. Upstairs, generously sized bedrooms, a large bonus room, and a convenient laundry room offer flexibility for family and guests. The lower level is an entertainer's dream with a home theater, full bar, and game area powered by Control4, plus a sixth bedroom with ensuite bath. Outside, a covered deck, outdoor kitchen, paver patio, and freestanding stone fireplace create an unmatched setting, while the flat, fully fenced backyard is framed by mature landscaping and tranquil rolling Kentucky hills just beyond.



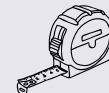
PROPERTY DETAIL



6
BEDROOMS



4.5
BATHS



5,206
FINISHED SQ FT



3-CAR
GARAGE

502.554.9749
ChooseThePriceGroup.com

240 Whittington Pkwy
Louisville, KY 40222

8218 Spring Glade Place *Special Features*

6 Bedrooms | 4.5 Baths | 5,206 Finished Square Feet | 3-Car Garage

A Former Homearama Home in Prospect's Spring Farm Lake Community

A Private Backyard Oasis with a Covered Deck, Outdoor Kitchen, & Patio with Stone Fireplace

Control4 Smart Home Technology & Whole-Home Surround Sound Throughout

Foyer

- A stunning dark wood front door with a 12-pane arched grid window floods the entry with natural light and makes an immediate architectural statement
- Richly toned, wide plank floors run throughout the home
- Meticulous finishes including crown molding wraps the entire entry

Dining Room/Music Conservatory

- A stunning capiz shell globe pendant hangs from the tray ceiling, casting a warm, diffused glow
- Enhanced wainscoting and textured drywall add an element of architectural elegance
- Triple windows with additional transoms flood the space with natural light
- Equally suited as a dining room, music conservatory, office, library, or private sitting room
- Just off this space, a built-in bar (plumbed for a sink) features a beverage fridge, built-in wine storage, arched glass-front cabinetry, undermount lighting, and a custom fan tile backsplash with brass inlays

Powder Room

- Floor-to-ceiling botanical wallpaper brings an unforgettable design moment to this powder bath
- The bathroom highlights a classic white pedestal sink
- A scallop-edged mirror and matching wall sconce add a curated touch

Great Room

- Soaring coffered ceilings with recessed lighting and a spectacular petal chandelier make this room an immediate showstopper
- A gas fireplace anchored by floor-to-ceiling built-in cabinetry and shelving creates a striking focal point
- Surround sound speakers are integrated into the ceiling and wired through Control4
- A pair of sliding glass doors, flanked by full-length windows, provide an abundance of natural light to the main level
- Completely open to the eat-in kitchen, the layout is made for everyday living and entertaining at any scale

Eat-In Kitchen

- Floor-to-ceiling cabinetry optimizes function and style, with plenty of storage while offering accent lighting
- A rich copper, diamond patterned, tile backsplash pairs beautifully with the granite countertops and cabinetry
- The large center island features built-in shelving, a deep single-basin undermount sink, and seating for four
- Three capiz pendant lights above the island continue the stylish lighting theme utilized in the dining room
- A chef's dream kitchen - features a Thermador six-burner gas range with custom-crafted hood, built-in oven, microwave, and inset refrigerator
- A true walk-in pantry helps keep the kitchen clean and uncluttered, with plenty of shelving, counter space, and dedicated storage for appliances
- Sliding glass doors framed by full-sized windows open to the back deck

Office Nook & Mudroom

- A dedicated office space is located just off the kitchen and features a built-in desk, cabinetry, open shelving, and a three-drawer file cabinet
- A glass-pane door promotes privacy while allowing both increased visibility to the common areas and natural light
- The mudroom accesses the garage and features traditional elements such as cubbies, hooks, and a bench while beadboard and accent wallpaper help to maintain the standard of finishes

Primary Suite and Ensuite Bath

- The spacious primary suite showcases a vaulted tray ceiling with a shiplap inset and a geometric chandelier
- Crown molding, large dual windows, and recessed lighting enhance the luxury decor in this Owner's Retreat
- A dedicated hallway connects the bedroom to the bath, with walk-in closets on either side - each fully outfitted with custom built-in shelving, hanging rods, and drawers
- One closet features a stacked LG washer and dryer with a steam cycle for maximum convenience
- This spa-like bath was remodeled in 2024 and hosts vaulted ceilings and a modern multi-globe pendant overhead

- A freestanding soaking tub with a copper base sits atop a marble pebble tile platform, beneath an arched window, surrounded by hand-pressed green subway tile
- The bathroom offers a large walk-in shower with marble pebble tile floor and a built-in corner bench - the hand-pressed green subway tile surround adds design continuity
- Dual vanities complemented by granite countertops, spacious cabinetry, and globe sconce fixtures - check out the dedicated built-in secondary vanity
- New Kohler brass faucets throughout - this comprehensive remodel left nothing untouched!

Upper Level: Laundry Room

- The upper-level laundry room features a side-by-side washer/dryer set on raised platforms with a folding counter
- Built-in shelving and a hanging rod offer additional storage and everyday functionality
- Attic access is available via the laundry room

Upper Level: First Additional Bedroom & Ensuite Full Bath

- Highlights include vaulted ceilings, recessed lighting, and a woven pendant fixture
- Natural light floods the room through the arched window, which overlooks the front of the home - check out that view!
- This bedroom uniquely features an ensuite full bath and a walk-in closet
- The ensuite bath includes a single vanity, separate counter space, linen closet, tile floor, and tub-shower combo with tile surround

Upper Level: Second & Third Additional Bedrooms & Full Bath

- Bedroom 2 is generously sized with recessed lighting and a woven pendant, along with a walk-in closet featuring built-ins and an additional oversized storage closet
- Bedroom 3 is currently used as a home office and features recessed lighting, a ceiling fan, and a double-door closet
- These bedrooms share a full bathroom featuring a smart, functional layout - the central section includes a shared toilet and tub-shower combo, book ended by private vanities complete with granite countertops and dark wood cabinetry

Upper Level: Fourth Additional Bedroom

- Just a few steps up you'll enjoy this generously sized fourth bedroom - other options include a playroom, second family room, or home gym
- This versatile room is designed to provide the home owner an in-home retreat - comfortable carpet, 2 large windows, recessed lighting, modern ceiling fan, and closet - far from the common areas

Lower Level: Recreation Room & Bar

- The basement is a true entertainer's dream, with a massive open recreation room that comfortably accommodates a home theater, billiard table, gaming table, and large seating area - no detail was spared
- The home theater set up includes a mounted projector, large projection screen, built-in ceiling and wall speakers wired through Control4 - a smart home system with ceiling/wall speakers and A/V controls with hidden access panel
- The bar is outfitted with dark wood cabinetry, granite countertops, a full-size refrigerator, built-in microwave, under-counter ice maker, full sink, built-in wine storage, glass-front showcase cabinets, and a large island with seating for four - all finished with recessed and under-cabinet lighting

Lower Level: Bedroom & Unfinished Space

- A sixth bedroom in the lower level features recessed lighting, a full egress window, a walk-in closet with built-ins, and its own ensuite bath
- An unfinished space is currently used as a home gym offers generous square footage, a utility sink, and plenty of room to customize as a gym, workshop, or additional storage

Garage

- A two-car side entry garage with an attached additional one-car bay creates a three-car configuration that presents the owner options - check out those high ceilings and epoxy floors
- The two-car side features a full wall of built-in cabinetry including a workbench, pegboard tool wall, and additional wall-mounted storage great for yard or auto tools and equipment
- The one-car bay offers additional shelving and a separate exterior door, giving the space a clean, organized feel

Outdoor Living

- Professionally landscaped front grounds and a sweeping concrete driveway with a decorative paver inlay make an exceptional first impression
- A large covered rear deck with weather-proof PVC decking features a beadboard ceiling, recessed lighting, ceiling fan, and stone column bases
- An outdoor TV, fully wired through Control4, creates a true extension of the home's living and entertaining areas
- New stone-styled speakers wired through Control4 bring the home's full audio system outside
- Breakers are already in place for an outdoor hot tub
- Just off the deck, a stone-clad outdoor kitchen features a built-in grill, beverage fridge, and generous counter space for effortless outdoor cooking and entertaining
- A large paver patio extends the living space with room for a dining table and bar seating
- A separate circular patio area with a fire pit table creates a second gathering space just steps from the kitchen
- A stunning freestanding stone outdoor fireplace with a brick surround and pergola backdrop serves as the centerpiece of the lower patio - a most impressive outdoor feature
- Meticulous landscaping throughout, including mature trees and flower beds, a fully fenced, private backyard that is large and flat - perfect for outdoor fun!
- This home enjoys quite an exceptional setting - tucked within a quiet community off of Wolf Pen Branch, the new owner can enjoy community water features, horse farms, or tranquil rolling KY hills just beyond the fence line

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1715585
Address: 8218 Spring Glade Pl, Prospect, KY 40059
Area: 09-Anchrg/Glnvw/Lyndn/Prospect
Sub Area: B
Total Living Area: 5,258
Basement: Finished
Total # Bedrooms: 6
Disclosure: Yes
Basement: Yes

Status: Active
School District: Jefferson
Above Grade
Finished: 3,858
Total Baths: 5
Sqft - Total
Unfin: 617
Nonconform
SqFt Fin: 0
Nonconform
SqFt UF: 0

County: Jefferson
Subdivision/Condo: SPRING FARM LAKE
Total Baths: 5
Baths - Full: 4
Baths - 1/2: 1
Age: 8
Year Built: 2015
Stories: 2



Directions: From I-265 to Hwy 42, left at the light. Follow to next light and take left on to Wolf Pen Branch. Take left at the stop sign and follow to Stop sign. Right onto Spring Farm Rd. Then left onto to Spring Glade, Follow to property

Welcome to 8218 Spring Glade Place, a former Homearama home in Prospect's Spring Farm Lake community offering 6 bedrooms, 4.5 baths, over 5,200 finished square feet, and a fully integrated smart home experience, all set on a quiet cul de sac with a private, flat backyard designed for true outdoor living - all priced below December 2025 appraisal. From the moment you arrive, the level of detail is clear. The arched glass front door brings in natural light while setting an architectural tone that carries throughout the home. Wide plank flooring, crown molding, and custom millwork create a cohesive, polished feel right from the entry. Just off the foyer, a beautifully designed flex space offers the kind of versatility today's buyer is looking for.

Room Name	Level	Width	Length	Remarks	(Fin)	(UF)	Architectural Style:	Traditional
Half Bathroom	First	5.5	5	A scallop-edged mirror and matching wall sconce add a curated touch	3,858	0	Basement:	Finished
Dining Room	First	12.5	13	Equally suited as a dining room, music conservatory, office, library, or private sitting room	1,400	617	Construction:	Brick Veneer; Stone
Family Room	First	15	19.75	Soaring coffered ceilings with recessed lighting and a spectacular petal chandelier make this room an immediate showstopper	0	0	Cooling:	Central Air; # of HVAC Units: 2
Primary Bedroom	First	14.9	19.75	The spacious primary suite showcases a vaulted tray ceiling with a shiplap inset and a geometric chandelier	5,258	617	Foundation:	Poured Concrete
Primary Bathroom	First	11.5	11.34	A freestanding soaking tub with a copper base sits atop a marble pebble tile platform, beneath an arched window, surrounded by hand-pressed green subway tile	List Agent		Fencing:	Farm; Full; Other
Laundry	First	5	5	Located in Primary Bed Walk in Closet			Heating:	# of HVAC Units: 2; Electric; Natural Gas
Dining Area	First	9	17.5	An open floor plan, connecting the Great Room to the Kitchen			Lot Description:	Covt/Restr; Cul-De-Sac
Kitchen	First	13	17.5	A chef's dream kitchen - features a Thermador six-burner gas range with custom-crafted hood, built-in oven, microwave, and inset refrigerator			Garage/Parking:	Attached; Entry Side; On Street; Driveway; Electric Vehicle Charging Station(s)
Mud Room	First	7.1	6	The mudroom accesses the garage and features traditional elements such as cubbies, hooks, and a bench while beadboard and accent wallpaper help to maintain the standard of finishes			Garage:	Yes
Office	First	5	6.1	A dedicated office space is located just off the kitchen and features a built-in desk, cabinetry, open shelving, and a three-drawer file cabinet			Garage Spaces:	3
Bedroom	Second	12.67	18.5	Highlights include vaulted ceilings, recessed lighting, and a woven pendant fixture			Patio and Porch Features:	Deck; Patio
Full Bathroom	Second	7.5	9.34	The ensuite bath includes a single vanity, separate counter space, linen closet, tile floor, and tub-shower combo with tile surround			Roof:	Shingle
Full Bathroom	Second	10	6.5	Featuring a smart, functional layout - the central section includes a shared toilet and tub-shower combo, book ended by private vanities complete with granite countertops			Sewer:	Public Sewer
Bedroom	Second	15.25	16	Bedroom 2 is generously sized with recessed lighting and a woven pendant, along with a walk-in closet featuring built-ins and an additional oversized storage closet			Utilities:	Electricity Connected
Bedroom	Second	12	13.5	Spacious closets, generously sized bedroom			Water Source:	Public
Bedroom	Second	15.5	20	Spacious closets, generously sized bedroom			M Struct Flood Plain:	No
Bedroom	Basement	14.5	14.9	Just a few steps up you'll enjoy this generously sized fourth bedroom - other options include a playroom, second family room, or home gym				
Full Bathroom	Basement	10.25	6.5	A sixth bedroom in the lower level features recessed lighting, a full egress window, a walk-in closet with built-ins, and its own ensuite bath				
Game Room	Basement	37.75	19	The basement is a true entertainer's dream, with a massive open recreation room that comfortably accommodates a home theater, billiard table, gaming table, and large seating area - no detail was spared				
Other	Basement	11	19	Bar Area/Basement Kitchenette				

Total # of Rooms: 18 **First Floor PBR:** Yes **First Floor Laundry:** Yes **Laundry Level:** 1st **# Closets** Level 1: 1 Level 2: 3 Basement: **# Fireplaces** Level 1: 1

Lot SF: 16,108	Lot SF Source: PVA	Acres: 0.37	Assumable: No	Sold As-Is: No
HOA Y/N: Yes	HOA Fee: \$1,500			Monthly Maintenance \$:
Condo Features:				
Farm Features:				
Deed Bk: 12737	Pg #: 413	Block: 3649	Lot: 0124	Sub-Lot: 0000

Whether you envision a formal dining room, music conservatory, office, or quiet sitting room, this space delivers. The adjacent built-in bar with beverage fridge, wine storage, and custom cabinetry adds both function and a layer of elevated entertaining that feels intentional and refined. The great room is exactly where this home begins to open up in a meaningful way. Soaring coffered ceilings, a statement chandelier, and a fireplace anchored by custom built-ins create a space that feels both grand and inviting. Natural light pours in through expansive windows and glass doors, seamlessly connecting the indoors to the outdoor living spaces beyond. The entire main level flows effortlessly, making it just as suited for a quiet evening at home as it is for hosting a full house of guests. The kitchen is designed for both beauty and performance. Floor-to-ceiling cabinetry, a striking copper tile backsplash, granite countertops, and a large center island create a space that is as functional as it is visually impactful. Outfitted with Thermador appliances including a six burner gas range, built-in oven, microwave, and inset refrigerator, this kitchen supports everything from everyday meals to elevated entertaining. A true walk-in pantry keeps everything organized and out of sight, allowing the kitchen to remain clean, polished, and ready at all times. Tucked just beyond the kitchen, a dedicated office nook and mudroom continue the theme of thoughtful living. Built-in cabinetry, workspace, and storage solutions ensure that even the most practical areas of the home maintain the same level of finish and intention. The primary suite is a true retreat, offering a sense of privacy and calm that is increasingly hard to find. A vaulted tray ceiling, custom lighting, and a private hallway leading to dual walk-in closets create a layout that feels both spacious and personal. The fully remodeled ensuite bath is a standout, featuring a freestanding soaking tub with a copper base, marble pebble tile, hand-pressed tile surrounds, and a walk-in shower designed with both beauty and comfort in mind. Every detail has been carefully selected, right down to the Kohler brass fixtures, creating a space that feels more like a private spa than a typical primary bath. Upstairs, additional bedrooms are generously sized and thoughtfully designed, with a combination of ensuite and shared bath options that provide flexibility for family and guests. A large bonus room offers even more opportunity, whether used as a playroom, second living space, or private retreat away from the main living areas. A well-equipped laundry room on this level adds everyday convenience exactly where it is needed. The lower level expands the home in a way that is both functional and fun. This is a true entertainment space, designed to accommodate a home theater, game area, and gathering space all in one. The built-in audio and visual system, powered by Control4, creates a seamless experience for movie nights or game days. The full bar is fully outfitted with everything you need, including a refrigerator, ice maker, sink, wine storage, and ample seating, making this level ideal for hosting. A sixth bedroom with its own ensuite bath provides a private space for guests, while unfinished areas offer flexibility for a home gym, workshop, or additional storage. The outdoor living experience is where this home truly sets itself apart. A covered deck with beadboard ceiling, built-in audio, and outdoor TV creates a natural extension of the indoor living space. Just below, a fully designed outdoor kitchen, expansive paver patio, and multiple seating areas offer the perfect setting for entertaining or simply unwinding at the end of the day. A stunning freestanding stone fireplace anchors the space, creating a focal point that invites gathering year round. The backyard is flat, private, and fully fenced, surrounded by mature landscaping that enhances both beauty and privacy. With Control4 smart home technology, whole-home audio, and a setting that offers both quiet and connection to the surrounding landscape, this home delivers a high level of function, finish, and livability in one complete offering.

Welcome Home!



Welcome to your next home sweet home

Front of Home



A Former Homearama Home

Gorgeous Lake View from Front Yard



Located in Prospect's Spring Farm Lake Community

Aerial View



This home enjoys quite an exceptional setting - tucked within a quiet community off of Wolf Pen Branch, the new owner can enjoy community water features, horse farms, or tranquil rolling KY hills just beyond the fence line

Entry



Professionally landscaped front grounds make an exceptional first impression

Three Car Garage

The property features a sweeping concrete driveway with a decorative paver inlay

Foyer

A stunning dark wood front door with a 12-pane arched grid window floods the entry with natural light and makes an immediate architectural statement

Foyer

Richly toned, wide plank floors run throughout the home

Dining Room/Music Conservatory

A stunning capiz shell globe pendant hangs from the tray ceiling, casting a warm, diffused glow

Dining Room/Music Conservatory

Enhanced wainscoting and textured drywall add an element of architectural elegance

Built-In Bar

Just off this space, a built-in bar (plumbed for a sink) features a beverage fridge, built-in wine storage, arched glass-front cabinetry, undermount lighting, and a custom fan tile backsplash with brass inlays

Powder Room

Floor-to-ceiling botanical wallpaper brings an unforgettable design moment to this powder bath; A scallop-edged mirror and matching wall sconce add a curated touch

Great Room

Soaring coffered ceilings with recessed lighting and a spectacular petal chandelier make this room an immediate showstopper

Great Room

A gas fireplace anchored by floor-to-ceiling built-in cabinetry and shelving creates a striking focal point

Great Room

Surround sound speakers are integrated into the ceiling and wired through Control4

Great Room

A pair of sliding glass doors, flanked by full-length windows, provide an abundance of natural light to the main level

Eat-In Kitchen

Sliding glass doors framed by full-sized windows open to the back deck

Eat-In Kitchen



Plenty of space for a large table and chairs

Eat-In Kitchen



Floor-to-ceiling cabinetry optimizes function and style, with plenty of storage while offering accent lighting

Kitchen



A rich copper, diamond patterned, tile backsplash pairs beautifully with the granite countertops and cabinetry

Eat-In Kitchen



The large center island features built-in shelving and seating for four

Eat-In Kitchen



Completely open to the great room, the layout is made for everyday living and entertaining at any scale

Kitchen



The island hosts a deep-basin undermount sink

Eat-In Kitchen

Three capiz pendant lights above the island continue the stylish lighting theme utilized in the dining room

Kitchen

A chef's dream kitchen - features a Thermador six-burner gas range with custom-crafted hood, built-in oven, microwave, and inset refrigerator

Kitchen

Gorgeous kitchen ideal for any cook

Pantry

A true walk-in pantry helps keep the kitchen clean and uncluttered, with plenty of shelving, counter space, and dedicated storage for appliances

Office Nook

A dedicated office space is located just off the kitchen and features a built-in desk, cabinetry, open shelving, and a three-drawer file cabinet

Mudroom

The mudroom accesses the garage and features traditional elements such as cubbies, hooks, and a bench while beadboard and accent wallpaper help to maintain the standard of finishes

Primary Suite

The spacious primary suite showcases a vaulted tray ceiling with a shiplap inset and a geometric chandelier

Primary Suite

Crown molding, large dual windows, and recessed lighting enhance the luxury decor in this Owner's retreat

Primary Suite

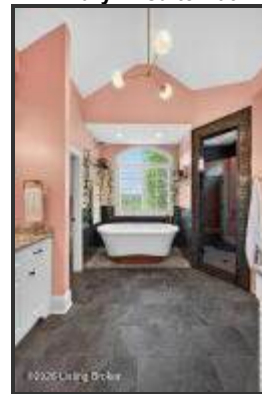
A dedicated hallway connects the bedroom to the bath, with walk-in closets on either side - each fully outfitted with custom built-in shelving, hanging rods, and drawers

Walk-In Closet #1

One closet features a stacked LG washer and dryer with a steam cycle for maximum convenience

Walk-In Closet #2

Ample space for all of your personal belongings

Primary Ensuite Bath

This spa-like bath was remodeled in 2024 and hosts vaulted ceilings and a modern multi-globe pendant overhead

Primary Ensuite Bath



A freestanding soaking tub with a copper base sits atop a marble pebble tile platform, beneath an arched window, surrounded by hand-pressed green subway tile

Primary Ensuite Bath



the hand-pressed green subway tile surround adds design continuity

Primary Ensuite Bath



The bathroom offers a large walk-in shower with marble pebble tile floor and a built-in corner bench - the hand-pressed green subway tile surround adds design continuity

Primary Ensuite Bath



New Kohler brass faucets throughout - this comprehensive remodel left nothing untouched

Primary Ensuite Bath



Enjoy a private spa day from the comfort of your own bathroom

Upper Level



The upper level boasts a 2nd laundry room, 4 bedrooms, and 2 full baths

2nd Level Laundry Room



The upper-level laundry room features a side-by-side washer/dryer set on raised platforms with a folding counter

First Additional Bedroom



Highlights include vaulted ceilings, recessed lighting, and a woven pendant fixture

First Additional Bedroom



Natural light floods the room through the arched window, which overlooks the front of the home - check out that view!

Ensuite Bath



This bedroom uniquely features an ensuite full bath and a walk-in closet

Ensuite Bath



The ensuite bath includes a single vanity, separate counter space, linen closet, tile floor, and tub-shower combo with tile surround

Second Additional Bedroom



Bedroom 2 is generously sized with recessed lighting and a woven pendant light

Second Additional Bedroom



The walk-in closet features built-ins and is complemented by an additional oversized storage closet

Full Bath



These bedrooms share a full bathroom featuring a smart, functional layout - the central section includes a shared toilet and tub-shower combo, book ended by private vanities complete with granite countertops and dark wood cabinetry

Full Bath



Bold botanical wallpaper give the bathroom a stylish touch

Third Additional Bedroom



Bedroom 3 is currently used as a home office and features recessed lighting and a ceiling fan

Third Additional Bedroom



The room includes a double-door closet for ample storage

Fourth Additional Bedroom



Just a few steps up you'll enjoy this generously sized fourth bedroom - other options include a playroom, second family room, or home gym

Fourth Additional Bedroom

This versatile room is designed to provide the home owner an in-home retreat - comfortable carpet, 2 large windows, recessed lighting, modern ceiling fan, and closet - far from the common areas

Lower Level: Recreation Room

The basement is a true entertainer's dream, featuring a massive open recreation room that comfortably accommodates a home theater, billiard table, gaming table, and large seating area

Lower Level: Recreation Room & Bar

The home theater setup includes a mounted projector and large projection screen for an immersive viewing experience

Lower Level: Bar

The bar is outfitted with dark wood cabinetry, granite countertops, a full-size refrigerator, built-in microwave, and an under-counter ice maker

Lower Level: Bar

A full sink, built-in wine storage, and glass-front showcase cabinets add both function and elegance to the bar area

Lower Level: Bar

The bar features a large island with seating for four

Lower Level: Recreation Room & Bar



Recessed and under-cabinet lighting are featured throughout the space

Lower Level: Recreation Room & Bar



Built-in ceiling and wall speakers are wired through Control4, a smart home system offering seamless A/V control with a hidden access panel

Lower Level: Utility Room



Plenty of room for storage

Lower Level: Fifth Additional Bedroom



This bedroom in the lower level features recessed lighting, LVP flooring, a full egress window, and a walk-in closet with built-ins

Lower Level: Fifth Additional Bedroom



The bedroom is complete with its own private ensuite bath

Lower Level: Full Bath



This bathroom features a walk-in shower, a vanity with storage, and a large mirror

Garage



A two-car side entry garage with an attached one-car bay creates a three-car configuration that presents the owner options

Garage



The two-car side features a full wall of built-in cabinetry including a workbench, pegboard tool wall, and additional wall-mounted storage great for yard or auto tools and equipment

Garage



Check out those high ceilings and epoxy floors

Garage



The one-car bay offers additional shelving and a separate exterior door, giving the space a clean, organized feel

Covered Rear Deck



The large covered rear deck features weather-proof PVC decking, a beadboard ceiling, recessed lighting, and a ceiling fan

Covered Rear Deck



Stone column bases add a refined architectural detail to the outdoor space

Covered Rear Deck



Access the deck from the kitchen or the great room

Covered Rear Deck



An outdoor TV, fully wired through Control4, creates a true extension of the home's living and entertaining areas

Covered Rear Deck



New stone-styled speakers wired through Control4 bring the home's full audio system outside

Covered Rear Deck



Fantastic entertaining space

Outdoor Kitchen



Just off the deck, a stone-clad outdoor kitchen features a built-in grill, beverage fridge, and generous counter space

Paver Patio



A large paver patio extends the living space with room for a dining table and bar seating

Outdoor Kitchen



The outdoor kitchen is designed for effortless cooking and entertaining

Outdoor Kitchen



Breakers are already in place for an outdoor hot tub

Paver Patio



Private backyard oasis

Paver Patio



A separate circular patio area with a fire pit table creates a second gathering space just steps from the kitchen

Stone Fireplace



A stunning freestanding stone outdoor fireplace with a brick surround and pergola backdrop serves as the centerpiece of the lower patio - a most impressive outdoor feature

Paver Patio



Gather with friends and family to roast s'mores

Backyard



The backyard is fully fenced, offering exceptional privacy

Backyard



The property features meticulous landscaping throughout, including mature trees and lush flower beds

Backyard



The expansive outdoor space is perfect for outdoor fun and entertaining

Backyard



The space is generously sized and flat, ideal for a variety of outdoor activities

Backyard



Plenty of room to run and play

3-Car Garage



Plenty of space to park in the driveway and 3-car garage

Front of Home



Curb appeal abounds

Aerial View



Situated in a quiet cul-de-sac

Aerial View



This home enjoys an exceptional setting, tucked within a quiet community off of Wolf Pen Branch

Aerial View



The new owner can enjoy scenic community water features just beyond the fence line

Aerial View



Horse farms and tranquil rolling Kentucky hills create a breathtaking backdrop for everyday living

Aerial View



Contact the 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
 8218 Spring Glade Place

City Prospect	State KY	Zip 40059
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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. December , 2023				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? Individuals				
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:				

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Prospect

KY 40059

2. HOUSE SYSTEMS		N/A	YES	NO	UN-KNOWN
Whether or not they have been corrected, state whether there have been problems affecting:					
a. Plumbing		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: 2015	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system: 2015	<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:

3. BUILDING STRUCTURE		N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:					
1) The foundation or slab		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of any damage to wood due to moisture or rot?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Are you aware of any damage due to wood infestation?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?					
3) Is there a warranty?					

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

Replaced garage windows in 2025; repaired primary bath window in 2025

Left kitchen patio door has aging UV filter, but seal has been inspected and is intact.

4. ROOF		N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? Age of the roof if known: 11 years					
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"/>

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f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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:				

5. LAND / DRAINAGE	N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:				

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

7. WATER	N/A	YES	NO	UN-KNOWN
a. Source of water supply: City				
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

8. SEWER SYSTEM	N/A	YES	NO	UN-KNOWN
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of Servicer: Louisville/Jefferson County Metropolitan Sewer District (MSD)				
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"/>

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Please explain any deficiencies noted in this Section:				
9. CONSTRUCTION / REMODELING				
	N/A	YES	NO	UN-KNOWN
a. Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the annual or monthly assessment? \$1,500 annually				
3) HOA Name: SPRING FARM LAKE HOMEOWNERS ASSOCIATION INC / SFL				
HOA Primary Contact Name: Cornerstone Property Mgmt (KY)				
HOA Primary Contact Phone No. and email address: ted@contactcornerstone.com (502)384-9012				
b. Is the property a condominium?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				
11. HAZARDOUS CONDITIONS				
	N/A	YES	NO	UN-KNOWN
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.				
c. Was this house built before 1978?	<input type="checkbox"/>	<input 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"/>
RADON DISCLOSURE REQUIREMENT				
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."				
e. 1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, is it functioning properly?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT				
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.				
g. 1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If no, has the property been professionally decontaminated from methamphetamine contamination?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
12. MISCELLANEOUS				
	N/A	YES	NO	UN-KNOWN
a. Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer Initials _____ Date/Time _____

Buyer Initials _____ Date/Time _____



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



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