



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

327 Old Harrods Creek

FOR MORE INFO IMMEDIATELY, TEXT 24577 TO 46835

**Convenient Location with Updates Throughout!
Spacious 16x40 ft Back Deck**



Visual Tour Online:
www.327OldHarrodsCreek.com

A must see gem! This immaculate home is minutes from Middletown restaurants, shopping, schools, and parks. Meticulously landscaped flower beds and a neatly trimmed lawn greet you as you approach the front door and gives you your first hint of just how well maintained this home is. Step over the threshold and into the brightly lit foyer. The living room to your right is expansive with vaulted ceilings and built-in shelves framing a cozy natural river-stone fireplace. The foyer flows seamlessly into the updated kitchen. With an abundance of cabinets, Corian countertops, subway-tile backsplash, the kitchen also offers a private feel located toward the rear of the home overlooking the large backyard and over 600 sq ft of deck. The hallway adjacent to the dining area/breakfast nook accesses the bedroom and bathroom areas on the main floor. An updated full bathroom is centrally located. Its surrounded by brightly lit bedrooms with plenty of closet space and 2-year old hardwood floors. The owner's suite has vaulted ceilings, 2-year old hardwood floors and hosts an additional full bathroom complete with updated fixtures and finishes throughout. Lets head to the basement. Used as an entertainment or play area, this space is perfect for watching movies, playing games, a separate office space, or working out. The 13' by 13' laundry room is a gold-star feature of this home. Complete with cabinetry, counters, a utility sink, and tons of space to work in, the new owner will relish this user-friendly utility space (buyers' new favorite room)! Step from the laundry room, past the half-bath and into the garage. "2.5 cars" doesn't begin to describe how cavernous this garage is.

Not only a safe haven for two large cars, but it offers a tremendous amount of room for a hobby or work area, a large storage cabinet, utility sink, insulated doors, and new garage door openers. This home won't last long!

Don't hesitate to call the list agent today for more information or to schedule a private showing.

Features:

3 Bedrooms
2.5 Bath

1800+ Finished
Square Feet

2.5 Car Garage

Finished Lower Level

kw LOUISVILLE
EAST
KELLERWILLIAMS.

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Louisville, KY 40223

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327 Old Harrods Creek, *Special Features*

3 Bedrooms | 2.5 Baths | 1800+ Total Finished Square Feet | 2.5 Car Garage

Spacious 16x40 ft Back Deck – Perfect for Entertaining!

Convenient Location with Updates Inside and Out!

Property Features

- This charming home features a brick exterior with neutral siding, highlighted by black shutters and coordinating front door
- The driveway approaches the roomy two-and-a-half garage and offers space for additional guest parking
- Curb appeal abounds-Meticulously landscaped exterior with flowerbeds encompassing the front porch!
- The front entry is a true gathering space while welcoming family and friends into your home
- Home is meticulously maintained with updates throughout, including roof, AC, windows and vinyl siding
- Home features a large front yard, flower bed encasing the front steps, brick retaining wall and a fenced backyard with spacious back deck; a great space for entertaining!
- Home is equipped with new gutters and gutter guards – easy to maintain!

Foyer

- As you enter the home note the sophisticated black door accented with sunburst window and framed by sidelights
- White tile flows from the foyer into the hallway – easy to clean and maintain
- The Foyer is serviced by a convenient coat closet, dressed in mirrored doors

Living Room

- Hardwood floors, vaulted ceiling and oversized windows - the perfect canvas for your new home!
- Two, oversized windows with white trim provide plenty of natural light
- White trim and baseboards throughout give the home a crisp, clean look
- Living room is accessible from the Foyer
- The fireplace is the focal point of the space; featuring natural river rock, framed by custom built-ins and highlighted by recessed lighting – gas logs and vent free!

Kitchen and Breakfast Area

- The Kitchen features custom oak cabinetry, Corian countertops and black appliances to remain – note the new microwave
- Neutral Corian countertops and natural stone, subway tile backsplash provide plenty of counter space, perfect for someone who loves to cook!
- The efficient U-shaped layout of the Kitchen is an appropriate use of space for such a large area
- Recessed, double-bowl sink is equipped with an additional filtered water dispenser
- Kitchen is serviced by two large pantries framing the refrigerator – outfitted with pull-out shelves for convenient accessibility
- Kitchen is well lit from updated light fixtures, and is equipped with under cabinet LED lighting for additional illumination
- Kitchen is open to the dining space – perfect for entertaining guests!
- Eat-in Kitchen area provides convenient seating for a small table and breakfast area

- The eat-in Kitchen hosts a large triple window overlooking the backyard
- Kitchen is positioned at the back of the home and provides direct access to the backyard and deck

Master Suite and En Suite Full Bath

- The Master Suite is truly stunning; Dark hardwood flooring and tall vaulted ceilings compliment the space
- Suite is well lit from the window and tall ceilings; updated light/fan fixture is equipped with remote for convenience
- The Master Suite is serviced with mirrored, sliding door closet
- Bedroom is detailed with crisp, white trim, crown molding and baseboards - and finished with dark hardwood flooring
- En Suite full bath hosts an oversized, Whirlpool garden tub with glass doors for an enclosed shower area
- White tile and fixtures with neutral color palette keep the space light and airy
- Additional storage space available in the linen closet

Additional Bedrooms

- The first bedroom features a window, mirrored, sliding door closet, rich hardwood flooring and an overhead light fixture
- The second bedroom features a window, mirrored, sliding door closet, dark hardwood flooring and corner shelving for storage or display
- Updated light/fan fixture to keep you cool and comfortable

Hallway Full Bath

- The hallway full bath offers a neutral color palette, white tile and sliding glass doors enclosing the shower area
- Oak vanity and bathtub frame give the bath a cohesive look

Lower Level Living

- Hardwood steps and natural wood railing lead to the lower level living area
- Large living room boasts transom windows to keep the space well lit, as well as updated recessed lighting
- Tall ceilings, carpet and neutral color palette create a cozy and welcoming feel
- Lower level offers accessibility to the Laundry room and additional half bath
- Large Laundry Room space is equipped with washer and dryer hook ups, utility sink and shelving for hanging items and storage
- Lower level half bath features a pedestal sink, tile flooring and pocket door for privacy
- Storage space available in the large closet as well as additional storage underneath the stairs

Outdoor Living

- This charming home features a large front yard as well as a fenced back yard; the level yard is a great space for entertaining!
- Home is surrounded by an enormous front and rear yard for expansive greenspace and unlimited outdoor living
- The extra wide driveway with large parking pad allows for additional guest parking

- The spacious two-and-a-half car garage is perfect for a workspace; Garage is equipped with built-in organization, utility sink and additional large storage room
- Garage doors have been upgraded with a Genie belt battery back-up and smartphone technology
- Step from the Kitchen to the spacious back deck (16x40); can easily accommodate your outdoor furniture and grill!
- The recently updated back deck features skirting for underneath storage, as well as built-in outdoor lighting and a wide stairway leading to the backyard
- Backyard is quaintly lit with exterior lighting

Residential - Single Family Residence

**For Current Pricing
Call 502.554.9749**



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List Number: 1490411
Address: 327 Old Harrods Creek Rd, Louisville, KY 40243
Area: 08-DglasHls/Hurstbrn/Mdltwn/Anchrg/StMatt
Sub Area: A
Total Living Area: 1,879
Basement: Partially Finished; Finished; Walkout Finished; Walkout Part Fin
Total # Bedrooms: 3
Disclosure: Yes
Style: 1 Story

Status: Active
School District: Jefferson
Above Grade
Finished: 1,292
Total Baths: 3
Sqft - Total Unfin: 0
Nonconform SqFt
Fin: 0
Nonconform SqFt
UF: 0

County: Jefferson
Subdivision: NONE
Baths - Full: 2
Baths - 1/2: 1
Age: 29
Year Built: 1988
Stories: 1



Open House Info:

Directions: From Hwy 60/Shelbyville Rd turn north onto Old Harrods Creek Rd. Follow to property - On Right.

A must see gem! This immaculate home is minutes from Middletown restaurants, shopping, schools, and parks. Meticulously landscaped flower beds and a neatly trimmed lawn greet you as you approach the front door and gives you your first hint of just how well maintained this home is. Step over the threshold and into the brightly lit foyer. The living room to your right is expansive with vaulted ceilings and built-in shelves framing a cozy natural river-stone fireplace. The foyer flows seamlessly into the updated kitchen. With an abundance of cabinets, Corian countertops, subway-tile back-splash, the kitchen also offers a private feel located toward the rear of the home overlooking the large backyard and over 600 sq ft of deck. The hallway adjacent to the dining area/breakfast nook (cont...)

Room Name	Room Level	Width	Length	Room Remarks
Living Room	1st Floor	16'01	11'7	Cozy Fireplace!
Full Bath	1st Floor	7'11	5'02	Centrally Located
Foyer	1st Floor	5'8	10'3	Meticulously Landscaped
Kitchen	1st Floor	18'7	11'6	Great View of the Back Yard
Master Bath	1st Floor	7'11	7'3	En Suite
Master Bedroom	1st Floor	13'0	14'2	Great Closet Space
Bedroom	1st Floor	9'11	9'8	Spacious Bedrooms
Bedroom	1st Floor	10'11	10'8	Private Feel
Family Room	Basement	18'3	12'0	Perfect Entertainment/Play Space
Half Bath	Basement	5'0	4'1	Check out the 2.5 Car Garage
Laundry	Basement	13'1	13'1	Huge Laundry Area with Utility Sink

Basement: Partially Finished; Finished; Walkout Finished; Walkout Part Fin
Construction: Brk/Ven; Frame - Wood; Vinyl
Exterior: Deck
Heating/Cooling: Central Air; Forced Air Heat; Gas Heat
Garage/Parking: 2 1/2 Car Garage; Attached; Entry Front
Roof: Shingle
Utilities: Electric; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

	(Fin)	(UF)
AG	1,292	0
BG	587	0
NC	0	0
Total	1,879	0
SgFtSrc:	List Agent	

Total # of Rooms: 5 **First Floor MBR:** Yes **Laundry Level:** Basement **# Closets** Level 1: 6 Basement: 2 **# Fireplaces** Level 1: 1
Lot SF Source: PVA **Acres:** 0.26 **Sold As-Is:** No

HOA Y/N: No **HOA Fee:** \$0

Condo Features:

Farm Features:

City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 6436 **Pg #:** 0337 **Block:** 1793 **Lot:** 0030 **Sub-Lot:** 0000

(cont...) accesses the bedroom and bathroom areas on the main floor. An updated full bathroom is centrally located. Its surrounded by brightly lit bedrooms with plenty of closet space and 2-year old hardwood floors. The owner's suite has vaulted ceilings, 2-year old hardwood floors and hosts an additional full bathroom complete with updated fixtures and finishes throughout. Lets head to the basement. Used as an entertainment or play area, this space is perfect for watching movies, playing games, a separate office space, or working out. The 13' by 13' laundry room is a gold-star feature of this home. Complete with cabinetry, counters, a utility sink, and tons of space to work in, the new owner will relish this user-friendly utility space (buyers' new favorite room)! Step from the laundry room, past the half-bath and into the garage. "2.5 cars" doesn't begin to describe how cavernous this garage is. Not only a safe haven for two large cars, but it offers a tremendous amount of room for a hobby or work area, a large storage cabinet, utility sink, insulated doors, and new garage door openers. This home won't last long! Don't hesitate to call the list agent today for more information or to schedule a private showing.

Welcome Home!



This charming home features a brick exterior with neutral siding, highlighted by black shutters and coordinating front door

Updates Throughout!



Home is meticulously maintained with updates throughout, including roof, AC, windows and vinyl siding

Foyer



As you enter the home note the sophisticated black door accented with sunburst window and framed by sidelights

Foyer



The Foyer is serviced by a convenient coat closet, dressed in mirrored doors

Living Room



Hardwood floors, vaulted ceiling and oversized windows - the perfect canvas for your new home!

Living Room



The fireplace is the focal point of the space; featuring natural river rock, framed by custom built-ins and highlighted by recessed lighting – gas logs and vent free!

Living Room



Two, oversized windows with white trim provide plenty of natural light

Living Room



Living room is accessible from the Foyer

Living Room



White trim and baseboards throughout give the home a crisp, clean look

Kitchen



The Kitchen features custom oak cabinetry, Corian countertops and black appliances to remain – note the new microwave

Kitchen



The efficient U-shaped layout of the Kitchen is an appropriate use of space for such a large area

Kitchen



The eat-in Kitchen hosts a large triple window overlooking the backyard

Kitchen



Neutral Corian countertops and natural stone, subway tile backsplash provide plenty of counter space, perfect for someone who loves to cook!

Kitchen



Kitchen is well lit from updated light fixtures, and is equipped with under cabinet LED lighting for additional illumination

Kitchen



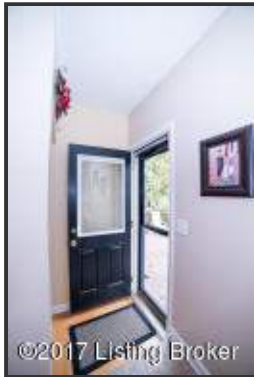
Kitchen is serviced by two large pantries framing the refrigerator – outfitted with pull-out shelves for convenient accessibility

Kitchen



Kitchen is open to the dining space – perfect for entertaining guests!

Back Door



Kitchen is positioned at the back of the home and provides direct access to the backyard and deck

Master Suite



The Master Suite is truly stunning; Dark hardwood flooring and tall vaulted ceilings compliment the space

Master Suite



The Master Suite is serviced with mirrored, sliding door closet

Master Suite



Bedroom is detailed with crisp, white trim, crown molding and baseboards – and finished with dark hardwood flooring

En Suite Master Bath



En Suite full bath hosts an oversized, Whirlpool garden tub with glass doors for an enclosed shower area

Bedroom 1



The first bedroom features a window, mirrored, sliding door closet, rich hardwood flooring and an overhead light fixture

Bedroom 1



The first bedroom features a window, mirrored, sliding door closet, rich hardwood flooring and an overhead light fixture

Bedroom 2



The second bedroom features a window, mirrored, sliding door closet, dark hardwood flooring and corner shelving for storage or display

Bedroom 2



The second bedroom features a window, mirrored, sliding door closet, dark hardwood flooring and corner shelving for storage or display

Bedroom 2



The second bedroom features a window, mirrored, sliding door closet, dark hardwood flooring and corner shelving for storage or display

Full Bath



The hallway full bath offers a neutral color palette, white tile and sliding glass doors enclosing the shower area

Lower Level Living



Large living room boasts transom windows to keep the space well lit, as well as updated recessed lighting

Lower Level Laundry Room



Lower level offers accessibility to the Laundry room and additional half bath

Lower Level Laundry Room



Large Laundry Room space is equipped with washer and dryer hook ups, utility sink and shelving for hanging items and storage

Lower Level Laundry Room



©2017 Listing Broker

Large Laundry Room space is equipped with washer and dryer hook ups, utility sink and shelving for hanging items and storage

Lower Level Living



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Tall ceilings, carpet and neutral color palette create a cozy and welcoming feel

2.5 Car Garage



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The spacious 2.5 car garage is perfect for a workspace; Garage is equipped with built-in organization, utility sink and additional large storage room

Back of Home - Left



This charming home features a large front yard as well as a fenced back yard; the level yard is a great space for entertaining!

Back of Home - Right



Home is equipped with new gutters and gutter guards – easy to maintain!

Curb Appeal!



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Garage doors have been upgraded with a Genie belt battery back-up and smartphone technology

Welcome Home!



©2017 Listing Broker

This charming home features a brick exterior with neutral siding, highlighted by black shutters and coordinating front door

Outdoor Living



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Step from the Kitchen to the spacious back deck (16x40); can easily accommodate your outdoor furniture and grill!

Front of Home



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Curb appeal abounds-Meticulously landscaped exterior with flowerbeds encompassing the front porch!

Foyer



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The front entry is a true gathering space while welcoming family and friends into your home

Living Room



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Hardwood floors, vaulted ceiling and oversized windows creates the perfect canvas for your new home!

Kitchen



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Recessed, double-bowl sink is equipped with an additional filtered water dispenser

Master Suite



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Suite is well lit from the window and tall ceilings; updated light/fan fixture is equipped with remote for convenience

Master Suite



©2017 Listing Broker

The Master Suite is truly stunning; Dark hardwood flooring and tall vaulted ceilings compliment the space

En Suite Master Bath



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White tile and fixtures with neutral color palette keep the space light and airy

Bedroom 1



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The first bedroom features a window, mirrored, sliding door closet, rich hardwood flooring and an overhead light fixture

Bedroom 2



©2017 Listing Broker

The second bedroom features a window, mirrored, sliding door closet, dark hardwood flooring and corner shelving for storage or display

Full Bath



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The hallway full bath offers a neutral color palette, white tile and sliding glass doors enclosing the shower area

Full Bath



Oak vanity and bathtub frame give the bath a cohesive look

Lower Level Living



Hardwood steps and natural wood railing lead to the lower level living area

Lower Level Living



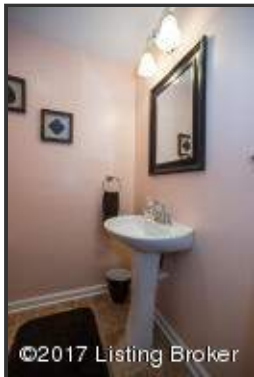
Large living room boasts transom windows to keep the space well lit, as well as updated recessed lighting

Lower Level Laundry Room



Large Laundry Room space is equipped with washer and dryer hook ups, utility sink and shelving for hanging items and storage

Lower Level Bath



Lower level half bath features a pedestal sink, tile flooring and pocket door for privacy

Outdoor Living



Home is surrounded by an enormous front and rear yard for expansive greenspace and unlimited outdoor living

Outdoor Living



Step from the Kitchen to the spacious back deck (16x40); can easily accommodate your outdoor furniture and grill!

Outdoor Living



The recently updated back deck features skirting for underneath storage, as well as built-in outdoor lighting and a wide stairway leading to the backyard

* PROPERTY ADDRESS: 327 OLD HARRODS CREEK ROAD, Louisville, Ky 40223

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 written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on _____, and ending on 11/3/17.
 (Date of purchase) (Date of this form)

*PROPERTY ADDRESS: 327 OLD HARRODS CREEK ROAD, Louisville, KY 40223

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's 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, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (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 some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

SELLER'S DISCLOSURE: As seller, 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 authorizes 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.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS	N/A	YES	NO	UNKNOWN
Any past or current 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) Floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating <u>New 3/2013</u> age <u>4 1/2 YEARS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning <u>New 3/2013</u> age <u>4 1/2 YEARS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater <u>TANKLESS</u> age <u>10 YEARS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? <u>11/2006</u>				
(e) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed? <u>11/2006</u>				

Explain: See attached

* PROPERTY ADDRESS: 327 Old Harrods Creek Road, Louisville, Ky 40223

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) DOES NOT LEAK NOW - REPAIRED

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?

3. ROOF N/A YES NO UNKNOWN

(a) Age of the roof covering? 7 1/2 YEARS 3/2010

(b) 1. Has the roof leaked at any time since you have owned or lived at the property?

2. When was the last time the roof leaked? 2/2010

(c) 1. Have you ever had any repairs done to the roof?

2. If you have ever had the roof repaired, when was the repair performed? _____

(d) 1. Have you ever had the roof replaced?

2. If you have had the roof replaced, when was the replacement performed? 3/2010

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) DOES NOT LEAK

(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering?

2. If yes, when was the repair performed? _____

Explain: _____

4. LAND/DRAINAGE N/A YES NO UNKNOWN

(a) Any soil stability problems?

(b) Has the property ever had a drainage, flooding, or grading problem?

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?

If yes, what is the flood zone? _____

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?

Explain: _____

5. BOUNDARIES N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property?

2. Are the boundaries marked in any way?

3. Do you know the boundaries? If yes, provide description below

Explain: _____

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?

Explain: _____

6. WATER N/A YES NO UNKNOWN

(a) 1. Source of water supply Louisville Water Company

2. Are you aware of below normal water supply or water pressure?

(b) Is there a water purification system or softener remaining with the house?

(c) Has your water ever been tested? If yes, provide results below

Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility

2. Category II. Private Treatment Facility

3. Category III. Subdivision Package Plant

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system

7. Category VII. No Treatment/Unknown

Name of Servicer (if known): MSD

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer): N/A

Date of last inspection (septic): _____ Date last cleaned (septic): _____

(c) Are you aware of any problems with the sewer system?

Explain: _____

Initials (Seller) _____

Date/Time 11-3-17

Initials (Buyer) _____

Date/Time _____

Form M105 revised 3/2016

Page 2 of 4

- 8. CONSTRUCTION/REMODELING**
- | | N/A | YES | NO | UNKNOWN |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| (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) Were all necessary permits and government approvals obtained?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: _____ | | | | |
-
- 9. HOMEOWNER'S ASSOCIATION**
- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, what is the yearly assessment? \$ _____ | | | | |
| 3. Homeowner's Association Name: _____ | | | | |
| HOA Primary Contact Name: _____ | | | | |
| HOA Primary Contact Phone No. _____ | | | | |
| (b) Are you aware of any condition that may result in an increase in taxes or assessments?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) 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"/> |
| Explain: _____ | | | | |
-
- 10. MISCELLANEOUS**
- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Was this house built before 1978? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Results, if tested _____ | | | | |
| (d) 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"/> |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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.

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (f) 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"/> |
| (g) Are you aware of any damage due to wood infestation?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) 1. Has the house or other improvements ever been treated for wood infestation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, when, by whom, and any warranties? _____ | | | | |
| (i) 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"/> |
| (j) 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"/> |
| (k) 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"/> |
| (l) Are you aware of any other conditions that are defective with regard to this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Are there any warranties to be passed on?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, please explain: _____ | | | | |
| (p) 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"/> |
| (q) Has this house ever had pets living in it? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, Explain <u>1 CAT</u> | | | | |
| (r) Is the property in a historic district?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

* PROPERTY ADDRESS: 327 OLD HARRONS CREEK ROAD, Louisville, Ky 40223

SPACE FOR ADDITIONAL INFORMATION

[Empty box for additional information]

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Seller: 11/3/17 Date

Seller: 11-3-17 Date

THE REAL ESTATE AGENT NAMED HERE, _____ HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____
Date: _____

Date: _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: _____
Date: _____

Seller: _____
Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: _____

Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer: _____
Date

Buyer: _____
Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

* Initials (Seller) _____ Date/Time 11-3-17

Initials (Buyer) _____ Date/Time _____