



**THE PRICE GROUP**

SELL • BUY • BUILD • INVEST • CAREER

# 6511 Westwind Way

**Located in Highly Sought-After Arbor Ridge  
Two Kitchens  
Districted for Oldham County Schools**



**Visual Tour Online:  
[www.6511WestwindWay.com](http://www.6511WestwindWay.com)**

### Features:

- 4 Bedrooms
- 4 Full Baths
- 4,150 Total Finished Sq Ft
- 2-Car Garage

Welcome Home to 6511 Westwind Way, located in Crestwood's highly sought-after community of Arbor Ridge. This home offers over 4000 finished square feet (with nearly 3000 above grade finished square feet!), 4 bedrooms with a fifth bedroom space, four full baths, and is move-in ready with its fresh paint. An open flow is designed throughout the main level, yet still providing clear spaces between the Family Room and the large Dining Room that is off the kitchen. Your favorite aesthetic touch of this home's design will likely be the centerpiece of the main level: the double-sided gas fireplace that is flanked by two arched entryways that provide access to the kitchen/dining space from the family room. You'll be delighted to discover that an expansive all-seasons room, complete with three walls of floor to ceiling windows/sliding doors is located conveniently off the kitchen. There is a bedroom and full bath located on the main level. Completing the main level is a walk-in corner pantry, a separate spacious hall utility/linen closet, and access to the side entry two car garage. The second level of the home offers the Primary Suite with en suite Primary Bath, plus two additional bedrooms that are serviced by a Jack and Jill Bath, and laundry room. This property is designed to allow for a separate apartment-style space in the fully finished lower level. The finished lower level is equipped with a second Family Room, a kitchen, a full bath, a fifth bedroom space, and a second laundry space. This home also features a large exterior deck & built-in hot tub.

**kw** LOUISVILLE  
EAST  
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

[www.ChooseThePriceGroup.com](http://www.ChooseThePriceGroup.com)

[info@kwPriceGroup.com](mailto:info@kwPriceGroup.com)  
9911 Shelbyville Road #100  
Louisville, KY 40223

# 6511 Westwind Way, *Special Features*

4 Bedrooms | 4 Full Baths | 4,150 Total Finished Square Feet | 2 Car Garage

Located in Highly Sought-After Arbor Ridge

Two Kitchens

## Property Features

- Fresh paint throughout main level and second level
- Faux wood blinds throughout
- Two laundry rooms!

## Foyer

- Decorative glass pane front door, flanked by two sidelights welcome you into the home
- New, custom light fixture provides beautiful ambience
- Hall closet conveniently located off Foyer
- Access to separate front porch provided off the Foyer
- Foyer opens to Family Room

## Family Room

- Monovaluted ceiling with skylight accents this space
- New ceiling fan/light fixture plus recessed lighting illuminates the room
- Two-sided gas fireplace draws your eye as the unique focal point of the home
- Fireplace is framed with two arched walkways, which lead to the kitchen and dining room

## Dining Room

- Hardwood flooring throughout
- Extremely spacious for even the largest of dining table and chair sets
- Modern, new dining light fixture provides great character
- Dining Room overlooks open air deck and adjoining all-season room
- Dining Room is completely open to the Kitchen, creating a fantastic space for gatherings and celebrations

## Kitchen

- Custom decorative pendants access the breakfast bar
- Recessed lighting illuminates the kitchen workspace
- Kitchen is outfitted with granite counters, custom hardware, stainless steel appliances, tile mosaic backsplash, and stainless-steel sink
- Breakfast bar at island provides plenty of space for additional seating

## All Season Room

- Oversized double sliding glass doors provide access from Kitchen to the bonus All Season Room
- Perfect space for additional lounge and dining furniture, or office, or playroom!
- Tile flooring with decorative tile patterned accents
- Exposed brick wall provides a great aesthetic to the space
- Floor to ceiling windows (with screens) and sliding glass doors, plus the fact that this bonus space is heated and cooled, makes it a true All-Season Room

## Main Level Bedroom

- Hardwood flooring, ceiling fan/light fixture, fresh paint, and two large windows complete this first floor bedroom
- Main Level Full Guest Bath
- The full bath is positioned at the end of the hall, perfect as a Powder Room for your guests, and also smartly positioned adjacent to the bedroom

- Corner sink, tub/shower combo, and tile flooring accent the bathroom

#### **Additional Features of Main Level**

- Huge walk-in pantry with built in shelving, plus a spacious hall linen closet
- Access to two car, side entry garage, equipped with a garage refrigerator that will convey to the new Buyer

#### **Primary Bedroom and En Suite Full Bath**

- Ceiling fan/light fixture accented with a tray ceiling and recessed lighting
- Large walk-in closet with built-in shelving systems
- En suite bath is designed with tile flooring, a dual vanity, jetted tub/shower combo, separate water closet, linen closet, and a separate second walk-in primary closet

#### **Second Level: Two Additional Bedrooms, Full Bath, & Laundry Room**

- First Additional Bedroom offers ample space, views of the back yard, a walk-in closet, new custom light fixture, and access to the Jack and Jill bath
- Second Additional Bedroom is complete with vaulted ceiling, ceiling fan/light, stunning large windows with transom overlooking front yard, plus two closets with built-in shelving
- The Jack and Jill full bath complete with tile flooring, two separate vanity spaces, and tub/shower combo, services the two additional upstairs bedrooms
- The main hall (hardwood flooring) lead to the Laundry Room with built in shelving- convenient location making putting laundry easy due to its quick access to the bedrooms

#### **Finished Lower Level: Family Room, Second Kitchen, & Full Bath**

- Recessed lighting, surround sound speakers, and built-in cabinetry create an extremely purposeful space
- Laminate wide plank hardwood flooring, plus ceiling fan/light fixture create a picturesque second kitchen of the home
- Smooth top range, space to add an additional refrigerator, white cabinetry, and recessed lighting complete the Lower-Level Kitchen
- Full bath services the basement level, complete with a mirrored medicine cabinet, tiled flooring, and large walk-in shower
- Basement level of the home also provides a spacious hall linen closet, an unfinished storage room, a second laundry space, and a bonus room that could serve as a bedroom space (note: windows are not of egress size)

#### **Outdoor Space**

- Spacious deck with black baluster railings provide additional space for outdoor dining
- A hot tub (built into the deck) conveys to the new buyer
- A corner lot provides ample space for pets and kids to run and play; yard's privacy is amplified by mature evergreen landscaping on the property and on the neighboring property

**Residential - Single Family Residence**

**For Current Price  
Call 502.554.9749**



**List Number:** 1592571  
**Address:** 6511 Westwind Way, Crestwood, KY 40014  
**Area:** 21-Oldham County S-171  
**Sub Area:** A  
**Total Living Area:** 4,150  
**Basement:** Finished  
**Total # Bedrooms:** 4  
**Disclosure:** Yes  
**Style:** 2 Story

**Status:** Active  
**School District:** Oldham  
**Above Grade**  
**Finished:** 2,850  
**Total Baths:** 4  
**Sqft - Total Unfin:** 135  
**Nonconform SqFt**  
**Fin:** 0  
**Nonconform SqFt**  
**UF:** 0

**County:** Oldham  
**Subdivision/Condo:** ARBOR RIDGE  
**Baths - Full:** 4  
**Baths - 1/2:** 0  
**Age:** 18  
**Year Built:** 2003  
**Stories:** 2



**Open House Info:**

**Directions:** Travel KY-329 to Crestwood. Turn Right onto Westwind Way. Home is on your left.

Welcome Home to 6511 Westwind Way, located in Crestwood's highly sought after community of Arbor Ridge. Arbor Ridge is located just minutes away from the neighborhood's districted award winning Oldham County Schools, provides quick access to I-71, and is just an evening stroll away from local eateries.... Ride your bicycle to dinner! This home offers over 4000 finished square feet (with nearly 3000 above grade finished square feet!), 4 bedrooms with a fifth bedroom space, four full baths, and is move-in ready with its fresh paint (first and second levels. Including freshly painted interior doors), new hardware, and brand new custom lighting design throughout. The floor plan is smart and spacious - an open flow is designed throughout the main level, (cont')

Room Name	Level	Width	Length	Remarks
Great Room	First	15.33	20.25	Hardwood flooring, double sided gas fireplace
Dining Area	First	11	13.33	Incredibly spacious!
Kitchen	First	13.66	13.33	Granite counters, breakfast bar
Full Bathroom	First	5.5	6	Serves first floor bedroom
Bedroom	First	12	13.33	Bedroom on main level of home!
Florida Room	First	19.25	12	Floor to ceiling windows!
Primary Bedroom	Second	15.33	16.5	Tray ceiling, two walk-in closets
Primary Bathroom	Second	9.75	8.5	Jetted tub, dual vanities
Bedroom	Second	15	12.5	Ample closet space
Full Bathroom	Second	4	5	Jack and Jill style bathroom
Bedroom	Second	13.5	14.5	Vaulted Ceiling
Laundry	Second	5.66	6	Conveniently located near bedrooms
Family Room	Basement	14.75	14.75	Second Family Room in Basement
Kitchen	Basement	13	17	Complete w/range, sink, & space for refrigerator
Full Bathroom	Basement	9.25	5	Serves fifth bedroom space
Other	Basement	11.75	12.75	Fifth bedroom space

	(Fin)	(UF)
AG	2,850	0
BG	1,300	135
NC	0	0
Total	4,150	135
SgFtSrc:	List Agent	

**Basement:** Finished  
**Construction:** Brk/Ven; Frame - Wood; Stone  
**Exterior:** Deck; Porch  
**Foundation:** Poured Concrete  
**Heating/Cooling:** Central Air; Forced Air Heat; Gas Heat  
**Lot Description:** Corner  
**Garage/Parking:** 2 Car Garage; Attached; Entry Side  
**Roof:** Shingle  
**Utilities:** Electricity Connected; Fuel:Natural; Public Sewer  
**M Struct Flood Plain:** No

**First Floor PBR:** No **First Floor Laundry:** No **Laundry Level:** 2nd

**Total # of Rooms:** 10

**# Closets** Level 1: 3 Level 2: 5 **Basement:** 2# **Fireplaces**

<b>HOA Y/N:</b> Yes	<b>HOA Fee:</b> \$470	<b>Lot SF Source:</b> PVA	<b>Acres:</b> 0.45	<b>Assumable:</b> No	<b>Sold As-Is:</b> No
<b>Condo Features:</b>					
<b>Farm Features:</b>					
<b>City Tax:</b> Of Record	<b>County Tax:</b> Of Record	<b>Deed Bk:</b> 1283	<b>Pg #:</b> 425	<b>Block:</b> Sec 2	<b>Lot:</b> 28 <b>Sub-Lot:</b> 0000

yet still providing clear spaces between the Family Room (with mono vault ceiling and skylight!), and the large Dining Room that is off of the spacious kitchen. This chef's kitchen is complete with ample cabinetry, mosaic tile backsplash, stainless steel appliances, recessed lighting and pendant lighting, granite counters, and a huge center kitchen island which also provides space for barstool seating. Your favorite aesthetic touch of this home's design will likely be the centerpiece of the main level: the double sided gas fireplace that is flanked by two arched entryways that provide access to the kitchen/dining space from the family room. You'll be delighted to discover that an expansive all-seasons room, complete with three walls of floor to ceiling windows/sliding doors (equipped with screens as well), is located conveniently off of the kitchen. There is a bedroom and full bath located on the main level (if you need first floor bedroom access with no stairs, you'll find it here!). Completing the main level is a walk-in corner pantry, a separate spacious hall utility/linen closet, and access to the side entry two car garage (that leads to a wide and level driveway - plenty of space for additional parking as needed). The second level of the home offers the Primary Suite with en suite Primary Bath, plus two additional bedrooms that are serviced by a Jack and Jill Bath, and laundry room. This property is designed to allow for a separate apartment-style space in the fully finished lower level (perfect for a multigenerational family living together and/or an older adult child needing separate space); the finished lower level is equipped with a second Family Room, a kitchen (with sink, range, and space to add a refrigerator), a full bath, and a fifth bedroom space (window access does not meet egress standards), and a second laundry space. If outdoor living is important for you, 6511 Westwind doesn't disappoint; its large exterior deck, built-in hot tub, mature evergreen landscaping offering privacy to the level rear yard, and its corner lot location provides ample opportunity to enjoy the fresh air. As soon as you see this home's cozy front porch, you'll know this is your next Home Sweet Home. Contact the listing agent now to schedule your private showing - homes in this neighborhood do not come available often!



**Welcome Home!**



Outstanding curb appeal awaits you at 6511 Westwind Way

**Wide Driveway for Plenty of Parking**



Easy access to parking in the garage and driveway

**Foyer**



Decorative glass pane front door, flanked by two sidelights welcome you into the home

**Covered Front Porch**



Outstanding curb appeal awaits you at 6511 Westwind Way

**Covered Front Porch**



The front porch provides a fantastic place to relax or visit with neighbors.

**Family Room**



New ceiling fan/light fixture plus recessed lighting illuminates the room

**Family Room**



Hardwood floors and new paint throughout main level

**Family Room**



Monovaluted ceiling with skylight accents this space

**Double Sided Gas Fireplace**



Fireplace is framed with two arched walkways, which lead to the kitchen and dining room

**Kitchen**



Breakfast bar at island provides plenty of space for additional seating

**Kitchen**



Kitchen is outfitted with granite counters, custom hardware, stainless steel appliances, tile mosaic backsplash, and stainless steel sink

**Kitchen**



Custom decorative pendants access the breakfast bar

**Kitchen**



Dining Room is completely open to the Kitchen, creating a fantastic space for gatherings and celebrations

**Dining Room**



Extremely spacious for even the largest of dining table and chair sets

**Dining Room**



Modern, new dining light fixture provides great character

**Walk-In Pantry**



Huge walk-in pantry with built in shelving

**All-Seasons Room**



Floor to ceiling windows (with screens) and sliding glass doors, plus the fact that this bonus space is heated and cooled, makes it a true All-Season Room

**First Additional Bedroom**



Hardwood flooring, ceiling fan/light fixture, fresh paint, and two large windows complete this first floor bedroom



**First Additional Bedroom**



Hardwood flooring, ceiling fan/light fixture, fresh paint, and two large windows complete this first floor bedroom

**Main Level Full Bath**



The full bath is positioned at the end of the hall, perfect as a Powder Room for your guests, and also smartly positioned adjacent to the bedroom Corner sink, tub/shower combo, and tile flooring accent the bathroom

**Primary Bedroom**



Ceiling fan/light fixture accented with a tray ceiling and recessed lighting

**Primary Bedroom**



Ceiling fan/light fixture accented with a tray ceiling and recessed lighting

**Primary Bedroom**



Ceiling fan/light fixture accented with a tray ceiling and recessed lighting

**Primary En Suite Bath**



En suite bath is designed with tile flooring, a dual vanity, jetted tub/shower combo, separate water closet, linen closet, and a separate second walk-in primary closet

**Second Additional Bedroom**



Second Additional Bedroom offers ample space, new custom light fixture, and access to the Jack and Jill bath

**Second Additional Bedroom**



Second Additional Bedroom offers ample space, new custom light fixture, and access to the Jack and Jill bath

**Third Additional Bedroom**



Third Additional Bedroom is complete with vaulted ceiling, ceiling fan/light, stunning large windows with transom overlooking front yard, plus two closets with built-in shelving

**Third Additional Bedroom**



Third Additional Bedroom is complete with vaulted ceiling, ceiling fan/light, stunning large windows with transom overlooking front yard, plus two closets with built-in shelving

**Upstairs Hall**



The main hall (hardwood flooring) leads to the laundry room

**Second Level Laundry Room**



The laundry room with built in shelving- convenient location making putting laundry easy due to its quick access to the bedrooms

**Jack and Jill Bath**



The Jack and Jill full bath complete with tile flooring, two separate vanity spaces, and tub/shower combo, services the two additional upstairs bedrooms

**Jack and Jill Bath**



The Jack and Jill full bath complete with tile flooring, two separate vanity spaces, and tub/shower combo, services the two additional upstairs bedrooms

**Jack and Jill Bath**



The Jack and Jill full bath complete with tile flooring, two separate vanity spaces, and tub/shower combo, services the two additional upstairs bedrooms

**Lower Level Family Room**



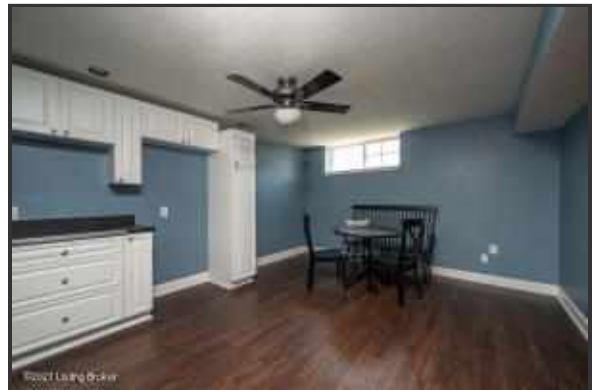
Recessed lighting, surround sound speakers, and built in cabinetry create an extremely purposeful space

**Lower Level Family Room**



Recessed lighting, surround sound speakers, and built in cabinetry create an extremely purposeful space

**Lower Level Second Kitchen**



Laminate wide plank hardwood flooring, plus ceiling fan/light fixture create a picturesque second kitchen of the home

**Lower Level Second Kitchen**



Smooth top range, space to add an additional refrigerator, white cabinetry, and recessed lighting complete the Lower Level Kitchen

**Lower Level Full Bath**



Full bath services the basement level, complete with a mirrored medicine cabinet, tiled flooring, and large walk-in shower

**Fifth Bedroom Space**



Basement level of the home also provides a spacious hall linen closet, an unfinished storage room, a second laundry space, and a bonus room that could serve as a bedroom space (note: windows are not of egress size)

**Rear Deck and Hot Tub**



A hot tub (built into the deck) conveys to the new buyer

**Rear Deck**



Spacious deck with black baluster railings provide additional space for outdoor dining

**Rear Deck**



Spacious deck with black baluster railings provide additional space for outdoor dining



**Back Yard**



Landscaping creates privacy around the deck.

**Corner Lot**



A corner lot provides ample space for pets and kids to run and play

**Corner Lot**



The yard's privacy is amplified by mature evergreen landscaping on the property and on the neighboring property

**Side Entry Garage**



Two car, side entry garage, equipped with a garage refrigerator that will convey to the new Buyer

# KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet  
 Mayo-Underwood Building  
 500 Mero Street 2NE09  
 Frankfort, Kentucky 40601  
 (502) 564-7760

## 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;
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 **6511 Westwind Way**

City <span style="float: right;"><b>Crestwood</b></span>	State <span style="float: right;"><b>KY</b></span>	Zip <span style="float: right;"><b>40014</b></span>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house.	<b>03/2021</b>			
c. Do you own the property as (an) individual(s) or as representative(s) of a company?	<b>Individual</b>			
Explain:				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. To the best of your knowledge, 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. To the best of your knowledge, 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:				

PROPERTY ADDRESS:

**2. HOUSE SYSTEMS**

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-KNOWN
a. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age of system: 17 years				
k. Cooling/air conditioning system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age of system: 3 years				
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age of system: 17 years				

Please explain any deficiencies noted in this Section:

**3. BUILDING STRUCTURE**

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?				
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:				
h. 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"/>
i. 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"/>
j. 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"/>
k. 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:

**4. ROOF**

	N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? (write the age of the roof if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.5 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. To the best of your knowledge, has the roof leaked at any time before you 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 roof leaked?				
May 2019				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous owners did				

PROPERTY ADDRESS:

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:  
**Previous owners had roof repaired. There have been no leaks since.**

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
d. Do you know the boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: <b>Lou water co.</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Please explain any deficiencies noted in this Section:



PROPERTY ADDRESS:

<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 type="checkbox"/>			
b.	If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Explain:								
<b>10. HOMEOWNER'S ASSOCIATION (HOA)</b>					N/A	YES	NO	UN-KNOWN
a.	1) Is the property subject to rules or regulations of a HOA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	2) If yes, what is the yearly assessment? <b>\$470</b>							
	3) HOA Name: <b>Kentucky Realty</b>							
HOA Primary Contact Name:								
HOA Primary Contact Phone No.: <b>(502)473-0003</b>								
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 that may result in an increase in 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 type="checkbox"/>	<input checked="" type="checkbox"/>			
e.	Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Explain:								
<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? <b>Radon system was installed</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
f.	1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	2) If yes, is it functioning properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Explain:								
<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"/>			
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 warranties to be passed on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

PROPERTY ADDRESS:

Explain:				
e. Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
f. Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Previous owner - cat</b>				
h. Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.				

Regarding the pet that lived with previous owner...all floors and carpets were cleaned by Stanley Steamer in May 2021 upon purchase of home.

<b>14. SELLER(S) CERTIFICATION (CHOOSE ONE)</b>			
<input type="checkbox"/> 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.			
Seller Signature	Date <u>1/21/2021</u>	Seller Signature <u>X</u>	Date <u>07/21/2021</u>
<input type="checkbox"/> 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 <u>X</u>	Date	Seller Signature <u>X</u>	Date
<input type="checkbox"/> As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.			
Seller Signature <u>X</u>	Date	Seller Signature <u>X</u>	Date
<input type="checkbox"/> The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.			
Broker / Agent Print Name		Broker / Agent Signature <u>X</u>	Date
<b>The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form</b>			
Buyer Signature <u>X</u>	Date	Buyer Signature <u>X</u>	Date