

EXECUTIVE HOME

2457 WILLIAMSBURG ESTATES LANE

Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657

First Floor



Foyer

- 10' x 8'
- Custom speakeasy-style arched double front walnut doors
- Stained paneled vaulted ceiling
- Palladium window above front door



Formal Dining Room

- 14' x 17'
- Wainscoting
- Crown moulding

Study/Office

- 14' x 13'
- Built-in cabinets
- Crown moulding
- Paneled wainscoting
- Arched windows
- Large walk-in closet





Master Suite

- 17' x 27'
- Triple tray with barrel ceiling
- Built-in gas fireplace with remote
- Media cabinet
- His and her closets
- Entry to covered porch
- His and her walk-in closet

Ensuite Bath

- 15' x 17'
- Water closet
- Large tile shower
- Kohler fixtures
- DTV shower system
- Jetted tub
- Separate vanities



Great Room

- 18' x 21'
- 2 story
- Coffered ceiling
- 10' double French doors leading to covered porch
- Built-in bookcases and cabinets
- Gas fireplace
- Elaborate headers



Covered Back Porch

- Arched columns
- Brick pavers
- Beadboard ceiling
- Plantation ceiling fans
- Gas grill with natural gas hook-up
- Brick header with keystones
- Sound system



Kitchen

- 20' x 36'
- Granite counter tops
- Farmhouse sink
- Butcher block island (3.5' x 8.5') with barn stools
- Bosch dishwasher
- Wolf gas stove with six burners and pot filler
- Travertine back splash
- Custom wood arch over cooking area
- Paneled Built-in Sub Zero refrigerator/freezer
- Wolf double ovens
- Microwave, built-in
- Built-in TV
- Cherry cabinetry with waterfall glass
- Beverage center (2' x 5.5') with built-in wine storage
- Built-in and walk-in storage pantries
- Breakfast room



Keeping Room

- 15' x 23'
- Stone fireplace with gas logs
- Built-in entertainment center
- Step down floor from kitchen
- Exits to covered porch



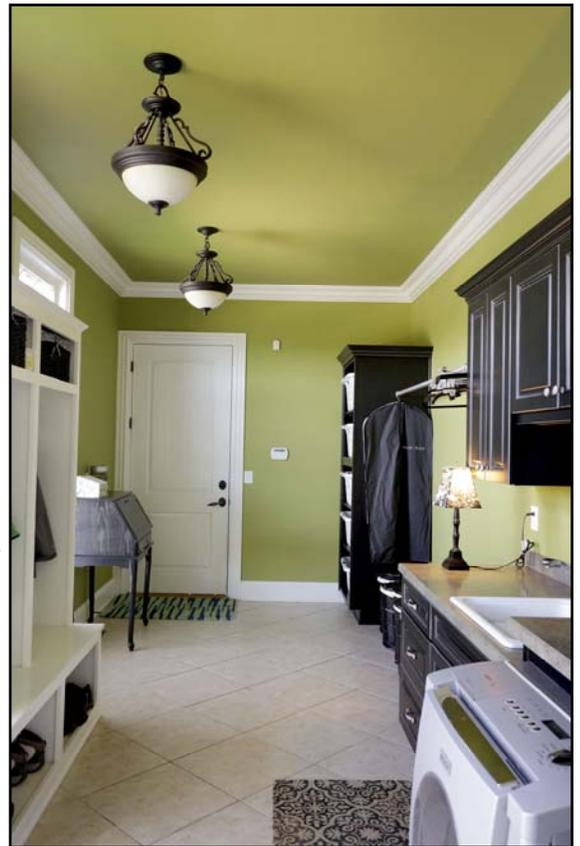
Powder Room

- Located off kitchen
- Kohler fixtures



Laundry Room

- 9' x 25'
- 4 built-in lockers
- Tile floor
- Floor to ceiling window with transom
- Custom laundry cubby
- Laundry sink
- Built-in cabinets and folding counter
- Hang dry area



3 Car Garage

- 38' x 26' (oversized)
- Premier Garage floor covering
- Access door with doggie door
- Central vacuum cleanout
- Hot/cold water outside garage
- Sprinkler system

Basement

- 3,700 +/- SF—full, unfinished
- 9' ceilings
- Walk-out
- Roughed-in plumbing with toilet
- 6' golf cart door



Second Floor

Bedroom #2

- 13' x 17.5'
- Walk-in closet
- Full bath with garden tub



Bedroom #3

- 20' x 20'
- Walk-in closet
- Full bath with garden tub



Bathroom #4

- 18' x 22'
- Walk-in closet
- Full bath with garden tub



Bedroom #5 (20' x 22') currently used as a billiards room





- Built in 2008
- Hickory floors throughout
- 8" baseboards
- 8" crown mouldings
- Norco casement windows and double hung windows
- Integrated sound system throughout first floor and porch
- All first floor windows have transoms
- 2" x 6" walls with foam insulation
- 4 HVAC units—2 in attic and 2 in basement
- Copper flashing and dimensional shingles
- Fieldstone and brick exterior and Hardiboard trim
- 7-zone sprinkler system
- Professionally landscaped
- Retaining wall

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PRICE: \$1,200,000.



Agent:

**Mike Morrison
859-340-0302**

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Rev 1/07 Property Address 2457 Williamsburg Estates Lane, Lexington, KY 40504
SELLER DISCLOSURE OF PROPERTY CONDITION

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 it on: 2/3/08 - move in date and ending on 9/25/15
 (date of purchase) (date of this form)

PROPERTY ADDRESS: _____

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he 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 statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning 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 owning 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 agent representing any seller in this transaction. It is not a substitute for any inspections. 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 licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "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 agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the 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

Any past or current problems affecting:

	YES	NO	UNKNOWN
(a) Plumbing	—	✓	—
(b) Electrical system	—	✓	—
(c) Appliances	—	✓	—
(d) Floors and walls	—	✓	—
(e) Doors and windows	—	✓	—
(f) Ceiling and attic fans	—	✓	—
(g) Security system	—	✓	—
(h) Sump pump	—	✓	—
(i) Chimneys, fireplaces, inserts	—	✓	—
(j) Pool, hot tubs, sauna	—	✓	—
(k) Sprinkler system	—	✓	—
(l) Heating	✓	—	—
(m) Cooling/air conditioning	✓	—	—

Explain: We replaced the compressor in the large unit went out after a KV power failure.

2. FOUNDATION/STRUCTURE/BASEMENT

(a) Any defects or problems, current or past, to the foundation or slab?	—	✓	—
(b) Any defects or problems, current or past, to the structure or exterior veneer?	—	✓	—
Explain: _____			
(c) Has the basement leaked at anytime since you have owned or lived in the property?	—	✓	—
(d) When was the last time the basement leaked?			
(e) Have you ever had any repairs done to the basement?	—	✓	—
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed?	—	✓	—
Explain: _____			

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____

Initials (Buyer) _____ Date/Time _____ Initials (Seller) COB Date/Time 9/25/15 11:00 am

2457 Williamsburg Estates Lane Lexington KY 40504

YES NO UNKNOWN

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

YES NO UNKNOWN
- - [check] -

3. ROOF

- (a) Age of the roof? 2 months
(b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....
2. When was the last time the roof leaked?
(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?
(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)
(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?.....
2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?

YES NO UNKNOWN
- [check] -

4. LAND/DRAINAGE

- (a) Any soil stability problems?.....
(b) Has the property ever had a drainage, flooding, or grading problem?.....
(c) Is the property in a flood plain zone?.....
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?
Explain: @ the bottom of the property is Wolf Run Watershed

YES NO UNKNOWN
- [check] -
- [check] -
- [check] -
- [check] -

5. BOUNDARIES

- (a) Have you ever had a staked or pinned survey of the property?.....
(b) Do you know the boundaries?.....
(c) Are the boundaries marked in any way?.....
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
Explain: has no effect on the home.

YES NO UNKNOWN
- [check] -
- [check] -
- [check] -
- [check] -

6. WATER

- (a) 1. Source of water supply KAWC - City
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, give results
Explain:

YES NO UNKNOWN
- [check] -
- [check] -
- [check] -

7. SEWER SYSTEM

- (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 (AKA: "Home Package Plant")
5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....
7. Category VII. No Treatment/Unknown.....
(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?.....
Explain:

YES NO UNKNOWN
- [check] -

8. CONSTRUCTION/REMODELING

- (a) Have there been any additions, structural modifications, or other alterations made?.....
(b) Were all necessary permits and government approvals obtained?.....
Explain:

YES NO UNKNOWN
- [check] -
- - -

9. HOMEOWNER'S ASSOCIATION

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?.....
2. If yes, what is the yearly assessment? \$ 500.-

YES NO UNKNOWN
- [check] -
- - -

Initials (Buyer) _____ Date/Time _____

Initials (Seller) COB Date/Time 9/25/15 am. 11:00am

40504

Rev 1/07

Property Address 2457 Williamsburg Estates Lane, Lexington, Ky

- | | YES | NO | UNKNOWN |
|---|-----|----|---------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... | — | ✓ | — |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... | ✓ | — | — |
| Explain: <u>the lane is private/owned by home-owners</u> | | | |

10. MISCELLANEOUS

- | | | | |
|--|---|---|---|
| (a) Was this house built before 1978? | — | ✓ | — |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... | — | ✓ | — |
| (c) 1. Are you aware of any testing for radon gas?..... | ✓ | — | — |
| 2. Results, if tested <u>negative, tested @ construction</u> | | | |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... | — | ✓ | — |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... | — | ✓ | — |
| (f) Are you aware of any damage due to wood infestation?..... | — | ✓ | — |
| (g) 1. Have the house or other improvements ever been treated for wood infestation? | — | ✓ | — |
| 2. If yes, when, by whom, and any warranties? | | | |
| (h) Are you aware of any existing or threatened legal action affecting this property?..... | — | ✓ | — |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... | — | ✓ | — |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | — | ✓ | — |
| (k) Are you aware of any other conditions which are defective with regard to this property?..... | — | ✓ | — |
| (l) Are there any environmental hazards known to seller?..... | — | ✓ | — |
| (m) Are there any warranties to be passed on?..... | — | ✓ | — |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: | — | ✓ | — |
| (o) Are you aware of the existence of mold or other fungi in the property?..... | — | ✓ | — |
| (p) Has this house ever had pets living in it? | ✓ | — | — |
| If yes, Explain <u>We have small dogs</u> | | | |
| (q) Is the property in a historic district?..... | — | ✓ | — |

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 2/3/09 ^{*move-in date} (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Ch Q. Beyn 9/25/15 Seller Ch Q. Beyn 9/25/15 Date

The licensee named here () has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).

Seller: _____ Date _____

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: _____ Seller: _____
Date: _____ Date: _____

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent: _____ Date: _____

The Buyer Acknowledges receipt of this form..

Buyer _____ Date _____ Buyer _____ Date _____

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) _____ Date/Time _____ Initials (Seller) CB Date/Time 9/25/15 11:00 am
COB 9/25/15 11:00 am

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 6/17/15 CONTRACT DATE: _____ CONTRACT # _____
PROPERTY ADDRESS: 3815 Old Boonesboro Rd Winchester KY 40391

Lead Warning Statement

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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

- WWS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - Known lead-based paint and/or paint hazards are present in the housing. (explain): _____
 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- _____ (b) Records and Reports available to the seller (check one below):
 - Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____
 - Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

- _____ (c) Purchaser has received copies of all information listed above
- _____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*
- _____ (e) Purchaser has (check one below):
 - Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

- _____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller [Signature] Date 9/15/10 Buyer _____ Date _____
 Seller Robi S. Snow Date 9/19/15 Buyer _____ Date _____
 Agent Alicia Q. R. Hee Date 6/17/15 Agent _____ Date _____