

1583 NEWTOWN PIKE

23.8 Acres

Georgetown, Scott County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Located just five miles from Iron Works Pike and on prestigious Newtown Pike, this absolutely lovely one-owner home offers the most gracious of Kentucky living. Built in 1989 by C. W. Warner, one of Central Kentucky's most revered builders, this one-and-a-half story brick home consists of approximately 5,290 square feet of living area.

Situated at the end of a long drive and with pastoral views, you'll discover a luxurious first floor master suite, a large eat-in kitchen, and a wonderful family room with two sets of French doors to the rear patio; upstairs are three bedrooms and two full baths, and the partially-finished lower level contains a 1,215 square foot rec room plus a large unfinished area. HVAC is provided by two heat pumps, and there is a security system, plus a driveway alarm, central vacuum and water softening systems.

A six bent tobacco barn is located at the rear of the property with six stalls.

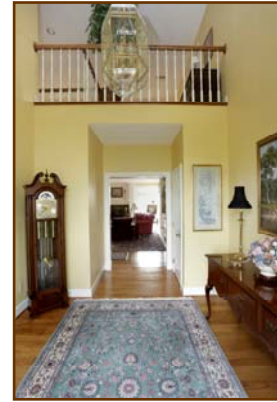
First Floor

Entrance Foyer: 10' x 13.75', 18' ceiling, oak floor.

Dining Room: 13' x 13.3', carpet, chair rail, crown moulding.

Living Room: 13' x 13.3', carpet, crown moulding.

Powder Room: Oak floor.



Eat-in Kitchen: 16' x 28.5' & 7'9" x 12.5', oak floor, cherry cabinets, desk, double wall oven, double stainless steel sink, Thermador range top in island, warming drawer, microwave, Sub-Zero refrigerator, and a large breakfast bay.





Family Room: 22' x 29.5', 18' ceiling, oak floor, recessed wood-burning fireplace with granite surround, French doors with transoms of both sides of fireplace, built-in cabinetry, sky lights, open to second level.



Master Bedroom: 14' x 18.3', carpet, two walk-in closets in master bath plus another in bedroom. **Bath:** ceramic tile floor, Jacuzzi tub, separate tiled shower, two vanity areas (one is higher).



Office: 11.75' x 13', carpet, built-ins on two walls with built-in desk.

Laundry: 10' x 10.75', deep sink, built-in ironing board.



Powder Room: 5.5' x 8', oak floor.

3 Car Attached Garage: Sink, central vacuum system, and Culligan water softener.

Second Floor

Cat Walk: 8' x 23.5'

Bedroom: 24.5' x 14.25', three closets, en-suite bath with tiled floor.

Bedroom: 15.5' x 18.5', en-suite bath with two vanities.

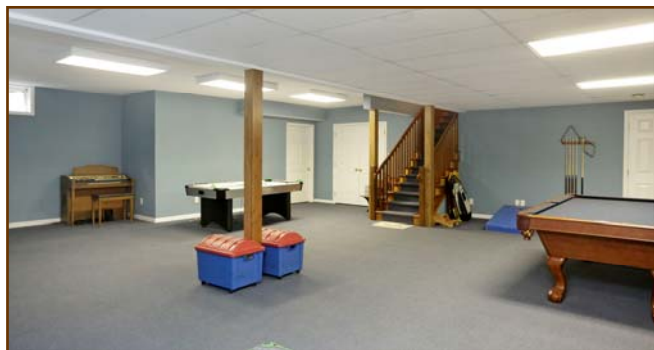
Bedroom: 13.5' x 13.5', walk-in closet.



Lower Level

Rec Room: 1,215 square feet, L-shaped, carpeted.

Unfinished Area: 1,600 square feet with storage.





PRICE: \$895,000.



**Bill Justice, Agent
(859) 294-3200**

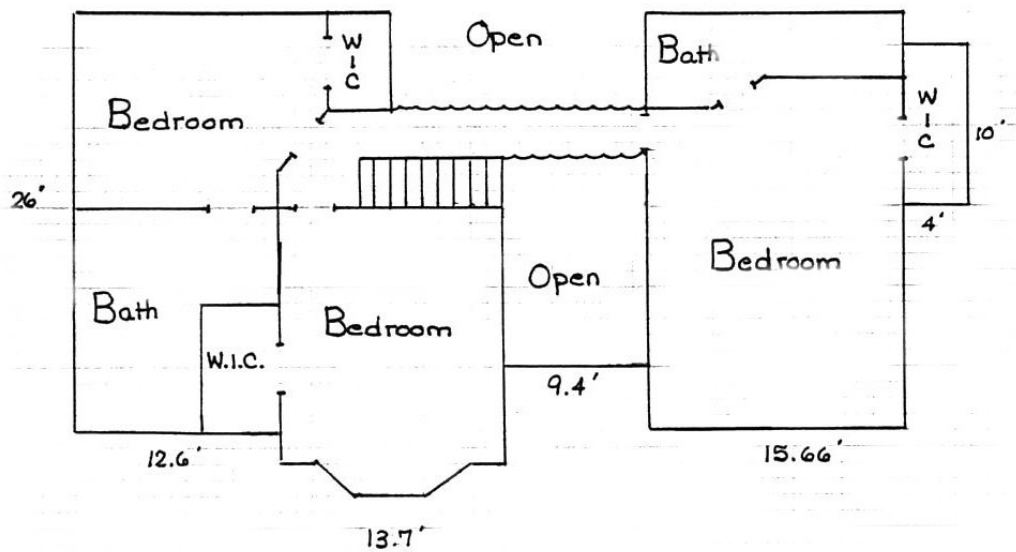
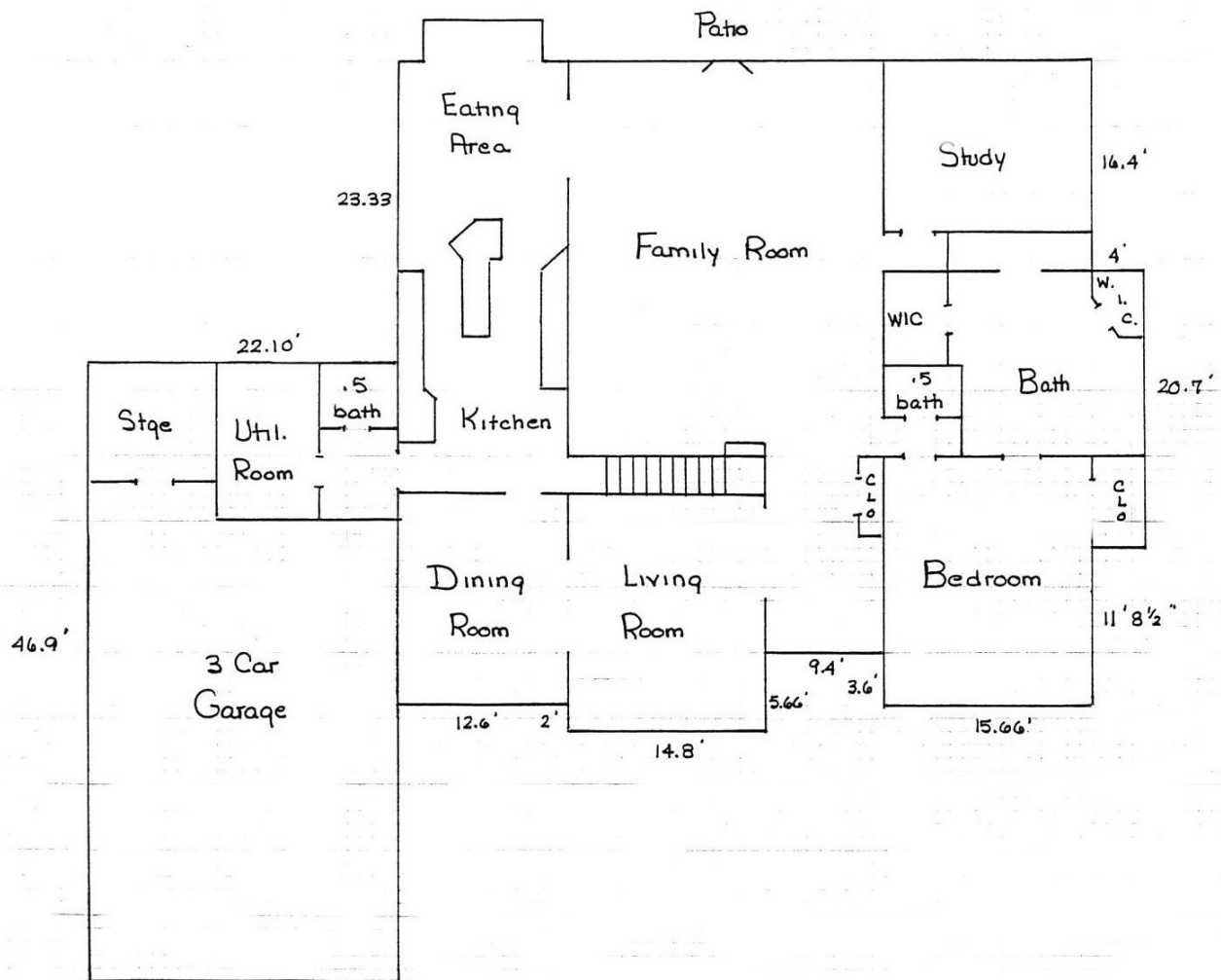
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Gray Buildings © Georgetown-Scott County GIS



Farmland Classification— Summary by Map Unit — Scott County, Kentucky (KY209)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	2.7	11.1%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	5.6	23.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	15.8	65.8%
Totals for Area of Interest			24.0	100.0%



PROPERTY ADDRESS: 1583 NEWTOWN PKE GEORGETOWN, Ky

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 1988, and ending on 4-18-17.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 1583 Newtown Pk, Georgetown, Ky 40324

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.

	N/A	YES	NO	UNKNOWN
1. HOUSE SYSTEMS				
Any past or current problems affecting:				
(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 tub, sauna	✓			
(k) Sprinkler system	✓			
(l) Heating				
(m) Cooling/air conditioning				
(n) Water heater				
Explain:				
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 any time since you have owned or lived at 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 basement leaks repaired, when was the repair performed?			✓	
Explain:				

PROPERTY ADDRESS: 1583 Newtown Pike

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (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? <u>10 yrs</u>	_____	_____	<input checked="" type="checkbox"/>	_____
(b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....	_____	_____	<input checked="" type="checkbox"/>	_____
2. When was the last time the roof leaked? _____	_____	_____	<input checked="" type="checkbox"/>	_____
(c) 1. Have you ever had any repairs done to the roof?	_____	_____	<input checked="" type="checkbox"/>	_____
2. If you have ever had the roof repaired, when was the repair performed? _____	_____	_____	<input checked="" type="checkbox"/>	_____
(d) 1. Have you ever had the roof replaced?.....	_____	<input checked="" type="checkbox"/>	_____	_____
2. If you have had the roof replaced, when was the replacement performed? <u>2007</u>	_____	_____	_____	_____
(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) <u>never</u>	_____	_____	_____	_____
(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?.....	_____	_____	<input checked="" type="checkbox"/>	_____
(b) Has the property ever had a drainage, flooding, or grading problem?.....	_____	_____	<input checked="" type="checkbox"/>	_____
(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....	_____	_____	<input checked="" type="checkbox"/>	_____
If yes, what is the flood zone? _____	_____	_____	<input checked="" type="checkbox"/>	_____
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	_____	_____	<input checked="" type="checkbox"/>	_____
Explain: _____	_____	_____	_____	_____

5. BOUNDARIES	N/A	YES	NO	UNKNOWN
(a) 1. Have you ever received a staked or pinned survey of the property?.....	_____	<input checked="" type="checkbox"/>	_____	_____
2. Are the boundaries marked in any way?.....	_____	_____	_____	<input checked="" type="checkbox"/>
3. Do you know the boundaries? If yes, provide description below.....	_____	_____	<input checked="" type="checkbox"/>	_____
Explain: _____	_____	_____	_____	_____
(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?	_____	_____	<input checked="" type="checkbox"/>	_____
Explain: _____	_____	_____	_____	_____

6. WATER	N/A	YES	NO	UNKNOWN
(a) 1. Source of water supply <u>Ky American Water</u>	_____	_____	<input checked="" type="checkbox"/>	_____
2. Are you aware of below normal water supply or water pressure?	_____	<input checked="" type="checkbox"/>	_____	_____
(b) Is there a water purification system or softener remaining with the house?.....	_____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
(c) Has your water ever been tested? If yes, provide results below.....	_____	_____	<input checked="" type="checkbox"/>	_____
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")	_____	<input checked="" type="checkbox"/>	_____	_____
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): _____	_____	_____	_____	_____
(b) For properties with Category IV, V, or VI systems:	_____	_____	_____	_____
Date of last inspection (sewer): <u>NEVER</u>	_____	_____	_____	_____
Date of last inspection (septic): _____ Date last cleaned (septic): _____	_____	_____	_____	_____
(c) Are you aware of any problems with the sewer system?.....	_____	_____	<input checked="" type="checkbox"/>	_____
Explain: _____	_____	_____	_____	_____

Initials (Seller) NAR Date/Time 4-18-17

Initials (Buyer) _____ Date/Time _____

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PROPERTY ADDRESS: 1583 NEWTON AVE

	N/A	YES	NO	UNKNOWN
8. CONSTRUCTION/REMODELING				
(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?..... Explain: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? \$ _____ 3. Homeowner's Association Name: _____ HOA Primary Contact Name: _____ HOA Primary Contact Phone No. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?..... <u>fences</u> Explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. MISCELLANEOUS				
(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?..... 2. Results, if tested _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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? 2. If yes, when, by whom, and any warranties? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(p) Are you aware of the existence of mold or other fungi on the property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Has this house ever had pets living in it? If yes, Explain <u>dog</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(r) Is the property in a historic district?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initials (Seller) MS

Date/Time 4-18-17

Initials (Buyer) _____

Date/Time _____

Form M105 revised 3/2016

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PROPERTY ADDRESS: 1583 NEWTON PLE

SPACE 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.

Nancy H. Vornes 4-18-17
Seller Date Seller 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: _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE 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/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.