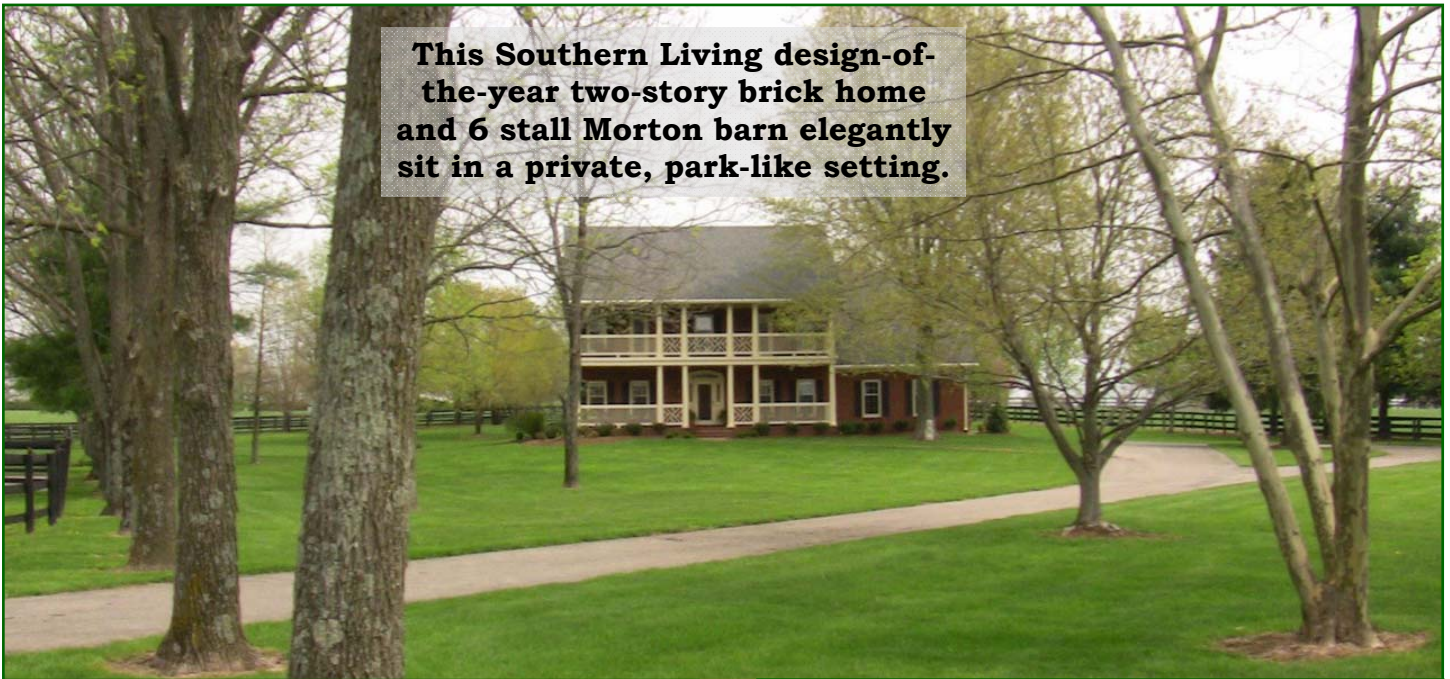


2499 CARNEGIE LANE

10.85 Acres

Lexington, Fayette County, Kentucky



This Southern Living design-of-the-year two-story brick home and 6 stall Morton barn elegantly sit in a private, park-like setting.



Offered Exclusively By



www.kyhorsefarms.com

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

First Floor



Welcoming 2-story **foyer** with hardwood floor.



Formal living room with beautiful hardwood flooring.



Gorgeous **formal dining room** with paneled wainscoting, hardwood flooring, and beautiful views.

Private **office** with wet bar.

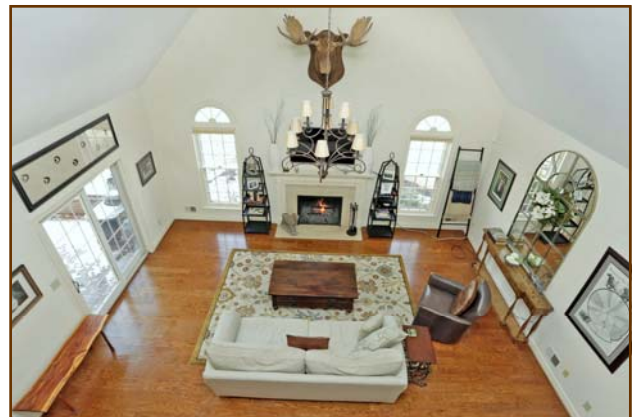


Freshly renovated gourmet **kitchen** with stainless steel appliances, tile flooring, and back splash.

Convenient eat-in breakfast area with access to back brick patio Area.



Massive two-story **great room** with fireplace (moose head does not convey) with back staircase to bedrooms. Plenty of natural light and access to back brick patio with pergola.



Second Floor

Lovely **bedroom** with double closets and shared Jack and Jill bathroom.



This **bedroom** shares the Jack and Jill bathroom with the above bedroom and features a walk-in closet and access to the second story full-length covered porch.



This roomy **bedroom** features a walk-in closet and en-suite full bath—freshly upgraded with granite.



The **master bedroom** features a magnificent tray ceiling and walks into an incredible master bath.

The master has a massive walk-in closet and also walks out to the fabulous full-length, columned covered porch.



The recently-renovated **master bath** features beautiful tile flooring, granite-topped double sinks, a jetted tub, and huge space.



Gorgeous pergola graces the back of the home covering a brick patio for outdoor living at its best!



Smartly-designed farm with automatic waterers and electrified top-board four-board fencing secure these nearly level paddocks.



Very functional and classy 6-stall Morton barn houses your horses with additional tack room, feed room, and full-length attached overhang for farm equipment.

You will appreciate this smart design by a professional horseman!

Offered Exclusively By

PRICE: \$850,000.

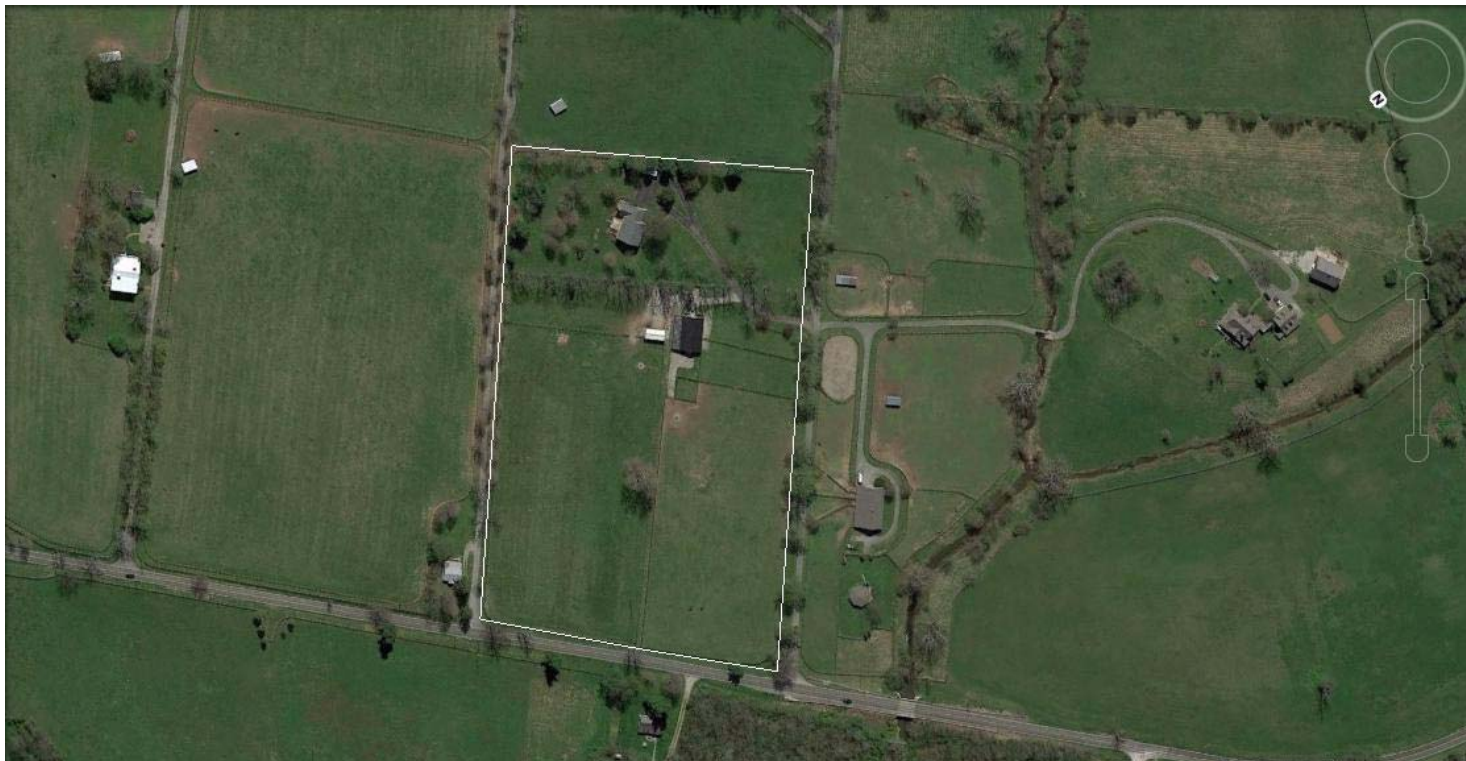


Agent:

**Mike Morrison
859-340-0302**

www.kyhorsefarms.com

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



Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	6.4	55.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.3	2.3%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	4.9	42.5%
Totals for Area of Interest			11.6	100.0%

Rev 1/07

Property Address

2499 Carnegie Ln. Lexington Ky 40511

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:

09/13

(date of purchase)

and ending on

01/23/2017

(date of this form)

PROPERTY ADDRESS:

2499 Carnegie Ln. Lexington Ky 40511

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:

(a) Plumbing New Commercial Hotwater Heater <1 yr. old

(b) Electrical system

(c) Appliances

(d) Floors and walls

(e) Doors and windows New sliding doors 2016 & new WP stairs 2017

(f) Ceiling and attic fans

(g) Security system

(h) Sump pump

(i) Chimneys, fireplaces, inserts swept 2016

(j) Pool, hot tubs, sauna

(k) Sprinkler system

(l) Heating Downstairs Furnace 1 yr old, upstairs Heat pump 2009

(m) Cooling/air conditioning age Downstairs Heat pump 2009

Explain:

YES NO UNKNOWN

X

X

X

X

X

X

X

X

X

X

NA

X

X

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? NONE - Had is dry when we purchased

Explain: B-Py was installed May 2011, we transferred warranty on (Full Life of structure) 11/5/2013

(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) BF

APF

Date/Time

1/23/2017 6pm

1/23/2017 6pm

2499 Carnegie Ln. Lexington KY 40511

YES NO UNKNOWN

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

— X —

3. ROOF

- (a) Age of the roof? unknown but believed to be <10 yrs.
 (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?.....

— X —
 — X —
 — X —
 — X —
 — X —

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:.....

— X —
 — X —
 — — X
 — — X

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:.....

— X —
 X — —
 — — X
 — — X

6. WATER

- (a) 1. Source of water supply City - KY American
 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:.....

— X —
 — X —
 — X —

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): 2015
 (c) Are you aware of any problems with the sewer system?.....
 Explain:.....

— — —
 — — —
 — — —
 X — —
 — — —
 — — —
 — X —

8. CONSTRUCTION/REMODELING

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

— X —
 — — —

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? \$ NONE to my knowledge
HOA is apparently defunct.

X — —

Initials (Buyer) _____ Date/Time _____

Initials (Seller) BF

Date/Time

1-23-2017 6pm
1/23/17 6pm

2499 Carriage Ln. Lexington Ky 40511

YES NO UNKNOWN

(b) Are you aware of any condition which may result in an increase in taxes or assessments?.....

— X —

(c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?

X — —

Explain:

Automatic Gate & Lane is shared
I paid a 1 time gate fee @ my closing

10. MISCELLANEOUS

(a) Was this house built before 1978?.....

— X —

(b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?.....

— X —

(c) 1. Are you aware of any testing for radon gas?.....

X — —

2. Results, if tested Below the result @ our closing but within normal

(d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....

— X —

(e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?.....

— X —

(f) Are you aware of any damage due to wood infestation?.....

— X —

(g) 1. Have the house or other improvements ever been treated for wood infestation?

— X —

2. If yes, when, by whom, and any warranties?.....

(h) Are you aware of any existing or threatened legal action affecting this property?.....

— X —

(i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?.....

— X —

(j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....

— X —

(k) Are you aware of any other conditions which are defective with regard to this property?.....

— X —

(l) Are there any environmental hazards known to seller?.....

— X —

(m) Are there any warranties to be passed on?..... B-Prg must be transferred

X — —

(n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?

If yes, please explain:.....

— X —

(o) Are you aware of the existence of mold or other fungi in the property?.....

— X —

(p) Has this house ever had pets living in it?.....

X — —

If yes, Explain

2 small dogs [1 Garage kept Lab]

(q) Is the property in a historic district?.....

— X —

SPACE FOR ADDITIONAL INFORMATION

New Garage Door December 2016 - purchased insulated garage door because we had a frozen pipe in garage ceiling winter 2016. Dogwatch Invisible Fence ~ 6 acres installed 2013.

The seller has owned this property since 9/24/2013 (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.

Seller

Date

Seller

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)

Date/Time

APP

1/23/17

6pm

BF 1-23-2017 6PM