

2276 VALENCIA DRIVE

Lexington, Fayette County, Kentucky

3,050+/- Square Feet



Offered Exclusively By



www.kyhorsefarms.com

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

The vaulted, beamed ceiling offers beautiful definition to the great room area which includes a large seating area for TV and conversation.

The stacked stone fireplace is a focal point of this lovely area that also features gleaming cherry-finished hardwood floors.



The formal dining area to the left seats six at the table and has ample room for china cabinets or other decorative pieces.

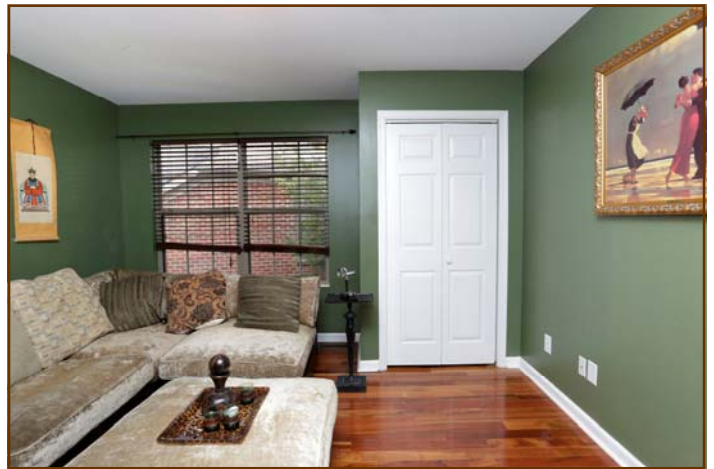
Open floor plan provides excellent access to kitchen breakfast area and lovely powder room just off the entrance hall.



The kitchen, with its stainless steel appliances and ample storage, has a comfortable breakfast or informal seating area and room for bar stools at the kitchen counter and overlooks the deck and garden area.



The door off the breakfast area leads to a lovely deck, recently refurbished and repainted. This area is also privacy fenced and gives easy access for pets.



There are three bedrooms and two and a half baths on the first level.

The first bedroom to the right with double doors lends itself to wonderful office/bedroom usage.

The third bedroom is adjacent to the hall full bath.



Master suite with double vanity en-suite allows choice of first floor accommodations or the dropped elevation lower level master suite.

You will find space, space, space galore in dropped elevation lower level. Both the second great room area and second master suite have windows! The great room is currently used as an office and provides a spacious seating/conversation area.



The spacious master bedroom easily accommodates a king-size bed, dressers, etc., and has multiple storage closets on both sides of the room.



The luxurious master bath boasts double designer sinks; large comfy tub; and the large unique step-up shower is visually appealing and artfully decorated.

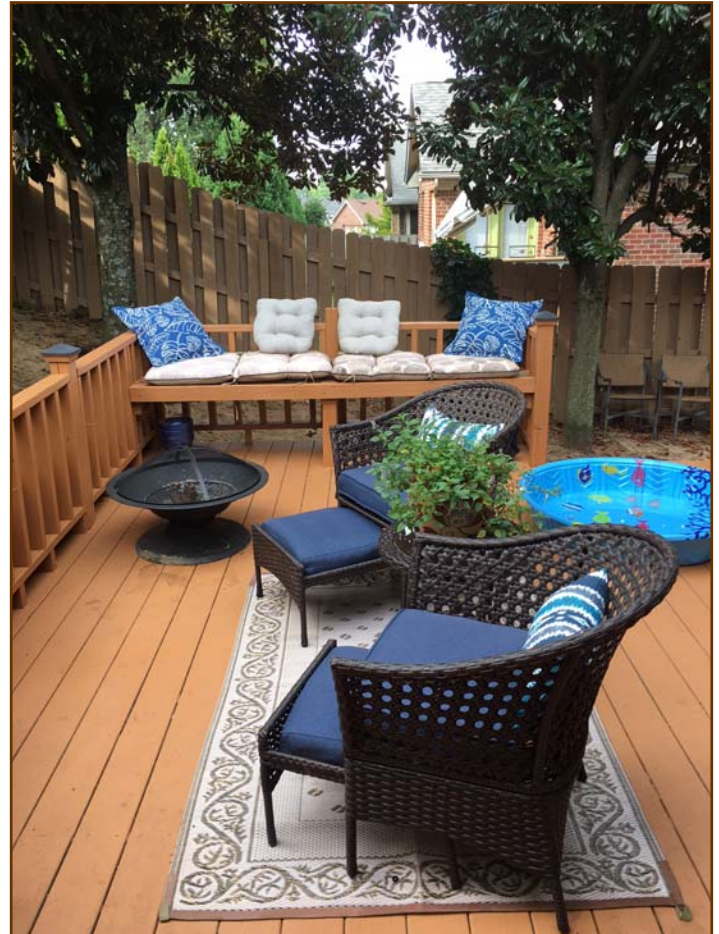
Large utility room on this level has state-of-the-art washer and dryer plus ample space for other cleaning supplies.





The deck, which runs the width of the house, is recently refurbished and repainted. The beautiful curtained pergola provides a quiet and shady area for relaxation.

This is a wonderful home for any buyer! Its location—just off Man o’War and Harrodsburg Road—places you right at grocery stores, fine restaurants, drug store, dry cleaners—all within a few minutes of driving. Three pools, tennis courts, club house, lots of walking space, and well-suited for dogs makes this a must-see!



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PRICE: \$280,000.

**Mary Sue Walker-Hughes
859-619-4770**

www.kyhorsefarms.com

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PROPERTY ADDRESS: 2276 Valencia de Lexington, Ky 40573

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 6/16/16, and ending on 1/19/18.

(Date of purchase)

(Date of this form)

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

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

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

1. HOUSE SYSTEMS

N/A YES NO UNKNOWN

Any past or current problems affecting:

- | | | | | |
|---|--------|---|---|---|
| (a) Plumbing | — | — | X | — |
| (b) Electrical system | — | — | X | — |
| (c) Appliances | — | — | X | — |
| (d) Floors and walls | — | — | X | — |
| (e) Doors and windows | — | — | X | — |
| (f) Ceiling and attic fans | — | — | X | — |
| (g) Security system | — | — | X | — |
| (h) Sump pump | — | — | X | — |
| (i) Chimneys, fireplaces, inserts | — | — | X | — |
| (j) Pool, hot tub, sauna | — | — | X | — |
| (k) Sprinkler system | ✓ | — | X | — |
| (l) Heating | age 14 | — | X | — |
| (m) Cooling/air conditioning | age 14 | — | X | — |
| (n) Water heater | age 6 | — | X | — |

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT

N/A YES NO UNKNOWN

- | | | | | |
|--|---|---|---|---|
| (a) Any defects or problems, current or past, to the foundation or slab? | — | — | X | — |
| (b) Any defects or problems, current or past, to the structure or exterior veneer? | — | — | X | — |
| 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? | — | — | X | — |
| (f) If you have had basement leaks repaired, when was the repair performed? | — | — | — | — |
| Explain: _____ | | | | |

- | | | | | | |
|-----|--|-------|-------|---|-------|
| (f) | Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?..... | _____ | _____ | ✓ | _____ |
| (g) | Are you aware of any damage due to wood infestation?..... | _____ | _____ | ✓ | _____ |
| (h) | 1. Has the house or other improvements ever been treated for wood infestation? _____ | _____ | _____ | ✓ | _____ |
| | 2. If yes, when, by whom, and any warranties? _____ | _____ | _____ | | _____ |
| (i) | Are you aware of any existing or threatened legal action affecting this property?..... | _____ | _____ | ✓ | _____ |
| (j) | Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?..... | _____ | _____ | ✓ | _____ |
| (k) | Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | _____ | _____ | ✓ | _____ |
| (l) | Are you aware of any other conditions that are defective with regard to this property?..... | _____ | _____ | ✓ | _____ |
| (m) | Are there any environmental hazards known to seller? E.g., methamphetamine contamination? | _____ | _____ | ✓ | _____ |
| (n) | Are there any warranties to be passed on?..... | _____ | _____ | ✓ | _____ |
| (o) | Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? _____ | _____ | _____ | ✓ | _____ |
| | If yes, please explain: _____ | _____ | _____ | | _____ |
| (p) | Are you aware of the existence of mold or other fungi on the property?..... | _____ | _____ | ✓ | _____ |
| (q) | Has this house ever had pets living in it? | _____ | _____ | ✓ | _____ |
| | If yes, Explain _____ | _____ | _____ | | _____ |
| (r) | Is the property in a historic district?..... | _____ | _____ | ✓ | _____ |

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(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? _____

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

2. When was the last time the roof leaked? _____

(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 covering? _____

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

Explain: _____

4. LAND/DRAINAGE N/A YES NO UNKNOWN

(a) Any soil stability problems?.....

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

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....
If yes, what is the flood zone? _____

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

Explain: _____

5. BOUNDARIES N/A YES NO UNKNOWN

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

2. Are the boundaries marked in any way?.....

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

Explain: _____

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

Explain: _____

6. WATER N/A YES NO UNKNOWN

(a) 1. Source of water supply 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, provide results below.....

Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility.....

2. Category II. Private Treatment Facility.....

3. Category III. Subdivision Package Plant.....

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

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

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

7. Category VII. No Treatment/Unknown.....

Name of Servicer (if known): _____

(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: _____

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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.

Samuel Nelson 1/19/18
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: Samuel Nelson

Date 1/19/18

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

Seller: _____
Date: _____

Seller: _____
Date: _____

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

Broker/Real estate agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer Date

Buyer Date

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