

# ROTHERWOOD

3565 PARIS ROAD

Winchester, Clark County, Kentucky

25 +/- Acres



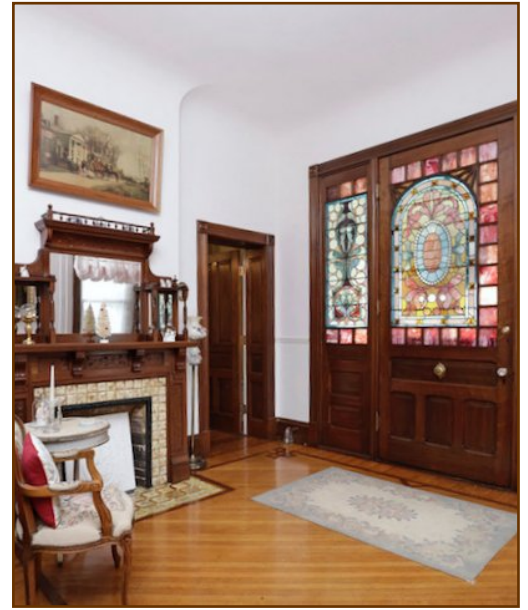
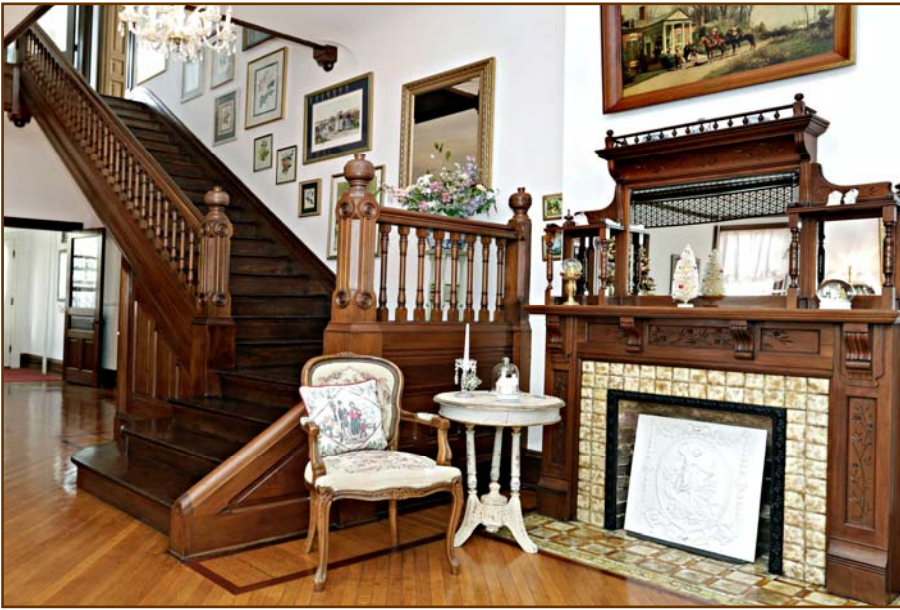
*Rotherwood....  
the grace, timeless beauty, and  
craftsmanship of yesteryear...  
the modern amenities and livability of today.*

*Offered Exclusively By*



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

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



Kaleidoscope of colors in the principal and side panels of the entrance door that leads to expansive entrance hall with welcoming fireplace, inlaid wood floors, and wide staircase.



Formal living room with fireplace, fretwork over door entrances, pocket doors between adjoining den/bourbon room. Exquisitely adorned unique mantels in each room.

Formal dining room with faux marble finish, lattice trim, and butler's pantry adjoins the cozy breakfast nook.





Spacious, modern, and well-planned kitchen features Wolf and Sub-Zero appliances, warm cabinetry finish, granite, and farm house sink with ceramic border.

Additional amenities in this area include a pantry, work desk, food preservation room, half bath in harlequin design, office/billiard area, and laundry.





The spacious second floor is comprised of a large landing with charming seating area with fireplace plus three bedrooms.



Second floor full bath with period claw-foot tub and other nostalgic accents.





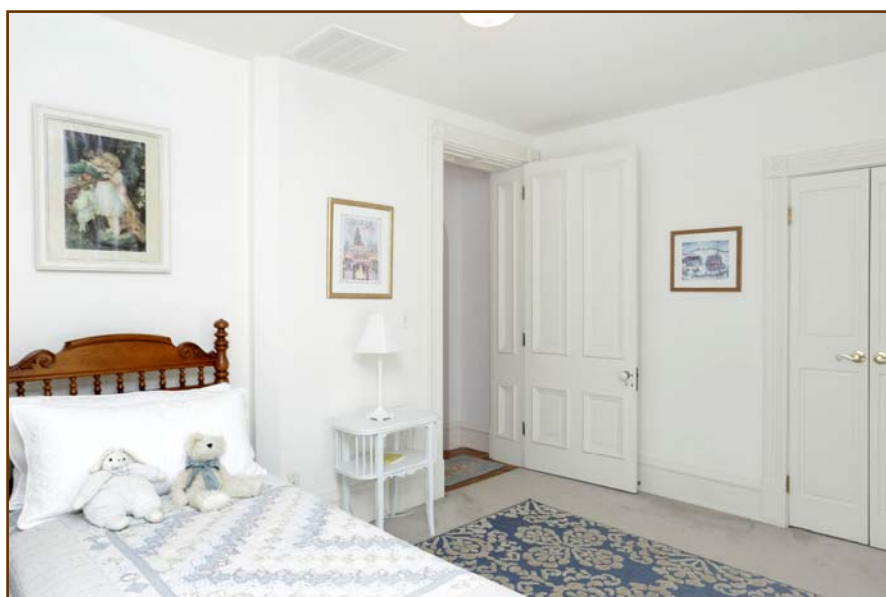
Also found on the second floor is a huge master suite with Grecian-inspired faux paintings has a fireplace in the bedroom and bath; huge tile shower; floral-accented ceramic sink in the double vanity.



The third floor provides three additional bedrooms, a full bath, and a large craft/sewing area.

A cozy reading area with fireplace and adjacent cabinetry provide a wonderful, peaceful area for projects—with a large, tucked-away storage space.

There is a large cedar-lined closet on this floor that's perfect for storage of seasonal decorations!





This weathered wood barn could be easily stalled out and provides a large, enclosed area for grain, hay, and tack.

Three bedroom, two bath manager/tenant modular.



*Offered Exclusively By*

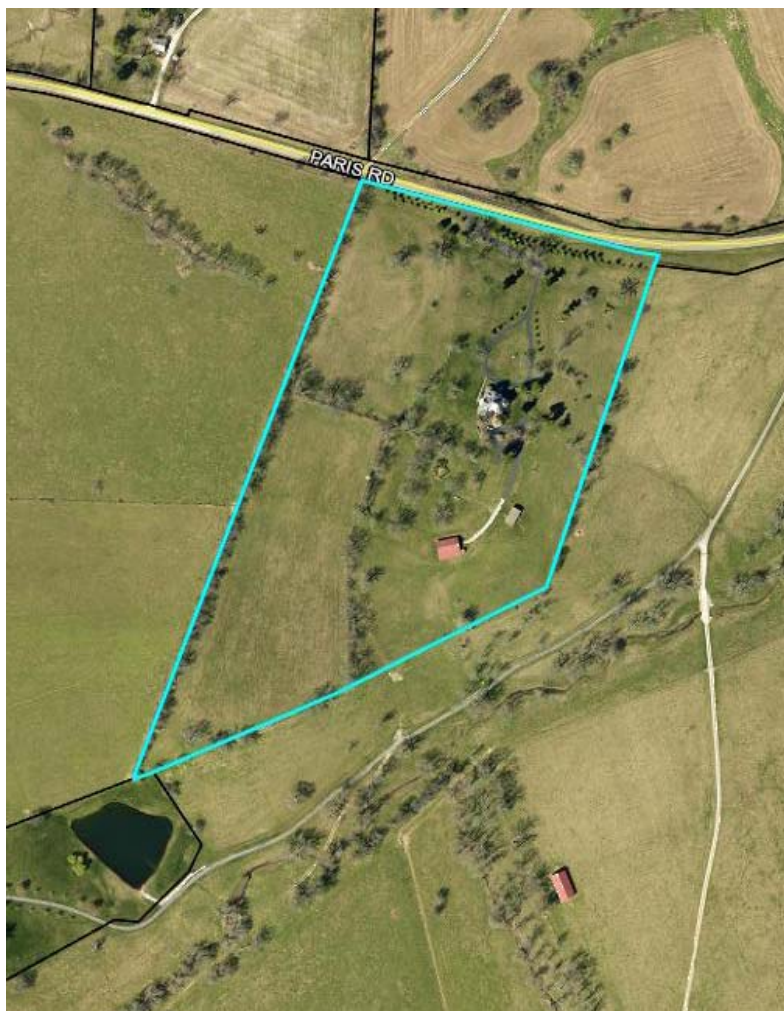


**PRICE: \$989,000.**

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

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

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



| Map unit symbol                    | Map unit name                                      | Rating                           | Acres in AOI | Percent of AOI |
|------------------------------------|--|----------------------------------|--------------|----------------|
| uLFC                               | Lowell-Faywood silt loams, 6 to 12 percent slopes  | Farmland of statewide importance | 4.8          | 18.8%          |
| uLFD                               | Lowell-Faywood silt loams, 12 to 20 percent slopes | Not prime farmland               | 0.7          | 2.6%           |
| uLsoB                              | Lowell-Sandview silt loams, 2 to 6 percent slopes  | All areas are prime farmland     | 19.9         | 78.6%          |
| <b>Totals for Area of Interest</b> |  |                                  | <b>25.3</b>  | <b>100.0%</b>  |

# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 3565 Paris Road, Winchester, Clark County, Kentucky

DATE: 6-15-18

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

|   | Yes | No | Unknown |
|---|-----|----|---------|
| <b>1. MAIN RESIDENCE - HOUSE SYSTEMS</b>  |     |    |         |
| Are you aware of any problems affecting:  |     |    |         |
| (a) Electrical wiring .....   | —   | X  | —       |
| (b) Air Conditioning .....  | —   | X  | —       |
| (c) Plumbing/Septic .....   | —   | X  | —       |
| (d) Heating .....   | —   | X  | —       |
| (e) Pool/Hot tubs/Sauna .....   | —   | X  | N/A     |
| (f) Appliances .....  | —   | X  | —       |
| (g) Doors and windows .....   | —   | X  | —       |
| <b>2. MAIN RESIDENCE - FOUNDATION</b>   |     |    |         |
| (a) Are you aware of any problems concerning the basement? .....  | —   | X  | —       |
| (b) Are you aware of any problems concerning sliding, settling, movement<br>upheaval, or earth stability? .....   | —   | X  | —       |
| (c) Are you aware of any defects or problems relating to the foundation? .....  | —   | X  | —       |
| <b>3. MAIN RESIDENCE - ROOF</b>   |     |    |         |
| (a) Has the roof ever leaked? .....   | X   | —  | —       |
| (b) Has the roof ever been repaired? .....  | X   | —  | —       |
| (c) Do you know of any problems with the roof? .....  | —   | X  | —       |
| <b>4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT</b>   |     |    |         |
| (a) Was residence built before 1978? .....  | X   | —  | —       |
| (If yes, seller may not accept and buyer should not present an offer to purchase<br>contract that does not include a "Disclosure of Information and Acknowledgement<br>of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the<br>EPA pamphlet "Protect Your Family From Lead in Your Home".) |     |    |         |
| <b>5. DRAINAGE</b>  |     |    |         |
| (a) Is this property located in a flood plain zone? .....   | —   | X  | —       |
| (b) Has the property ever had a drainage, flooding or grading problem? .....  | —   | X  | —       |
| <b>6. BOUNDARIES</b>  |     |    |         |
| (a) Have you ever had a survey of your property? .....  | X   | X  | —       |
| (b) Do you know the boundaries of your property? .....  | X   | —  | —       |
| (c) Are the boundaries of your property marked in any way? .....  | X   | —  | —       |
| (d) Are you aware of any encroachments, recorded or unrecorded easements<br>relating to this property? .....  | —   | X  | —       |
| (e) Is there any common fencing? If yes, explain any agreement and common<br>maintenance. ....  | X   | —  | —       |
| (f) Any improvements shared in common with adjoining or adjacent properties? ....   | —   | X  | —       |
| <b>7. HOMEOWNER'S ASSOCIATION</b>   |     |    |         |
| (a) Is the property subject to rules or regulations of any homeowner's association?<br>If yes, please supply copy of rules and regulations. ....  | —   | —  | N/A     |
| <b>8. WATER</b>   |     |    |         |
| (a) Are all the improvements connected to a public water system? .....  | X   | —  | —       |
| (b) IF NOT, please state your water sources and explain. ....   | —   | X  | —       |
| (c) Has your water system ever gone dry? If yes, explain. ....  | —   | X  | —       |
| (d) Are you aware of any problems with your water lines and/or waterers? .....  | —   | X  | —       |
| (e) Is your water supply shared with anyone else? .....   | X   | —  | —       |
| <b>9. AUXILIARY HOUSES</b>  |     |    |         |
| (a) Are you aware of any problems affecting any of the mechanical systems, structure<br>Or roof on any of the auxiliary houses? .....   | —   | X  | —       |
| (b) Were any auxiliary houses built before 1978? .....  | —   | X  | —       |
| (If yes seller may not accept and buyer should not present an offer to purchase<br>contract that does not include a "Disclosure of Information and Acknowledgement<br>of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the<br>EPA pamphlet "Protect Your Family From Lead in Your Home".)  |     |    |         |
| <b>10. BARN/OUTBUILDINGS</b>  |     |    |         |
| (a) Are you aware of any problems affecting any of the mechanical systems,<br>Structure, or roof on any of the barns or outbuildings? .....   | —   | X  | —       |

3565 Paris Road, Winchester, Clark County, Kentucky

Yes No Unknown

11. UTILITIES

(a) Are you aware of the location of the following underground utilities?

- 1) Water lines .....  
2) Electric lines .....  
3) Natural Gas/Propane .....  
4) Telephone lines .....  
5) Septic/Field lines .....

Yes No Unknown  
X  
X  
X  
X  
X

(b) If you answered yes to any of the above, can you furnish a diagram of same?

Yes No Unknown  
X

12. MISCELLANEOUS

(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....

Yes No Unknown  
X

(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....

Yes No Unknown  
X

(c) Are you aware of any Radon test being performed on this property? .....

Yes No Unknown  
X

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

Yes No Unknown  
X

(f) Are there any assessments other than property assessments that apply to this property? .....

Yes No Unknown  
X

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

Yes No Unknown  
X

(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? sale in 2009 .....

Yes No Unknown  
X

(i) Are you aware of any underground storage tanks? .....

Yes No Unknown  
X

(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....

Yes No Unknown  
X

(k) Are you aware of any dumps on the property, present or past? .....

Yes No Unknown  
X

(l) Are any sink holes being used as a dump? .....

Yes No Unknown  
X

(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....

Yes No Unknown  
X

(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....

Yes No Unknown  
X

(o) Have you ever had a soil analysis done? .....

Yes No Unknown  
X

If yes, by whom and when. ....

(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....

Yes No Unknown  
X

(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? .....

Yes No Unknown  
X

13. If the answer was "yes" to any of the above questions, please explain.

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

SELLER

DATE

TIME

SELLER

DATE

TIME

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER

DATE

TIME

BUYER

DATE

TIME

If you have specific questions please consult an attorney.

The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.

PROPERTY ADDRESS: 3565 Paris Road, Winchester, Clark County, Kentucky

### 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 4-2009, and ending on 5-6-2018  
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 3565 PARK ROAD, WINCHESTER, KY 40391

**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   |     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (b)   | Electrical system  |     |                                     | <input checked="" type="checkbox"/> |         |
| (c)   | Appliances   |     |                                     | <input checked="" type="checkbox"/> |         |
| (d)   | Floors and walls   |     |                                     | <input checked="" type="checkbox"/> |         |
| (e)   | Doors and windows  |     |                                     | <input checked="" type="checkbox"/> |         |
| (f)   | Ceiling and attic fans   |     |                                     | <input checked="" type="checkbox"/> |         |
| (g)   | Security system  |     |                                     |                                     | N/A     |
| (h)   | Sump pump  |     |                                     | <input checked="" type="checkbox"/> |         |
| (i)   | Chimneys, fireplaces, inserts  |     |                                     | <input checked="" type="checkbox"/> |         |
| (j)   | Pool, hot tub, sauna   |     |                                     |                                     | N/A     |
| (k)   | Sprinkler system   |     |                                     |                                     | N/A     |
| (l)   | Heating  |     |                                     | <input checked="" type="checkbox"/> |         |
| (m)   | Cooling/air conditioning   |     |                                     | <input checked="" type="checkbox"/> |         |
| (n)   | Water heater   |     |                                     | <input checked="" type="checkbox"/> |         |
| Explain: <u>Purchased new water heater 2010</u> |  |     |                                     |                                     |         |
| 2. FOUNDATION/STRUCTURE/BASEMENT                |  | N/A | YES                                 | NO                                  | UNKNOWN |
| (a)   | Any defects or problems, current or past, to the foundation or slab?               |     |                                     | <input checked="" type="checkbox"/> |         |
| (b)   | Any defects or problems, current or past, to the structure or exterior veneer?     |     |                                     | <input checked="" type="checkbox"/> |         |
| Explain:  |  |     |                                     |                                     |         |
| (c)   | Has the basement leaked at any time since you have owned or lived at the property? |     |                                     | <input checked="" type="checkbox"/> |         |
| (d)   | When was the last time the basement leaked?  |     |                                     | <input checked="" type="checkbox"/> |         |
| (e)   | Have you ever had any repairs done to the basement?                                |     |                                     | <input checked="" type="checkbox"/> |         |
| (f)   | If you have had basement leaks repaired, when was the repair performed?            |     |                                     | <input checked="" type="checkbox"/> |         |
| Explain:  |  |     |                                     |                                     |         |

Initials (Seller)

M Date/Time 6-5-18  
7:30 AM

Initials (Buyer)

SW Date/Time 6-5-18  
7:30 PM

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PROPERTY ADDRESS: 3565 Paris Road, Winchester, Clark County, Kentucky

- (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?

NO PROBLEMS EVER

3. ROOF

- (a) Age of the roof covering? varies  
(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? 2009  
(c) 1. Have you ever had any repairs done to the roof? new chimney Flashing Repair  
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? 2009 - New  
Explain: state "shingles" were replaced

N/A YES NO UNKNOWN

4. LAND/DRAINAGE

- (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: our neighbors property includes a small pond

N/A YES NO UNKNOWN

5. BOUNDARIES

- (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: the property is fenced  
(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?.....  
Explain:

N/A YES NO UNKNOWN

6. WATER

- (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:

N/A YES NO UNKNOWN

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 ("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): 2010  
Date of last inspection (septic): 2010  
Date last cleaned (septic): 2010  
(c) Are you aware of any problems with the sewer system?.....  
Explain:

N/A YES NO UNKNOWN

Initials (Seller)

DM Date/Time 6-5-18  
7:30 AM

Initials (Buyer)

law Date/Time 6-5-18  
7:30 PM

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PROPERTY ADDRESS: 3565 Paris Road, Winchester, Clark County, Kentucky

8. **CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN
- (a) Have there been any additions, structural modifications, or other alterations made? ☒ YES
- (b) Were all necessary permits and government approvals obtained? ☒ YES
- Explain: A wrap-around front porch was added - 2014
9. **HOMEOWNER'S ASSOCIATION** N/A YES NO UNKNOWN
- (a) 1. Is the property subject to rules or regulations of a homeowner's association? ☒ YES
2. If yes, what is the yearly assessment? \$ N/A
3. Homeowner's Association Name: \_\_\_\_\_
- HOA Primary Contact Name: \_\_\_\_\_
- HOA Primary Contact Phone No. \_\_\_\_\_
- (b) Are you aware of any condition that may result in an increase in taxes or assessments? ☒ NO
- (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc? ☒ YES
- Explain: Fences
10. **MISCELLANEOUS** N/A YES NO UNKNOWN
- (a) Was this house built before 1978? ☒ YES
- (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? ☒ NO
- (c) 1. Are you aware of any testing for radon gas? ☒ YES
2. Results, if tested \_\_\_\_\_
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? ☒ NO
- (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) ☒ NO

**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.)? ☒ NO
- (g) Are you aware of any damage due to wood infestation? ☒ NO
- (h) 1. Has the house or other improvements ever been treated for wood infestation? ☒ YES
2. If yes, when, by whom, and any warranties? Previous owner 2009 - Condition of Sale
- (i) Are you aware of any existing or threatened legal action affecting this property? ☒ NO
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? ☒ NO
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? ☒ NO
- (l) Are you aware of any other conditions that are defective with regard to this property? ☒ NO
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? ☒ NO
- (n) Are there any warranties to be passed on? Home Seller Warranty / Window Replacement Warranty
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? ☒ NO
- If yes, please explain: \_\_\_\_\_
- (p) Are you aware of the existence of mold or other fungi on the property? ☒ NO
- (q) Has this house ever had pets living in it? ☒ YES
- If yes, Explain: Charlie - 8 year old Akita
- (r) Is the property in a historic district? ☒ NO

Initials (Seller) DM Date/Time 6-5-18 7:30A

Initials (Buyer) Law Date/Time 6-5-18 1:30 PM

PROPERTY ADDRESS: 3565 Paris Road, Winchester, Clark County, Kentucky

**SPACE FOR ADDITIONAL INFORMATION**

- 1) This home has been meticulously upgraded and restored.
- 2) New Air conditioner for Master Bed and Bath was installed in 2012.
- 3) Kitchen Appliances, and electrical systems are in excellent order.

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.

Seller

6-5-18  
7:30 PM Date

Seller

Jessie Wallenius 6-5-18  
7:30 PM 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

Jessie Wallenius

Date

June 5, 2018

\*\*\*\*\*  
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.

Initials (Seller)

M

Date/Time

6-5-18  
7:30 PM

Initials (Buyer)

Jaw

Date/Time

6-5-18  
7:30 PM

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# History of Rotherwood

## 3565 Paris Road Clark County, Kentucky

Located 15 minutes out of Lexington, Kentucky, in the Blue Grass Gateway to the Kentucky Mountains, sits this stately 1887 monumental brick Victorian one-of-a-kind home, known as Rotherwood. Listed by the Heritage Council as a Kentucky Landmark, this magnificent home presides over 26+/- beautiful bluegrass acres, offering breathtaking countryside views at every turn.

Winchester, formally known as "Pioneerland", is one of the most beautiful and historical places in Kentucky. Clark County is called, and justly so, "the cradle of Kentucky history."

Rotherwood was built by Asa Rodgers Sphar in 1885 and completed by November of 1887. Known to be an expert farmer and prominent member of Clark County and Winchester, Asa had a unique and interesting pioneer background. The land that surrounds the property located at 3565 Paris Road was originally part of a 750 acre land grant inherited from Asa's paternal great-grandfather Matluas Sphar. Records indicate the Sphar family forebears arrived in America from their native Switzerland in 1749.

Rotherwood was Asa and Emma Sphar's beloved home for over fifty years. This special and unique nineteenth century estate continues to be a lovely testament to graciousness and beauty. History lives here. Today, the inviting front porch at 3565 Paris Road offers the same magnificent views of the beautiful bluegrass and reminds one of the property's proud pioneer past.

Today, this gentleman's farm offers unlimited opportunities for use: farming crops; gardening; raising chickens, livestock, and horses. The possibilities are endless. Or, one can just enjoy the luxury of having miles of unspoiled beautiful bluegrass countryside around you.

Rotherwood, a Kentucky landmark, has been impeccably maintained. The gracious home has been exquisitely restored and enhanced while preserving its original integrity. This impressive brick one-of-a-kind Victorian estate features 8,000+ square feet in the main home with exterior walls load-bearing three-wythe solid brick construction. Twelve-foot ceilings and beautiful original solid hardwood floors gleam throughout the entire home. The many original details are stunning – from the eight unique fireplaces and mantles (two of which are wood-burning) to the beautiful wood-trimmed windows and extensive wood molding throughout.

Additional highlights of this skillfully restored home include:

The house has a substantial stone foundation.

The home has a slate roof which was meticulously upgraded in 1995-1996, with new copper flashing and sheet metal work necessary to make the building watertight. Additional copper flashing was added to several chimneys in 2010.

A new wraparound front porch was designed in 2013 and is a delightful and gracious addition to this stately southern home. Construction materials include the use of "Fypon" covered corner posts for timeless durability.

The house has eight unique fireplaces with original mantles. Four are exquisitely carved in mahogany, cherry or rosewood. The front parlor Grand fireplace (a beautifully carved mahogany fireplace with hand-fired tiles) is almost identical to one of the 47 fireplaces located in the famous 1880's Sarah Winchester Mansion in San Jose, California.

The front foyer has a charming fireplace and a magnificent stained-glass front door.

An inviting Tuscan-style designer kitchen was added recently, with granite countertops, island, desk with computer and TV hook-up, and beautiful custom cabinetry. Stainless steel appliances, including a Wolf six-burner stove, double oven, Sub-Zero refrigerator and new 2016 Bosch dishwasher and wine cooler complete the gourmet kitchen.

The first floor includes a charming designer powder-room, mudroom, large office or pool room and separate laundry-room.

The master bath is beautiful with crystal chandeliers and a wall fountain. The very large double shower has 5 shower heads.

The third floor has been delightfully finished with three inviting carpeted bedrooms and a modern his and her sink bathroom. The living area also includes a wonderful game hall or work studio and has been freshly painted. Recently, new energy-efficient windows were added to the entire third floor. Lifetime replacement warranty is included.

Additionally, there are ceiling fans located in the second floor bedrooms and a central-vacuum system throughout the entire home.

The home has three separate AC units, and dual-zoned heating which is provided by a steam boiler. Steam radiators located in each room provide a constant energy efficient heat.

The average utility bill for this house is approximately \$490.00 per month over the past 3 years (this includes electricity, natural gas [propane], and water). Summer fill rates are available for propane and offer considerable savings.

Located on the property is a 2009 spacious 3 bedroom, 2 bath custom mobile home—perfect for mother-in-law quarters or a private guest house. In addition, a large barn with attached workshop space sits at the back of the property.

This treasure of a home is the epitome of historic grace and modern luxury living. The property is located in the beautiful bluegrass of Kentucky (one of the best-kept secrets in the country) offering low taxes, a high quality of life, and all within a short 15 minute drive to the elegant and vibrant city of Lexington, known as the Horse Capital of the World.