

SPRING HILL FARM

3085 PARIS PIKE

14.23 ACRES

Fayette County, Lexington, Kentucky



OFFERED EXCLUSIVELY BY



www.justicerealestate.com

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

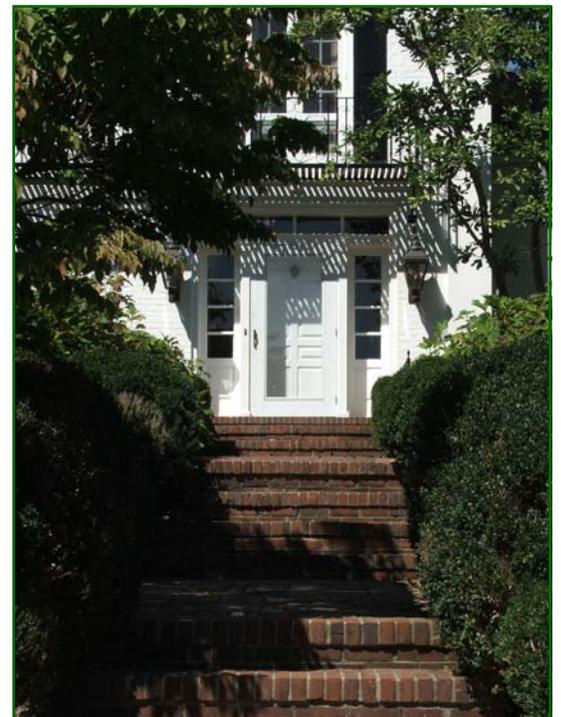


SPRING HILL FARM

Designed in 1939 by Stratton Hammon, Spring Hill is only one of two houses built in Lexington by Hammon.

Hammon described this house as a “Williamsburg Colonial”, but the exterior design is essentially Greek Revival as defined by the Ionic corner pilasters (Doric in the rear), dominant two-story center block, asymmetrical entry, pedimented gable roof, central chimney, prominent window lintels, wrought iron balcony, and entrance and library sidelight and transom configuration.

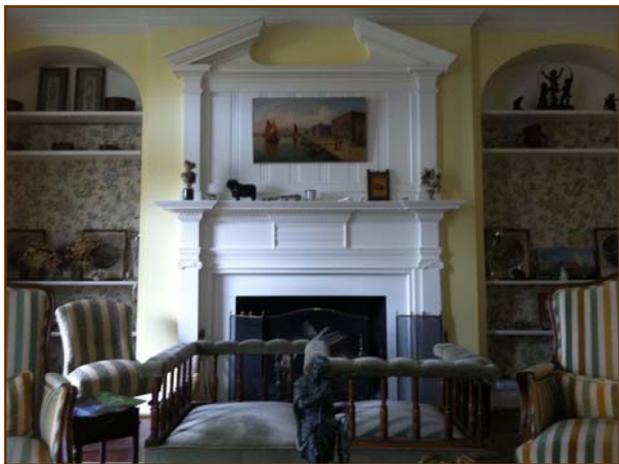
(Source: Kentucky Houses of Stratton Hammon)



FIRST FLOOR:

Entrance Hall—8' x 12', two story, beautiful antique chandelier.

Living Room—17'1" x 22'3", sunken (two-steps down from entrance hall), views to front and back of property, lovely mantle, and built-in bookcases.



Living room window seat.

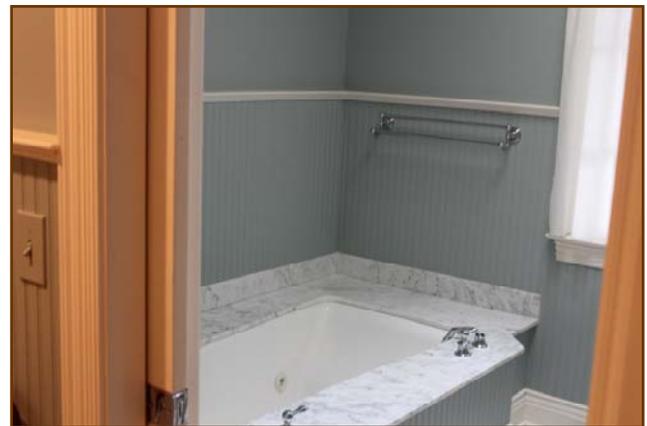


Gourmet Kitchen—9'3" x 11'10", gas stove, Thermador double ovens, wood cabinets with some glass-front upper cabinets, island with butcher block top, bar sink, double sink, granite counter tops, stainless steel appliances, cabinet on refrigerator, ice maker, microwave.

Breakfast Nook—7'6" x 8'5", plants love this room!



Master Suite—17'8" x 23' with two walk-in closets, steam **bath** with steam shower, separate tub, and double vanity.



Laundry Room—11' x 16'9", washer, dryer, sink, tiled floor, and lots of storage.

Den or Breakfast Room—13' x 21'3", flows well for entertaining.

Family Room—23'11" x 17'11", wonderful stone fireplace, great entrance to outside patio and pool area.

Office—15' x 13'3", very cozy, paneled, private room with fireplace.



SECOND FLOOR:

Bedroom 1—16'6" x 14'1", en-suite bath.

Bedroom 2—24'10" x 14', could be used for upstairs play or craft room.

Bedroom 3—13' x 12'9", private master with large bath and dressing room.

Guest/Nanny Room—bath with porcelain tub.



Lower Level:

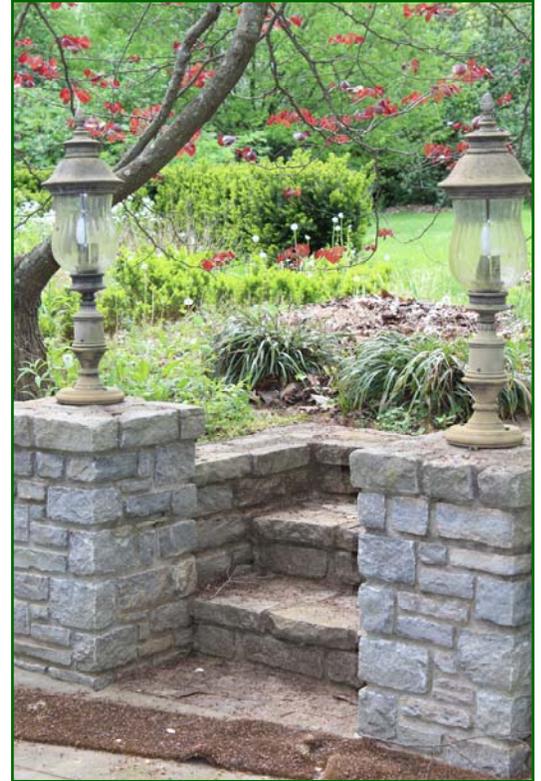
Carpeted and presently used as media room (television and equipment do not convey).

Wine Room—Separate closeted room (wine and shelves do not convey).

ADDITIONAL FEATURES:

- **Pool**—20' x 40', tiled, gunite and vinyl. Outside shower.
- **Two Car Attached Garage**—Area above would be a wonderful apartment, exercise room, or art studio
- **Beautiful, mature landscaped grounds.**
- **Gated Entrance.**
- **3-4 Stall Wood Barn** with tack room.





Information contained herein is believed to be accurate but is not warranted.

OFFERED EXCLUSIVELY BY

PRICE: \$1,795,000.



**Muffy Lyster, Agent
(859) 229-1804**

www.justicerealestate.com

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



PROPERTY ADDRESS: 3085 PANIK PIKE Lexington Ky 40511
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 6/20/10 (Date of purchase) and ending on 4/29/17 (Date of this form)

PROPERTY ADDRESS: _____

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"/>	
(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			<input checked="" type="checkbox"/>	
(h) Sump pump			<input checked="" type="checkbox"/>	
(i) Chimneys, fireplaces, inserts			<input checked="" type="checkbox"/>	
(j) Pool, hot tub, spa			<input checked="" type="checkbox"/>	
(k) Sprinkler system			<input checked="" type="checkbox"/>	
(l) Heating			<input checked="" type="checkbox"/>	
(m) Cooling/air conditioning			<input checked="" type="checkbox"/>	
(n) Water heater			<input checked="" type="checkbox"/>	
Explain: _____				

age 11 will be fixable!
age 11 will be done!
age 10-11

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? <u>Basement if heavy rain occasionally</u>			<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: _____				

PROPERTY ADDRESS: 3085 Fair Lake Lexington Ky 40511

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) After certain heavy rain -
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? YES NO UNKNOWN

3. ROOF N/A YES NO UNKNOWN

- (a) Age of the roof covering? 17 years
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property?..... YES NO UNKNOWN
 2. When was the last time the roof leaked? _____
- (c) 1. Have you ever had any repairs done to the roof? YES NO UNKNOWN
 2. If you have ever had the roof repaired, when was the repair performed? _____
- (d) 1. Have you ever had the roof replaced? Replaced flat roof YES NO UNKNOWN
 2. If you have had the roof replaced, when was the replacement performed? 2016
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) YES NO UNKNOWN
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? Small Area in Court Area YES NO UNKNOWN
 2. If yes, when was the repair performed? _____
 Explain: 2 Chimney

4. LAND/DRAINAGE N/A YES NO UNKNOWN

- (a) Any soil stability problems?..... YES NO UNKNOWN
- (b) Has the property ever had a drainage, flooding, or grading problem?..... YES NO UNKNOWN
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?..... YES NO UNKNOWN
 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? YES NO UNKNOWN
 Explain: _____

5. BOUNDARIES N/A YES NO UNKNOWN

- (a) 1. Have you ever received a staked or pinned survey of the property?..... YES NO UNKNOWN
 2. Are the boundaries marked in any way?..... YES NO UNKNOWN
 3. Do you know the boundaries? If yes, provide description below..... YES NO UNKNOWN
 Explain: _____
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? YES NO UNKNOWN
 Explain: _____

6. WATER N/A YES NO UNKNOWN

- (a) 1. Source of water supply CITY WATER
- 2. Are you aware of below normal water supply or water pressure? YES NO UNKNOWN
- (b) Is there a water purification system or softener remaining with the house?..... YES NO UNKNOWN
- (c) Has your water ever been tested? If yes, provide results below..... YES NO UNKNOWN
 Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

- (a) Property is serviced by:
 - 1. Category I. Public Municipal Treatment Facility..... YES NO UNKNOWN
 - 2. Category II. Private Treatment Facility..... YES NO UNKNOWN
 - 3. Category III. Subdivision Package Plant..... YES NO UNKNOWN
 - 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")..... YES NO UNKNOWN
 - 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal..... YES NO UNKNOWN
 - 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system..... YES NO UNKNOWN
 - 7. Category VII. No Treatment/Unknown..... YES NO 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?..... YES NO UNKNOWN
 Explain: _____

PROPERTY ADDRESS: 3085 Plant like Lexington Ky 40511

8. CONSTRUCTION/REMODELING N/A YES NO UNKNOWN

(a) Have there been any additions, structural modifications, or other alterations made? ___ ___ ___

(b) Were all necessary permits and government approvals obtained?..... ___ ___ ___

Explain: _____

9. HOMEOWNER'S ASSOCIATION N/A YES NO UNKNOWN

(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. _____

(b) Are you aware of any condition that 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: _____

10. MISCELLANEOUS N/A YES NO UNKNOWN

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

(b) Are you aware of any use of urea formaldehyde, 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 Mitigation System in place

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

(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... ___ ___ ___

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.)?..... ___ ___ ___

(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 A dog up to 2014

(r) Is the property in a historic district?..... ___ ___ ___

PROPERTY ADDRESS: 3085 Paris Pike Lexington Ky 90511

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.

Martine Head 4/24/12
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.

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: 7/14/17 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 3085 Paris Pike

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)

- _____ (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 7/14/17 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent _____ Date _____ Agent _____ Date _____