

1221 BEL MAR LANE

10.82 Acres

Lexington, Fayette County, Kentucky



Come discover this beautiful equestrian property just minutes from Man o' War in the highly desirable BEL MAR ESTATES. You can spread out in this large two-story, all-brick, 5 bedroom 4.5 bath home with huge first floor master.

Bring your horses to the 5-stall barn. With preferred access to Punchestown Stable!

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.
- Beautiful, curved staircase



- French doors open to welcoming **office** (15'6" x 14'2")—complete with built-in shelves

Formal dining room (14' x 15'9") offers hardwood flooring and ample windows with views of the horses.



Massive **family room!**

- Brick wood-burning fireplace
- Located just off the kitchen
- Access to back patio



- Ample room (36'5" x 18'9") to spread out and entertain



Fully-updated **kitchen**

- Hardwood floor
- Granite countertops
- Cherry cabinetry



Massive **first floor master suite**

- 15' x 23'
- Brick wood-burning fireplace
- French doors to patio



Master Bath

- Spacious vanity with double sinks
- Ample closet space

Additional **First Floor Bedroom** measures 14'9" x 11'6"

Laundry Room

- Conveniently located on first floor
- Washer and dryer
- Storage cabinetry



Second Floor

Three very large **bedrooms** with plenty of closet space in each room.

- Front bedroom: 12'2" x 14'2"
- Corner bedroom: 20'9" x 13'5"
- Back bedroom: 20'9" x 13'5"



Two **full baths** offer everything needed for a large family.

Enormous, full-length, unfinished **basement**

- Tall ceilings
- Brick wood-burning fireplace
- Easy to finish



Oversized three-car attached **garage** with man door to outside

Lovely views throughout

Immaculate grounds



All-electric multi-zoned
heat pump systems

Five Stall Horse Barn

- With water and electric
- Four-board plank fencing on perimeter



Everything a large family
needs to be comfortable!

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PRICE: \$899,000.



Agent:

**Mike Morrison
859-340-0302**

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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	1.4	13.2%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	2.6	25.3%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.1	10.0%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	0.4	3.4%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	0.1	1.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.1%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.8	17.0%
uMmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	3.1	29.9%
Totals for Area of Interest			10.5	100.0%

PROPERTY ADDRESS: _____

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 June 2006, and ending on 4-5-18.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 1221 Bel Mar Lane

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

Any past or current problems affecting:

- | | N/A | YES | NO | UNKNOWN |
|------------------------------------------------------------|-----|-----|----|---------|
| (a) Plumbing | — | — | ✓ | — |
| (b) Electrical system | — | — | ✓ | — |
| (c) Appliances | — | — | ✓ | — |
| (d) Floors and walls | — | — | ✓ | — |
| (e) Doors and windows <u>Rear window with damage</u> | — | — | ✓ | — |
| (f) Ceiling and attic fans | — | — | ✓ | — |
| (g) Security system <u>Unknown Never used</u> | — | — | ✓ | ✓ |
| (h) Sump pump | — | — | ✓ | — |
| (i) Chimneys, fireplaces, inserts | — | — | ✓ | — |
| (j) Pool, hot tub, sauna | — | — | ✓ | — |
| (k) Sprinkler system | — | — | ✓ | — |
| (l) Heating <u>2 Radiators age July 2016</u> | — | — | ✓ | — |
| (m) Cooling/air conditioning <u>age</u> | — | — | ✓ | — |
| (n) Water heater <u>age 16</u> | — | — | ✓ | — |

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT

- | | N/A | YES | NO | UNKNOWN |
|----------------------------------------------------------------------------------------------|-----|-----|----|---------|
| (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: _____

Initials (Seller) (A)

Date/Time 4-5-18

5:45pm

Initials (Buyer) _____

Date/Time _____

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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

- | ROOF | N/A | YES | NO | UNK |
|---------------------------------------------------------------------------------------------------------------------------------|-----|-----|----|-----|
| (a) Age of the roof covering? <u>Replaced 2014</u> | | | | |
| (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? <u>Not since roof replaced</u> | | | | |
| (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? <u>2014</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.) | | | | |
| (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

- | | N/A | YES | NO | UNK |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-------------------------------------|-----|
| (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? _____ | | | | |
| (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

- | | NA | YES | NO | UNK |
|----------------------------------------------------------------------------------------------------------------|----|-----|----|-----|
| (a) 1. Have you ever received a staked or pinned survey of the property?..... | — | — | ✓ | — |
| 2. Are the boundaries marked in any way?..... <i>common fencing</i> | — | ✓ | — | — |
| 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

- | | | N/A | YES | NO | UNK |
|----------|---------------------------------------------------------------------------------|-----|-----|-------------------------------------|-----|
| (a) | 1. Source of water supply <u>Nicholasville Water Co.</u> | | | | |
| | 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"/> | |
| (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..... | ___ | ___ | <input checked="" type="checkbox"/> | ___ |
| 2. Category II. Private Treatment Facility..... | ___ | ___ | <input checked="" type="checkbox"/> | ___ |
| 3. Category III. Subdivision Package Plant..... | ___ | ___ | <input checked="" type="checkbox"/> | ___ |
| 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 | ___ | <input checked="" type="checkbox"/> | ___ | ___ |
| 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system..... | ___ | ___ | <input checked="" type="checkbox"/> | ___ |
| 7. Category VII. No Treatment/Unknown..... | ___ | ___ | ___ | ___ |
| Name of Servicer (if known): | <u>Hogue Septic - Pumped Nov 2017</u> | | | |
| (b) For properties with Category IV, V, or VI systems: | | | | |
| Date of last inspection (sewer): | <u>Nov 2017</u> | | | |
| Date of last inspection (septic): | <u>Nov 2017</u> | | | |
| Date last cleaned (septic): | <u>Nov 2017</u> | | | |
| (c) Are you aware of any problems with the sewer system?..... | ___ | ___ | <input checked="" type="checkbox"/> | ___ |
| Explain: | | | | |

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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? \$ \$750⁰⁰
3. Homeowner's Association Name: Belmar Homeowners Assoc.
- HOA Primary Contact Name: Kathy Day
- HOA Primary Contact Phone No. 859 338 1844
- (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: Plank Fence

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
- (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)? Lex Serv = 4.78/mo. ✓
- (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 Dogs
- (r) Is the property in a historic district? ✓

Initials (Seller) VD

Date/Time 4-5-18

Initials (Buyer)

Date/Time

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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.

Katherine E Day 5-5-18
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: _____ 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.