

# 119 WINDING VIEW TRAIL

1.08 Acres

Georgetown, Scott County, Kentucky



Come discover this lovely all-brick home with 5 bedrooms and 3.5 baths nestled in the gated community of Victoria Estates. Situated on a private one-acre lot with direct access to the Elkhorn Creek. This perfect family home is ideal for outdoor living—camping, fishing, kayaking, walking trails, and horse back trails.

Come see for yourself!

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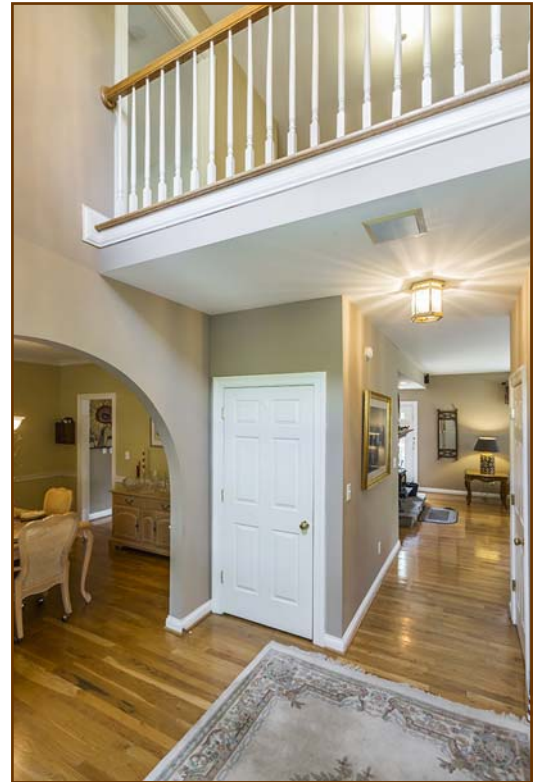
518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



## **Main Floor**



Two-story foyer with hardwood flooring and soaring ceilings



The first floor office features hardwood floor, crown moulding, and great natural light. Very handy for today's home office needs.

Formal dining room offers hardwood flooring, chair rail, and is of ample size for formal entertaining.





Spacious kitchen with hardwood flooring, cherry cabinetry, tile back splash, and center island work space.



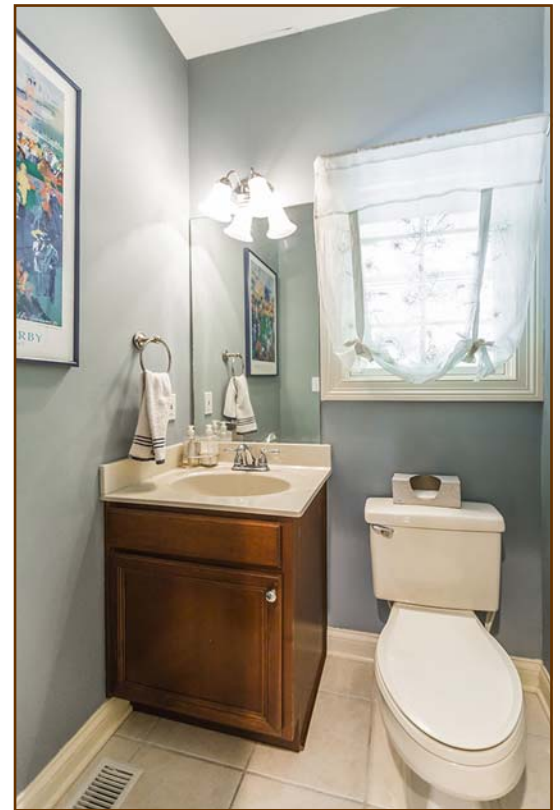
The eat-in kitchen opens to a wonderful dual-sided fieldstone fireplace and gives access to the walk-out wooden deck with magnificent views of the woods and Elkhorn Creek.

The large living room, with its warm hardwood floors and fireplace, built-in stove, spectacular natural light and outdoor views.



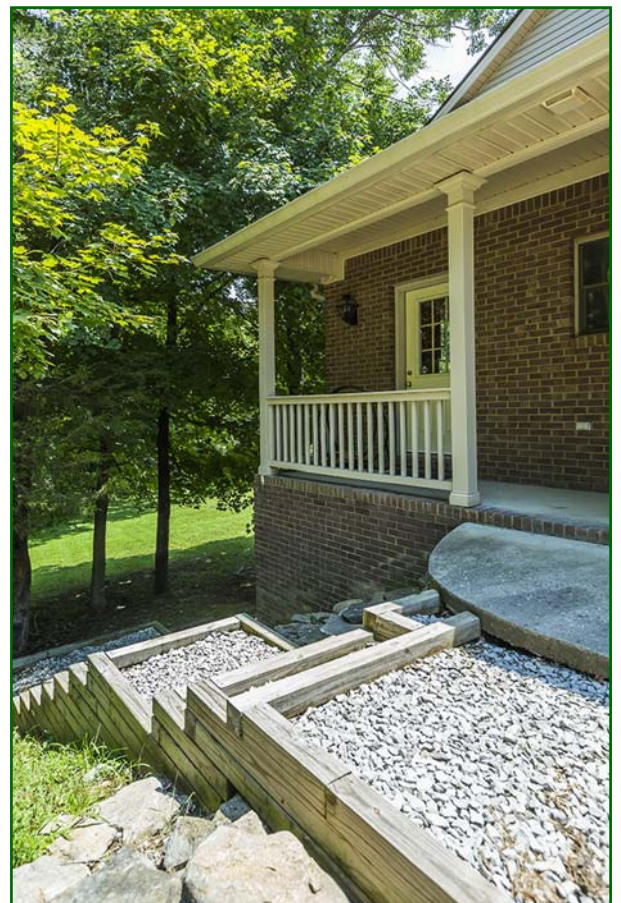


Handy first floor half bath located just inside the home at the garage/laundry/kitchen area.



Utility area features a first floor laundry with cabinetry and utility sink.

Located just off the side-entry 3-car garage is a covered side porch with direct access to the laundry room and steps to the rear of the property.



## **Second Floor**

The fully-carpeted landing leads to the four second-floor bedrooms with attic access.



The huge carpeted master bedroom has ample walk-in closets, tray ceiling, ceiling fan, and lots of natural light.

The master bath is fully tiled with an over-sized jetted tub, separate shower, and double vanity sink.





### Bedroom One

- Carpeted
- Ceiling fan with light
  - Wall of windows
  - Massive closet



### Bedroom Two

- Carpeted
- Ceiling fan with light
- Massive closet
- Natural light from ample windows

### Bedroom Three

- Carpeted
- Ceiling fan with light
  - Walk-in closet
- Windows with great natural light



Large full bathroom with double sinks.

## **Lower Level**

Full walk-out basement features another bedroom with full bath, large rec room with propane fireplace and plenty of storage space.





Spacious backyard  
with direct access to  
the Elkhorn Creek,  
walking and horse  
back trails.

The property  
provides privacy  
and  
great views  
of wild life!



*Offered Exclusively By*



**PRICE: \$425,000.**

**Agents: Amber Siegelman  
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**Mike Morrison  
859-340-0302**

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

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# 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 11/27/18, and ending on 6/30/19.  
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 119 Winding View Trail Georgetown, KY

**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 .....	—	—	✓	—
(f) Ceiling and attic fans .....	—	—	✓	—
(g) Security system .....	—	—	✓	—
(h) Sump pump .....	—	—	✓	—
(i) Chimneys, fireplaces, inserts .....	—	—	✓	—
(j) Pool, hot tub, sauna .....	—	—	✓	—
(k) Sprinkler system .....	—	—	✓	—
(l) Heating .....	—	—	✓	—
(m) Cooling/air conditioning .....	—	—	✓	—
(n) Water heater .....	—	—	✓	—

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: \_\_\_\_\_

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

### 3. ROOF

- (a) Age of the roof covering? 1.5 year N/A YES NO UNKNOWN
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property? yes  
2. When was the last time the roof leaked? 2017
- (c) 1. Have you ever had any repairs done to the roof? yes  
2. If you have ever had the roof repaired, when was the repair performed? 2017
- (d) 1. Have you ever had the roof replaced? yes  
2. If you have had the roof replaced, when was the replacement performed? 2017
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) every time it rains
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? yes  
2. If yes, when was the repair performed? 2017  
Explain: 2017

### 4. LAND/DRAINAGE

- (a) Any soil stability problems? yes N/A YES NO UNKNOWN
- (b) Has the property ever had a drainage, flooding, or grading problem? yes
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? yes  
If yes, what is the flood zone? ELKHORN CREEK IN BACK
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? yes  
Explain: ELKHORN CREEK IN BACK

### 5. BOUNDARIES

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

### 6. WATER

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

### 7. SEWER SYSTEM

- (a) Property is serviced by: N/A YES NO UNKNOWN  
1. Category I. Public Municipal Treatment Facility yes  
2. Category II. Private Treatment Facility yes  
3. Category III. Subdivision Package Plant yes  
4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant") yes  
5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal yes  
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system yes  
7. Category VII. No Treatment/Unknown yes  
Name of Servicer (if known): Martin
- (b) For properties with Category IV, V, or VI systems:  
Date of last inspection (sewer): 2017  
Date of last inspection (septic): 2017 Date last cleaned (septic): 2017
- (c) Are you aware of any problems with the sewer system? yes  
Explain: yes

MM

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12/1/10

12/1/10



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? \$ 1300
3. Homeowner's Association Name: Victoria Estates Homeowners Assn
- 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 \_\_\_\_\_
- (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? Home Warranty ☒ — — ☒ — —
- (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 one dog
- (r) Is the property in a historic district? — — ☒ — —

mm — — 11/29/12

oam

12/1/12



SPACE FOR ADDITIONAL INFORMATION

• wood stove 10 yrs  
• hardwood in kitchen and living room  
• new garage doors 5 yrs  
• steps to backyard 1.5 yrs from driveway 5yr

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.

Maryellen Mullikin 11/29/18  
Seller Date

Bob Mullikin 12/1/18  
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.

MM 12/1/18