

# 1615 HARRINGTON MILL

53.84 Acres

Shelbyville, Shelby County, Kentucky



Come discover this spectacular Federal-style residence (c.1850) with a commanding presence over this classic turn-key Saddlebred farm!

*Offered Exclusively By*



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

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



## **Main Floor**

Beautiful **foyer** complete with hardwood flooring, 12' ceilings, and gorgeous custom woodwork at every turn.



Impressive arched entry—complete with custom built-ins—leads to one of the two staircases to the second floor.

The chandelier at the top of this stairway does not convey.

Warm and comfortable 17' x 18' **formal living room** with abundant natural lighting, pocket doors, and a fireplace.



The fabulous chandelier highlights the 17'6" x 20'6" **formal dining room** with fireplace. Charm and character galore—perfect for entertaining guests!



The completely renovated custom **kitchen** offers top-of-the-line birch cabinetry, granite counter tops, and high-end stainless steel appliance:

- Jenn-Aire refrigerator
- Jenn-Air range
- Dacor Range
- Dacor warming drawer

Truly a kitchen thoughtfully designed for function and style!



Custom built-in cabinetry  
all the way to the 12' ceilings!

The relaxing 16' x 18' **family room** boasts:

- Hardwood flooring
- Fireplace
- Custom built-in bookshelves



- 12' ceilings
- Beautiful chandelier (does not convey)
- Warm, natural lighting for comfortable living



**Breakfast room**—complete with pocket door—provides a light, airy, comfortable feel with access to the patio





## Second floor foyer

- Hardwood floors
- Ample room for couch and entertainment center
- Chandelier



Huge **master bedroom suite** with hardwood flooring and great views of the property.

- Massive **walk-in closet** with floor-to-ceiling organization system and bench. Finally, a closet to handle your wardrobe needs!



- Large **master bath** complete with heated tile flooring, jetted tub, and steam shower.



- Two additional very large second floor **bedrooms**—each with hardwood flooring and fireplace plus his and her closets



- Charming entrance to second floor back porch—covered, screened, and overlooking a large pond.







The training barn features 15 stalls and a very handy office.

- Tongue and groove wood paneling
- Half bath
- Dinette area with cozy lounge feel



- Tongue and groove paneled custom tack room





Indoor Arena

- 54' x 185'
- Ample lighting
- Insulated for year-round training

Three-car garage/  
carriage house  
(30' x 66')







- Two gorgeous stocked ponds
- Lush, gently-rolling pastures
- Plank fencing
- Mature trees
- Privacy galore with gated entrance

This turn-key farm has it all!

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**PRICE: \$1,850,000.**



**Agent:**

**Mike Morrison  
859-340-0302**

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# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 1615 HARRINGTON MILK RD. Shelbyville KY. DATE: 9-20-18  
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	—
(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 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 contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the 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	—	—
(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 relating to this property? .....	—	X	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	X	FENCE	—
(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? If yes, please supply copy of rules and regulations.	—	X	—
<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.			
(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 Or roof on any of the auxiliary houses? .....	—	—	—
(b) Were any auxiliary houses built before 1978? .....	N/A	—	—
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>10. BARNS/OUTBUILDINGS</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings? .....	—	X	—



	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	X		
2) Electric lines.....	X		
3) Natural Gas/Propane .....			
4) Telephone lines .....			
5) Septic/Field lines.....	X		
(b) If you answered yes to any of the above, can you furnish a diagram of same?			
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....		X	
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....		X	
(c) Are you aware of any Radon test being performed on this property? .....		X	
(d) Are you aware of any existing or threatened legal action affecting this property?		X	
(f) Are there any assessments other than property assessments that apply to this property? .....		X	
(g) Are you aware of any damage due to wood infestation? ..... 20 yrs. ago... Basement Stairs.	X		
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....			
(i) Are you aware of any underground storage tanks? ..... CISTERN	X		
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....		X	
(k) Are you aware of any dumps on the property, present or past? .....		X	
(l) Are any sink holes being used as a dump? .....		X	
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....		X	
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....		X	
(o) Have you ever had a soil analysis done?.....		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? .....		X	
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....		X	
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

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.

*Karen Decker*      *9/13/18*      *4pm*  
 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 my result from your use of this form.



**ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT**  
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**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS**

TODAY'S DATE: 4-20-18 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 1615 HARRINGTON MILL Rd. Shelbyville, Ky 40065

**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)**

HSJ (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): \_\_\_\_\_

HSJ ☒ 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)**

HSJ (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.

X Seller Heaven Treichay Date 4/13/18 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_