

# 2549 BETHLEHEM ROAD

31 +/- Acres

Paris, Bourbon County, Kentucky



Come discover this rare combination of an immaculately-kept 31-acre turn-key thoroughbred farm with a private, spectacular custom home offering gorgeous outdoor entertaining.

*Offered Exclusively By*



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

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



## **Main Floor**

Beautiful **entry** with hardwood flooring and custom-built front door.



### **Great Room**

- 25' x 25'
- Soaring ceilings
- Wood-burning stone fireplace
- Hardwood floor

- Custom built-in bookcases
- Located just off the kitchen
- Opens to covered back deck





Gorgeous custom **kitchen** designed by Creative Kitchens.

- Granite counter tops
- Double oven
- Stainless steel appliances



- Custom back splash and vent hood



- Center island design, complete with sink and bar-style seating



- Soaring tongue and groove cathedral ceiling in **dining room** (12' x 16')



## Master Bedroom

- 19' x 16'
- Hardwood flooring
- Tray ceiling
- Door to back deck



- Huge walk-in closet—complete with center island drawers

## En-suite Bath features

- Jetted whirlpool tub
- Tile throughout



- His and hers sinks with vanity seating



### En-suite Bedroom

- 16' x 17'
- Hardwood flooring
- Tray ceiling



- Private full bath



### Office/Bedroom

- 11' x 13'
- Hardwood flooring
- Ample storage/closets
- Great views of farm



### Laundry Room

- Tile flooring
- Custom built-in cabinetry

## **Lower Level**

Beautiful **entertaining area**

- 19' x 41'
- 11' ceiling
- Wood-burning stone fireplace



- Full wet bar
- Massive billiards room (19' x 29')
- Walk-out

## **Third Bedroom**

- 12' x 16'
- Custom mural





Awesome entertaining **back deck**

- Covered
- Tongue and groove ceiling
- fans



- Overlooks in-ground saltwater pool

Private back yard



Attached **2-car garage** with side entrance

### Converted tobacco barn

- 2 stalls with room for 6 more

Small **pond** stocked with bass and blue gill



This property is multipurpose—perfect for horses, cattle, or relaxation!

Come discover this private hidden gem of a property that's located just 15 minutes to the Kentucky Horse Park!

*Offered Exclusively By*

**PRICE: \$955,000.**



**Agent:**

**Mike Morrison  
859-340-0302**

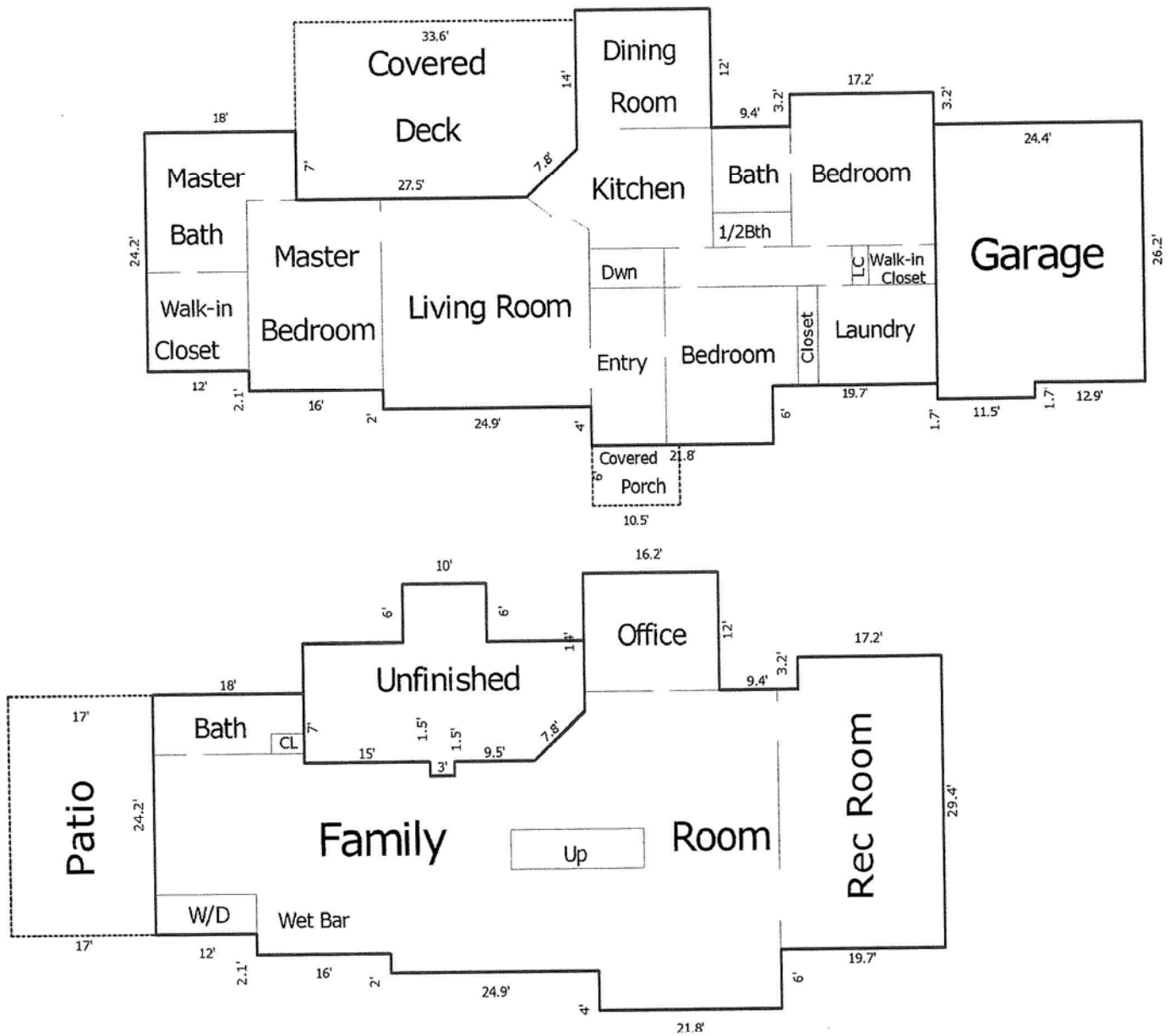
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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	14.3	48.8%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	14.7	50.1%
W	Water	Not prime farmland	0.3	1.1%
Totals for Area of Interest			29.3	100.0%



Sketch by Apex Med'ina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2663.0	2663.0
BSMT	Finished Basement	2658.5	
	Unfinished Basement	452.4	3111.0
GAR	Garage	658.8	658.8
P/P	Covered Porch	63.0	
	Covered Deck	588.6	
	Patio	411.4	1063.0

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	6.1 x	4.9	14.9
	2.0 x	46.7	93.4
	2.1 x	82.4	173.0
	7.0 x	18.0	126.0
	17.2 x	94.4	1623.7
	6.9 x	42.8	295.3
	12.0 x	16.2	194.4
	3.2 x	17.2	55.0
	4.0 x	21.8	87.2



# ROADWAY DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE SOUTHERN COUNTY ROAD DEPARTMENT HAS INSPECTED THE SITE OF ENTRANCE PROPOSED ON THIS PLAT AND FOUND IT TO MEET ALL CURRENT SAFETY STANDARDS INCLUDING THE TIME RIGHT DISTANCE STANDARDS OF SECTION 345 (A 1, 4, 11, 18 IN THESE SOUTHERN COUNTY REGULATIONS).

Don Menke 10-21-04  
SUPERINTENDENT OF SOUTHERN COUNTY ROAD DEPARTMENT DATE

LUTHER & BETTY STEPHENS  
D.B. 177, Pg. 414

LESTER STEPHENS  
D.B. 177, Pg. 418

PARTIAL 1  
GENE L. & JUANITA STEPHENS  
D.B. 177, Pg. 426  
BY DEED 80.4 ACRES  
BY SURVEY 84.4 ACRES  
REMAINDER - 28.00 ACRES



JOHN VENABLE

JOHN VENABLE  
D.B. 283, Pg. 192



GRAPHIC SCALE 1" = 300'

## OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM, (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAT AS THE PLAN OF LOTS FOR THIS PROPERTY.

Gene L. Stephens DATE  
Juanita Stephens DATE

## LOT STATISTICS

PARTIAL 1 - 82.74 AC.  
PARTIAL 2 - 0.24 AC.

PARTIAL 1 - 82.80 AC.  
(REMARKS)

## NOTES

1. THE BASIS FOR BEARINGS IS A MAGNETIC BEARING ALONG THE CENTERLINE OF SOUTHERN ROAD.
2. THIS SURVEY IS A "B" CLASSIFICATION.
3. THIS PLAT REFLECTS AN ACTUAL FIELD SURVEY COMPLETE 09/24/04.

## COMMISSION CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE SOUTHERN COUNTY PLANNING COMMISSION AND IS NOW APPROVED FOR RECORD.

Franklin 10/21/04  
CHAIRMAN, PLANNING COMMISSION DATE

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF RANGE OR CHAIN, WITH AN UNADJUSTED ERROR OF CLOSURE GREATER THAN 1/10000. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL GOVERNMENT AUTHORITIES.

Barry M. Robinson 10/21/04  
SURVEYOR DATE



AGRICULTURAL SUBDIVISION  
FOR  
GENE L. & JUANITA STEPHENS

DEED BOOK 177, PAGE 418  
SEA SOUTHERN ROAD  
PART, SOUTHERN COUNTY, KENTUCKY 40001

BARRY M. ROBINSON, PLS 2870  
SEA STONEY FORT ROAD  
PART, KENTUCKY 40001 2800 657-2410

Rev 1/07

Property Address

2549 Bethlehem Rd. Paris, Ky 40361**SELLER DISCLOSURE OF PROPERTY CONDITION**

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 it on:

Built 12/2005

(date of purchase)

and ending on

(date of this form)

PROPERTY ADDRESS:

2549 Bethlehem Rd, Paris, Ky 40361

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

**PURPOSE OF STATEMENT:** Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he 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 statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning 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 owning 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 agent representing any seller in this transaction. It is not a substitute for any inspections. 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 licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "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 agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the 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:

- |  | 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 .....  | —   | ✓  | NA      |
| (i) Chimneys, fireplaces, inserts .....                          | —   | ✓  | —       |
| (j) Pool, hot tubs, sauna .....                                  | —   | ✓  | NA      |
| (k) Sprinkler system .....                                       | —   | ✓  | —       |
| (l) Heating.....age.....   | —   | ✓  | —       |
| (m) Cooling/air conditioning.....2.....age.....12yrs.....B.Y.R.S | —   | ✓  | —       |

Explain:

**2. FOUNDATION/STRUCTURE/BASEMENT**

- |  |   |   |   |
|--|---|---|---|
| (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 anytime since you have owned or lived in 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 repairs done to the basement relative to leaking, when was the repair performed? ..... | — | — | — |
| Explain: .....   |   |   |   |

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

Initials (Buyer)

MG

Date/Time

4/12/18

Initials (Seller)

MG

Date/Time

4/12/18



Property Address 2549. Bethlehem Rd, Paris, Ky 40361

YES NO UNKNOWN

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

— ☒ —

**3. ROOF**

- (a) Age of the roof? 13 yr old 30 yr roof  
 (b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....  
 2. When was the last time the roof leaked? never  
 (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? n/a  
 (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?.....  
 2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?.....

— ☒ —  
 — ☒ —  
 — ☒ —  
 — ☒ —  
 — ☒ —  
 — ☒ —  
 — ☒ —

**4. LAND/DRAINAGE**

- (a) Any soil stability problems?.....  
 (b) Has the property ever had a drainage, flooding, or grading problem?.....  
 (c) Is the property in a flood plain zone?.....  
 (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?.....  
 Explain:.....

— ☒ —  
 — ☒ —  
 — ☒ —  
 — ☒ —

**5. BOUNDARIES**

- (a) Have you ever had a staked or pinned survey of the property?.....  
 (b) Do you know the boundaries?.....  
 (c) Are the boundaries marked in any way?.....  
 (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?.....  
 Explain:.....

☒ —  
☒ —  
☒ —  
☒ —

**6. WATER**

- (a) 1. Source of water supply Ky Am water (2 in line)  
 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, give results  
 Explain:.....

— ☒ —  
 — ☒ —  
 — ☒ —

**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 (AKA: "Home Package Plant")  
 5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;  
 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....  
 7. Category VII. No Treatment/Unknown.....  
 (b) For properties with Category IV, V, or VI systems:  
 Date of last inspection (sewer):..... Date last cleaned (septic):.....  
 Date of last inspection (septic):.....  
 (c) Are you aware of any problems with the sewer system?.....  
 Explain:.....

— ☒ —  
 — ☒ —  
 — ☒ —  
 — ☒ —  
 — ☒ —  
 — ☒ —  
 — ☒ —

**8. CONSTRUCTION/REMODELING**

- (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**

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?.....  
 2. If yes, what is the yearly assessment? \$.....

— ☒ —

Initials (Buyer) RBDate/Time 4/12/18Initials (Seller) mgDate/Time 4/12/18

Property Address 2549 Bethlehem Road, Paris, Ky 40361

YES NO UNKNOWN

(b) Are you aware of any condition which may result in an increase in taxes or assessments?..... ☒ YES ☐ NO ☐ UNKNOWN(c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... ☐ YES ☐ NO ☐ UNKNOWNExplain: WIRE fence) & REAR IS SHARED**10. MISCELLANEOUS**(a) Was this house built before 1978?..... ☐ YES ☒ NO ☐ UNKNOWN(b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... ☐ YES ☒ NO ☐ UNKNOWN(c) 1. Are you aware of any testing for radon gas?..... ☐ YES ☒ NO ☐ UNKNOWN

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?..... ☐ YES ☒ NO ☐ UNKNOWN(e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... ☐ YES ☒ NO ☐ UNKNOWN(f) Are you aware of any damage due to wood infestation?..... ☐ YES ☒ NO ☐ UNKNOWN(g) 1. Have the house or other improvements ever been treated for wood infestation?..... ☐ YES ☒ NO ☐ UNKNOWN

2. If yes, when, by whom, and any warranties? \_\_\_\_\_

(h) Are you aware of any existing or threatened legal action affecting this property?..... ☐ YES ☒ NO ☐ UNKNOWN(i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... ☐ YES ☒ NO ☐ UNKNOWN(j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... ☐ YES ☒ NO ☐ UNKNOWN(k) Are you aware of any other conditions which are defective with regard to this property?..... ☐ YES ☒ NO ☐ UNKNOWN(l) Are there any environmental hazards known to seller?..... ☐ YES ☒ NO ☐ UNKNOWN(m) Are there any warranties to be passed on?..... ☐ YES ☒ NO ☐ UNKNOWN(n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?..... ☐ YES ☒ NO ☐ UNKNOWN

If yes, please explain: \_\_\_\_\_

(o) Are you aware of the existence of mold or other fungi in the property?..... ☒ YES ☐ NO ☐ UNKNOWN(p) Has this house ever had pets living in it?..... ☒ YES ☐ NO ☐ UNKNOWN

If yes, Explain \_\_\_\_\_

(q) Is the property in a historic district?..... ☐ YES ☒ NO ☐ UNKNOWN**SPACE FOR ADDITIONAL INFORMATION**\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_The seller has owned this property since 4/2004 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.Seller [Signature] Date 4/12/18 Seller [Signature] Date 4/12/18

\*\*\*\*\*

The licensee named here (\_\_\_\_\_) has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation 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 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/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

The Buyer Acknowledges receipt of this form..

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

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_ Initials (Seller) \_\_\_\_\_ Date/Time \_\_\_\_\_