

# 500 PROVIDENCE LANE

Winchester, Clark County, Kentucky  
31.8 Acres



The country life - wonderful 1.5 story brick and vinyl home on nearly 32 acres of gently rolling farm land located at the end of a private lane. First floor master bedroom en-suite with an additional 3 bedrooms and full bath on the second floor.

Home has geo-thermal heating and cooling and full unfinished basement.

Horse barn and tobacco barn make this the perfect place for livestock.

*Offered Exclusively By*



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

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



Beautiful open floor plan with living room and dining room, hardwood floors and abundance of natural light



Kitchen with eat in breakfast area, ceramic tile and pantry





First floor master bedroom features tray ceiling, ceiling fan, generous walk-in closet, en-suite full bath with ceramic tile, whirlpool tub, dual sinks and standing shower.



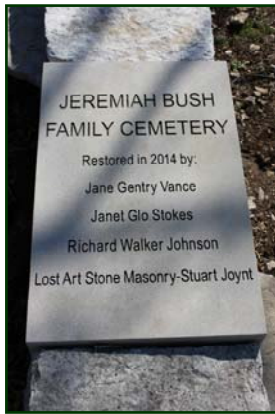
Upstairs 3 bedrooms with carpet (new in 2016) and ceiling fans, a full bathroom with 3 sink vanity. There is a large bonus room upstairs with hardwood floor and two ceiling fans.



Home has a full basement, two car garage and generous wooden corner deck – perfect for watching sunrises and sunsets.







Jeremiah Bush historic family cemetery.  
Buyers must allow family members reasonable access to maintain.



Beautiful farm on private lane with four bedroom, 2 ½ bath home built in 2001. The concrete barn and could have 9 stalls and a wash stall and feed and tack room. There is electrical and water service to barn 2.

No city water currently available – cistern and a spring. Great place to raise a family!

See all the improvements listed on the next page! Must see to appreciate!



**PRICE: \$450,000.**



**Alicia Ritter, Agent  
859-771-2425**

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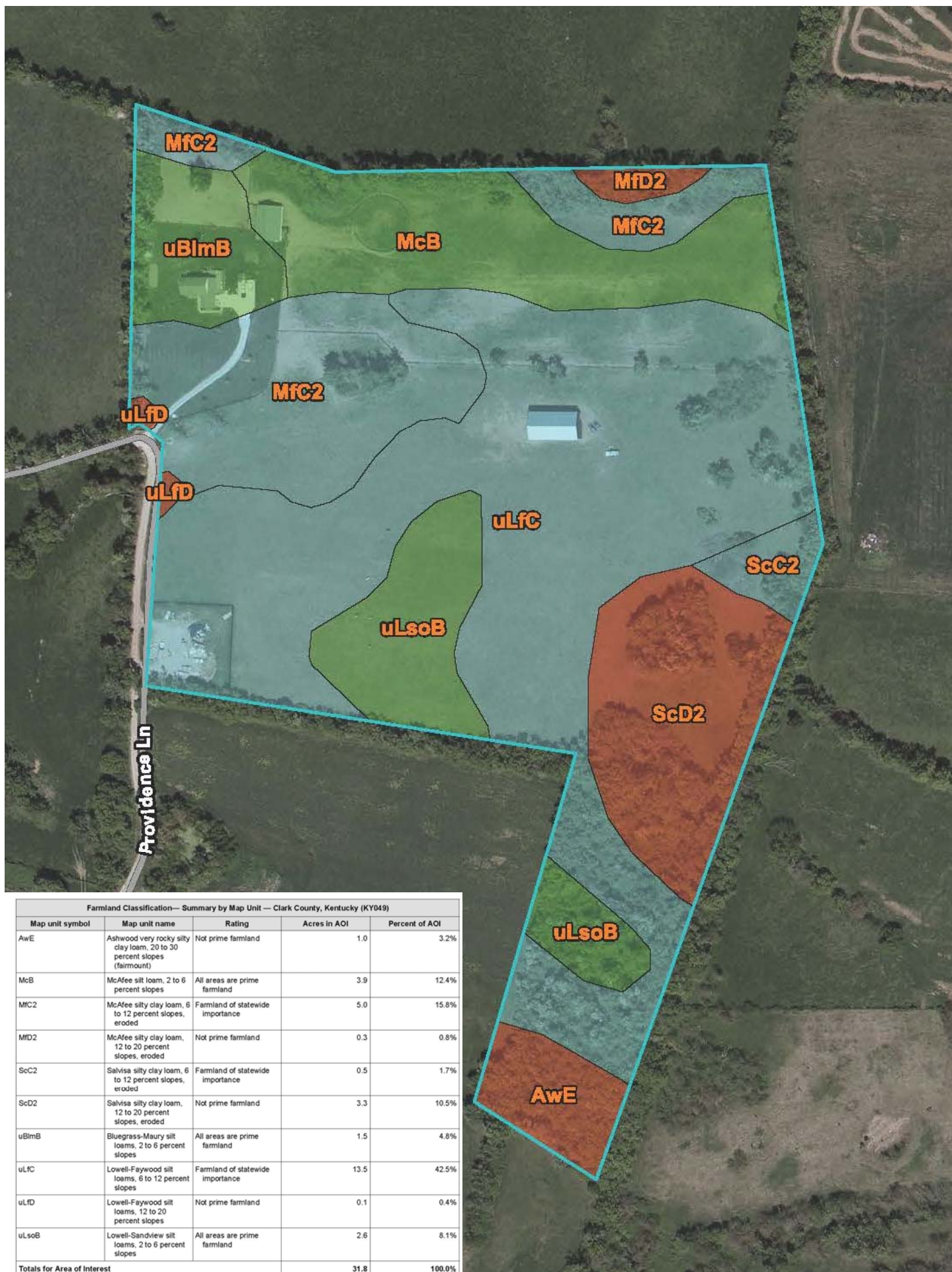
## Home Improvements

- RainSoft Whole House Well Water Filtration System installed Jul 2016
- New Stainmaster carpet installed in upstairs bedrooms Jun 16
- All Kitchen appliances (refrigerator, stove, microwave, and dishwasher) replaced with LG stainless steel Jun 2016
- New Roof on house and Concrete Barn installed Aug 18
- New water heater installed Oct 18
- Upgraded to fluted roman column door trim and 5-1/2" floor trim throughout house
- New lighting and ceiling fans throughout the house
- New exterior lighting on house and barn
- Custom closets installed in upstairs bedrooms, Laundry entryway closet, and kitchen pantry
- Master and half bath renovated
- All walls and ceilings painted summer 18
- All door knobs interior and exterior replaced summer 18
- New garage doors and quiet run door openers installed Jun 16
- New landscaping installed in front of house
- Back deck repaired, cleaned and refinished with premium (Armstrong-Clark) sealer
- Fields mowed every two weeks and reseeded in 2017 to bring them back to hay quality (produced over 100 5x5 rolls summer 2018)
- Driveway rocked with 26 tons Spring 2018

## House/Farm Features

- Geothermal Heating and Air to include basement
- Oak hardwood floors in bonus room, hallway, Livingroom, dinning room, and master bedroom
- Tile floors in kitchen, laundry, half bath and master bath
- Concrete barn has water and electric
- 350 SF wrap-around deck
- 6 Bent tobacco barn set on concrete footers with hay loft









Date: 9/22/2014 37°54'50.59" N 84°



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS:

500 Providence Lane Winchester, KY 40391

DATE:

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 .....	___	✓	___
(b) Air Conditioning .....	___	✓	___
(c) Plumbing/Septic .....	___	✓	___
(d) Heating .....	___	✓	___
(e) Pool/Hot tubs/Sauna.....	___	hla	___
(f) Appliances .....	___	✓	___
(g) Doors and windows .....	___	✓	___
<b>2. MAIN RESIDENCE - FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....	___	✓	___
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....	___	✓	___
(c) Are you aware of any defects or problems relating to the foundation? .....	___	✓	___
<b>3. MAIN RESIDENCE - ROOF</b>			
(a) Has the roof ever leaked? .....	✓	___	___
(b) Has the roof ever been repaired? .....	✓	___	___
(c) Do you know of any problems with the roof? .....	___	✓	not now
<b>4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	___	✓	___
(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? .....	___	✓	___
(b) Has the property ever had a drainage, flooding or grading problem? .....	___	✓	___
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property? .....	✓	___	___
(b) Do you know the boundaries of your property? .....	✓	___	___
(c) Are the boundaries of your property marked in any way? .....	✓	___	___
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	___	✓	___
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	___	___	✓
(f) Any improvements shared in common with adjoining or adjacent properties?....	___	✓	___
<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.	___	✓	___
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	___	✓	___
(b) IF NOT, please state your water sources and explain.	___	___	___
(c) Has your water system ever gone dry? If yes, explain.....	___	✓	___
(d) Are you aware of any problems with your water lines and/or waterers? .....	___	✓	___
(e) Is your water supply shared with anyone else? .....	___	✓	___
<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? .....	___	✓	___
(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. BARN/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? .....	___	✓	___

	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	—	—	✓
2) Electric lines .....	—	✓	—
3) Natural Gas/Propane .....	—	✓	—
4) Telephone lines .....	—	✓	—
5) Septic/Field lines .....	✓	—	—
(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? .....	—	✓	—
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....	—	✓	—
(c) Are you aware of any Radon test being performed on this property? .....	—	✓	—
(d) Are you aware of any existing or threatened legal action affecting this property? .....	—	✓	—
(f) Are there any assessments other than property assessments that apply to this property? .....	—	✓	—
(g) Are you aware of any damage due to wood infestation? .....	—	✓	—
(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? .....	—	✓	—
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....	—	✓	—
(k) Are you aware of any dumps on the property, present or past? .....	—	✓	—
(l) Are any sink holes being used as a dump? .....	—	✓	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	—	✓	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	—	✓	—
(o) Have you ever had a soil analysis done? .....	—	✓	—
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? .....	—	✓	—
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? .....	✓	—	—
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			
<u>The water system is a Cistern - spring fed. In dryer months, it may become more dry - less water. In this case, water would have to be hauled or delivered. A water filtration system has been installed so that the water is drinkable</u>			

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.

<u>Ronald D. McCarty</u>	<u>1/22/19</u>	<u>9 AM</u>	<u>Mary McCarty</u>	<u>1/22/19</u>	<u>9 AM</u>
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 may result from your use of this form.