

6080 GREENWICH PIKE

11 +/- Acres

Lexington, Fayette County, Kentucky



Surrounded by horse farms and ideally located near downtown Lexington and the Kentucky Horse Park, this 4,445 square foot story-and-a-half home features a luxurious first floor master and offers a great floor plan with fantastic views. Built in 1994, this wonderful home has been recently updated with new flooring throughout the first and second levels. You will also discover new top-of-the-line light fixtures, ceiling fans, and Nest thermostats plus a professional closet organizer in the master closet. Additionally, the entire vinyl siding has just been replaced, as well as, the first and second floors have new interior paint schemes.

The upper level contains two bedrooms, a Jack and Jill bath, and a large rec room; the lower level has approximately 1,125 square feet of finished space. HVAC is provided by two propane furnaces and two electric central air units.

Privately situated with mature trees.

Offered Exclusively By



www.kyhorsefarms.com

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

FIRST FLOOR:

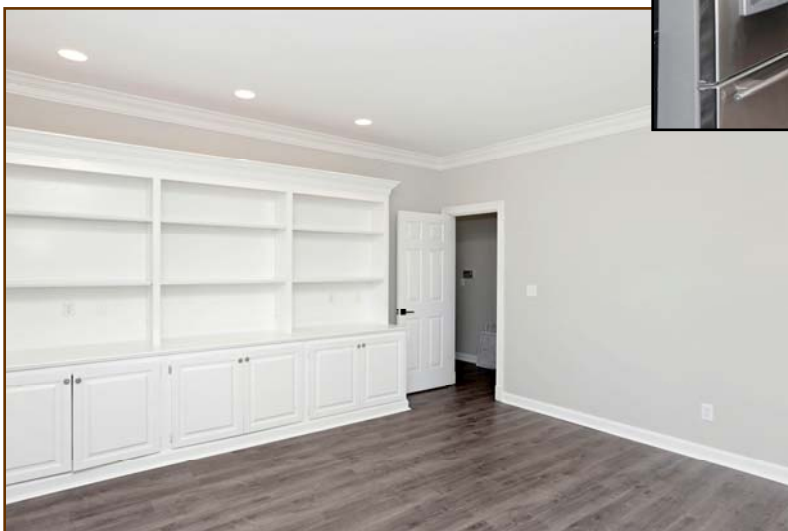
Entrance Hall—Crown molding and chair rail.

Living Room—Carpet, fireplace, barrel ceiling, French doors to rear porch.



Dining Room—Chair rail and pass through to kitchen.

Kitchen—Double oven, dishwasher, side-by-side refrigerator, and microwave.



Den—One wall of built-in cabinetry.

Master Bedroom—Tray ceiling and large walk-in Closet with professional closet organizer.

Master Bath—Double sink and one wall of built-in cabinets.



Utility Room

Powder Room

Screened-in Porch

Two-Car Garage



SECOND FLOOR:

- 14' x 17' bedroom with 6' x 20' walk-in closet.
- Jack and Jill bath with each side containing a toilet and sink; bath tub in center.
- 14.5' x 15' bedroom with 6' x 9' walk-in closet and 6' x 6' cedar closet.
- 9.5' x 25.5' rec room
- 11' x 17' landing with skylight



LOWER LEVEL:

- 12' x 13' carpeted office
- 15' x 16' sitting area
- 675 square foot carpeted rec room
- Unfinished area with sump pump





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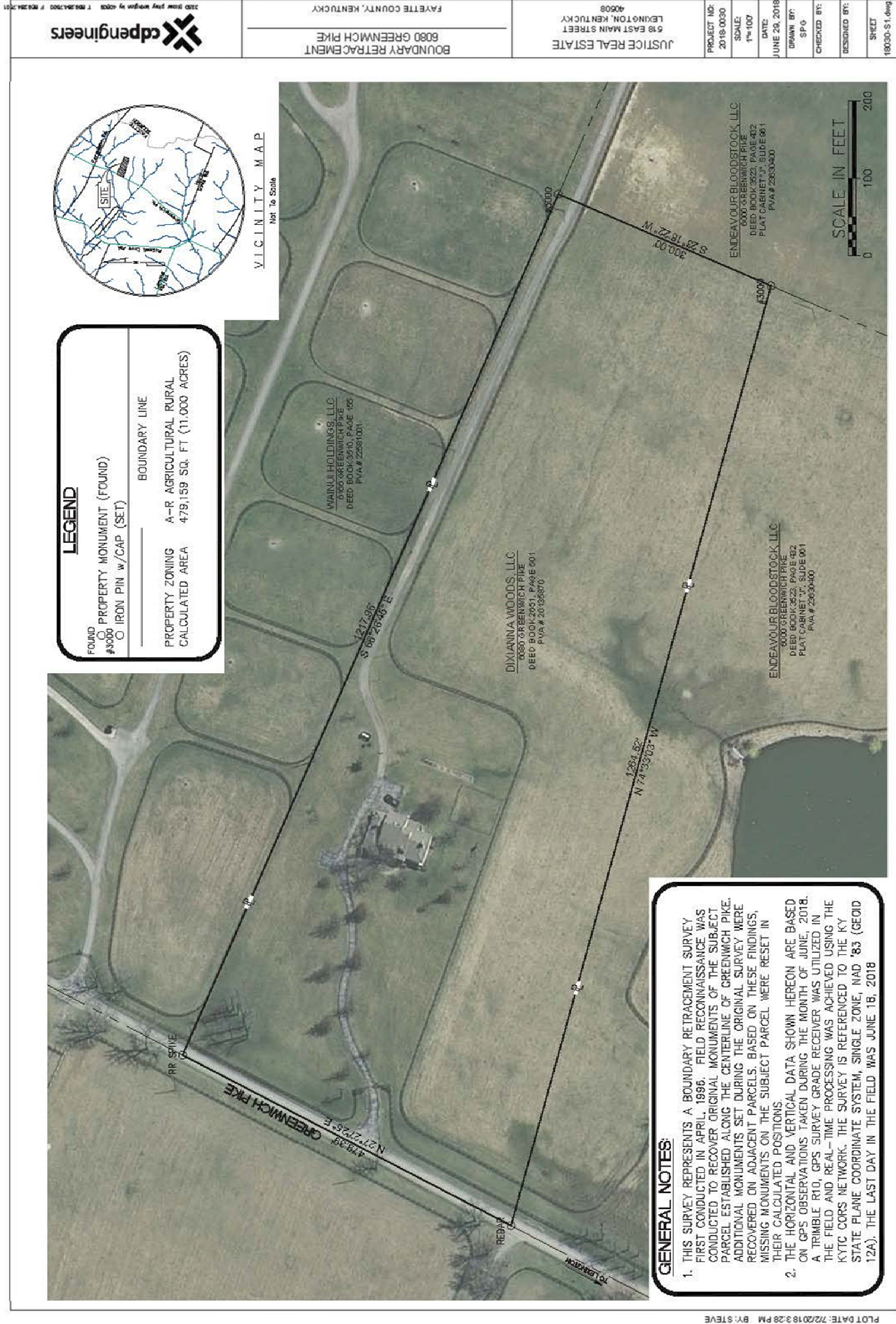
PRICE: \$695,000.

**Bill Justice
859-294-3200**

www.kyhorsefarms.com

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





PROPERTY ADDRESS: 6080 Greenwich Pike, Lexington, KY 40511

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 3/6/19.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 6080 Greenwich Pike

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		<input checked="" type="checkbox"/>		
(b) Electrical system			<input checked="" type="checkbox"/>	
(c) Appliances			<input checked="" type="checkbox"/>	
(d) Floors and walls			<input checked="" type="checkbox"/>	
(e) Doors and windows			<input checked="" type="checkbox"/>	
(f) Ceiling and attic fans			<input checked="" type="checkbox"/>	
(g) Security system			<input checked="" type="checkbox"/>	
(h) Sump pump			<input checked="" type="checkbox"/>	
(i) Chimneys, fireplaces, inserts			<input checked="" type="checkbox"/>	
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>			
(k) Sprinkler system	<input checked="" type="checkbox"/>			
(l) Heating			<input checked="" type="checkbox"/>	
(m) Cooling/air conditioning			<input checked="" type="checkbox"/>	
(n) Water heater			<input checked="" type="checkbox"/>	

Explain:

2. FOUNDATION/STRUCTURE/BASEMENT

	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?			<input checked="" type="checkbox"/>	
(b) Any defects or problems, current or past, to the structure or exterior veneer?		<input checked="" type="checkbox"/>		
Explain: <u>Siding was removed and house wrap installed.</u> <u>New siding was installed February 2019</u>				
(c) Has the basement leaked at any time since you have owned or lived at the property?		<input checked="" type="checkbox"/>		
(d) When was the last time the basement leaked? <u>Oct 18 - See pg 4</u>				
(e) Have you ever had any repairs done to the basement?		<input checked="" type="checkbox"/>		
(f) If you have had basement leaks repaired, when was the repair performed?				
Explain: <u>Nov 18 - Basement windows resealed</u>				

Initials (Seller) DB Date/Time 3/6/19
10AM

Initials (Buyer) _____ Date/Time _____

PROPERTY ADDRESS: _____

(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?..... X _____

3. ROOF

	N/A	YES	NO	UNKNOWN
(a) Age of the roof covering? <u>10 YRS</u>				
(b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....				<u>X</u>
2. When was the last time the roof leaked? _____				
(c) 1. Have you ever had any repairs done to the roof?		<u>X</u>		
2. If you have ever had the roof repaired, when was the repair performed? <u>Feb 19</u>		<u>X</u>		
(d) 1. Have you ever had the roof replaced?.....		<u>X</u>		
2. If you have had the roof replaced, when was the replacement performed? <u>2009</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?		<u>X</u>		
2. If yes, when was the repair performed? <u>Feb 2019</u>				
Explain: <u>Areas refashed or repaired based on roof inspection</u>				

4. LAND/DRAINAGE

	N/A	YES	NO	UNKNOWN
(a) Any soil stability problems?.....			<u>X</u>	
(b) Has the property ever had a drainage, flooding, or grading problem?.....			<u>X</u>	
(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....				<u>X</u>
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?		<u>X</u>		
Explain: _____				

5. BOUNDARIES

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

6. WATER

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

7. SEWER SYSTEM

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

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10AM

Initials (Buyer) _____ Date/Time _____

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PROPERTY ADDRESS: _____

8. **CONSTRUCTION/REMODELING**

- | | N/A | YES | NO | UNKNOWN |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| (a) Have there been any additions, structural modifications, or other alterations made? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Were all necessary permits and government approvals obtained? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: <u>New siding installed with house wrap Feb 2019</u> | | | | |

9. **HOMEOWNER'S ASSOCIATION**

- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, what is the yearly assessment? \$ _____ | | | | |
| 3. Homeowner's Association Name: _____ | | | | |
| 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?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: <u>Fence</u> | | | | |

10. **MISCELLANEOUS**

- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Was this house built before 1978? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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.)?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) 1. Has the house or other improvements ever been treated for wood infestation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. If yes, when, by whom, and any warranties? _____ | | | | |
| (i) Are you aware of any existing or threatened legal action affecting this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Are you aware of any other conditions that are defective with regard to this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Are there any warranties to be passed on?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, please explain: _____ | | | | |
| (p) Are you aware of the existence of mold or other fungi on the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (q) Has this house ever had pets living in it? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, Explain <u>Previous occupant had a dog</u> | | | | |
| (r) Is the property in a historic district?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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10AM

Initials (Buyer) _____ Date/Time _____

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PROPERTY ADDRESS: 6080 Greenwich Pike

SPACE FOR ADDITIONAL INFORMATION

1A) Pipe in attic above master bedroom leaked and has been repaired. Insulation added to prevent freezing.
2D) Basement windows rescaled on interior and exterior in unfinished side of basement.
2E) See above.

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.

T. Brown Dixiana Woods LLC 3/6/19
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.