

247 SOUTH HANOVER

Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



This classic Ashland Park home, built in 1923, is an inspired blend of Colonial and Federal architectural details. From the street, there is detailed brick work in the form of a retaining wall, brick sidewalk, steps, and portico floor. The portico has a barrel ceiling and columns that compliment a hardwood double door entry—each door with leaded beveled glass and above a divided light elliptical transom.

The home is 2.5 stories with a standing seam copper roof and three matching dormers on the third floor and was fully renovated circa 2000 with additional remodeling in 2010. The current owner purchased this exquisite home in 2014, and it was professionally decorated by Matt Carter. The current owner also added the electric security gate which accesses the detached garage. It consists of 3,300 square feet of beautifully-decorated living space on three floors with a 1,000 square foot basement in stone and concrete with storage and utility space.

Beyond the beautiful doors, you find a center entry hall that is open three floors up with a balcony effect on the second and third floors with custom-wrought iron railings. The entire house is hardwood, travertine marble, and ceramic tile. The property is further complimented by a covered rear brick patio, with natural gas hook-up for grill; professionally-landscaped yard with mature specimen trees and plantings; stamped color concrete driveway; copper gutters and down spouts; two-car detached garage with peg-board walls and an additional six feet of storage; privacy wood fence; irrigation system; and two-zone heating and air conditioning.

First Floor:

Entrance Hall—26' three-story ceiling; hardwood floor; double-entry door with leaded beveled glass and an elliptical transom; unique moulding; stairway to upper level.

Dining Room—12.5' x 15' with hardwood floor; wainscoting; orange African raffia wall covering; crown moulding; plantation shutters; draperies. Wired for stereo.



Kitchen/Family Room—19.5' x 28.5' with crown moulding. The kitchen has recently installed soapstone countertops with raised eating area; double sink; tiled back splash; plantation shutters; natural gas stove with hood; and tile floor. The kitchen is open to the family room with corner tiled fireplace; crown moulding; plantation shutters and drapery; and three sets of French doors. Wired for stereo with rear stairway to upper level.





Living Room—12' x 28.5' with hardwood floor; wainscoting; crown moulding; and a tiled fireplace. It is wired for stereo and contains plantation shutters and draperies with two sets of French doors to the exquisite screened-in porch.



Screened-in Side Porch—12' x 22' with brick floor, columns, and stained beadboard ceiling.

Powder Room—Granite countertop and tile floor.

Second Floor

Tiled and Hardwood Landing with Front and Rear Stairways

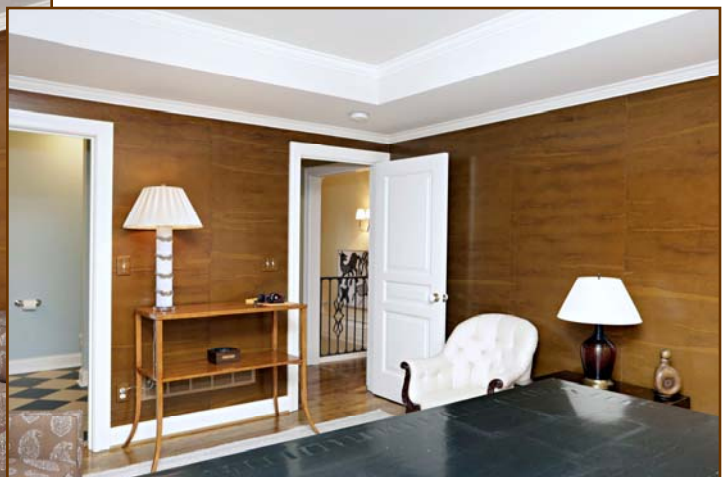


Master Bedroom—19.75' x 15.25' with hardwood floor; one wall of windows; wired for stereo; shoe closet; beautiful faux bois wallcovering cut into 24" squares and installed in a checkerboard pattern.

Master Bath—5.5' x 20' plus 8.75' x 12' with granite vanity tops; whirlpool tub with granite surround; tiled steam shower; plantation blinds; crown moulding; and tray ceiling. The master bath contains a 6' x 13' walk-in closet with hardwood floor and built-ins.

Bedroom/Office—12.25' x 14.5' with hardwood floor; tray ceiling; built-in bookcases; crown moulding; and hand-painted and lacquered wallcovering. Each strip is made by hand and not intended to 'match'. This room has an adjoining full bath with closet.

Laundry—Containing a deep sink; tile floor; and plantation blinds.



Third Floor

Hardwood Floor Landing

Bedroom—12' x 12.75' with hardwood floor.

Bedroom—with hardwood floor; walk-in closet; and dormer.

Full Bath—Shower only.



Basement

Approximately 1,000 square feet—unfinished with stone foundation, concrete floor, storage and utility space.

Grounds and Miscellaneous Amenities

- Detached 22' x 26' garage with columns and pegboard walls
- Irrigation system
- Copper roof, gutters, and downspouts
- Covered rear porch with natural gas hook-up for grill



- Privacy wood fence
- Electric entrance gate
- Mature landscaping
- Stamped colored concrete driveway
- Custom storm doors
- Brick walls and sidewalk



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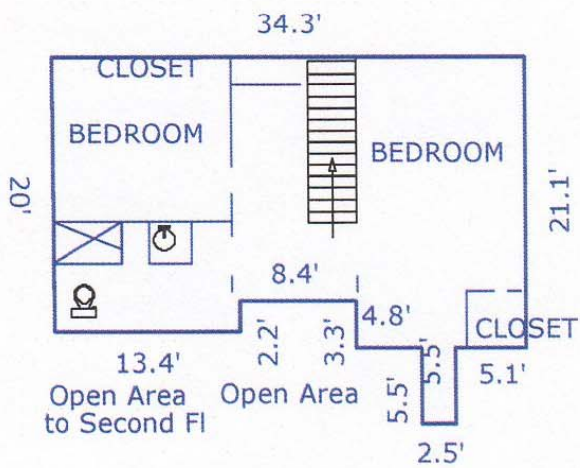
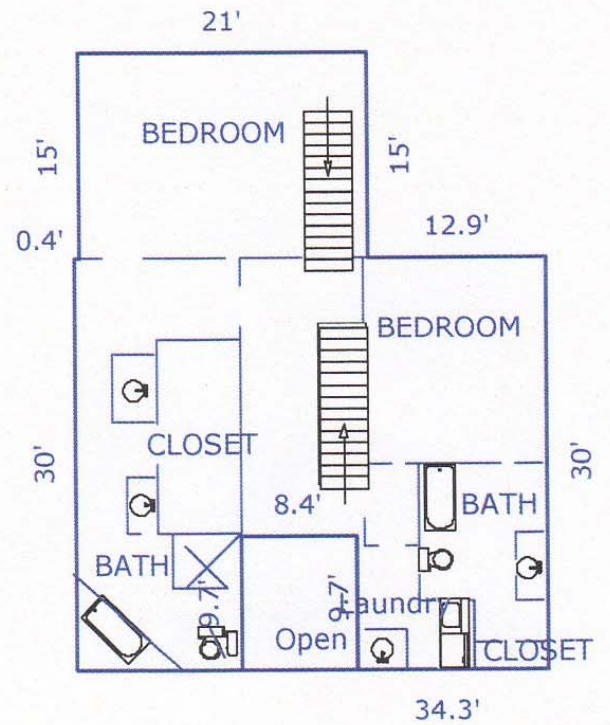
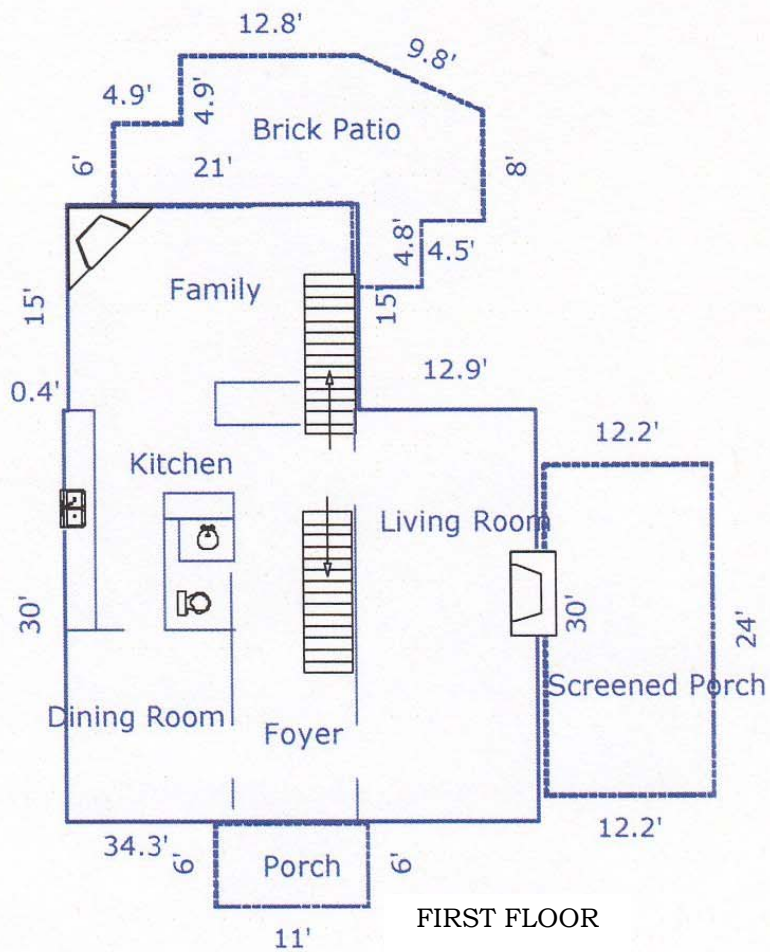
PRICE: \$950,000.



**Bill Justice, Agent
859-294-3200**

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PROPERTY ADDRESS: 247 S Hanover Avenue Lexington, KY 40502

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 November 2014, and ending on July 29, 2019.
(Date of purchase) (Date of this form)

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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.

	N/A	YES	NO	UNKNOWN
1. HOUSE SYSTEMS				
Any past or current problems affecting:				
(a) Plumbing	—	—	X	—
(b) Electrical system	—	—	X	—
(c) Appliances	—	—	X	—
(d) Floors and walls	—	X	—	—
(e) Doors and windows	—	—	X	—
(f) Ceiling and attic fans	—	—	X	—
(g) Security system	—	—	X	—
(h) Sump pump	—	—	X	—
(i) Chimneys, fireplaces, inserts	—	—	X	—
(j) Pool, hot tub, sauna	—	—	X	—
(k) Sprinkler system	—	—	—	X
(l) Heating	—	—	X	—
(m) Cooling/air conditioning	—	—	X	—
(n) Water heater	—	—	X	—
Explain: <u>Plumbing damaged - in process of repair</u>				
2. FOUNDATION/STRUCTURE/BASEMENT				
(a) Any defects or problems, current or past, to the foundation or slab?	—	—	X	—
(b) Any defects or problems, current or past, to the structure or exterior veneer?	—	X	—	—
Explain: <u>Same as above - in process of repair</u>				
(c) Has the basement leaked at any time since you have owned or lived at the property?	—	X	—	—
(d) When was the last time the basement leaked? <u>Don't know (Very minor)</u>	—	—	—	—
(e) Have you ever had any repairs done to the basement?	—	—	X	—
(f) If you have had basement leaks repaired, when was the repair performed?	—	—	—	—
Explain: <u>Basement is adequately dry</u>				

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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.) after extremely heavy rain = slight leak
(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? unknown
(b) 1. Has the roof leaked at any time since you have owned or lived at the property?..... X
2. When was the last time the roof leaked?.....
(c) 1. Have you ever had any repairs done to the roof? X
2. If you have ever had the roof repaired, when was the repair performed?.....
(d) 1. Have you ever had the roof replaced?..... X
2. If you have had the roof replaced, when was the replacement performed?.....
(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?..... X
2. If yes, when was the repair performed?.....
Explain:.....

4. LAND/DRAINAGE N/A YES NO UNKNOWN

- (a) Any soil stability problems?..... X
(b) Has the property ever had a drainage, flooding, or grading problem?..... X
(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?..... X
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? X
Explain:.....

5. BOUNDARIES N/A YES NO UNKNOWN

- (a) 1. Have you ever received a staked or pinned survey of the property?..... X
2. Are the boundaries marked in any way?..... X
3. Do you know the boundaries? If yes, provide description below..... X
Explain:.....
(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? X
Explain: Small area of driveway

6. WATER N/A YES NO UNKNOWN

- (a) 1. Source of water supply City of Lexington
2. Are you aware of below normal water supply or water pressure? X
(b) Is there a water purification system or softener remaining with the house?..... X
(c) Has your water ever been tested? If yes, provide results below..... X
Explain:.....

7. SEWER SYSTEM N/A YES NO UNKNOWN

- (a) Property is serviced by:
1. Category I. Public Municipal Treatment Facility..... X
2. Category II. Private Treatment Facility..... X
3. Category III. Subdivision Package Plant..... X
4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")..... X
5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal..... X
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system..... X
7. Category VII. No Treatment/Unknown..... X
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?..... X
Explain: New Sewer line as of 2015

Initials (Seller) Bo Date/Time 7/29/19 2:30 pm Initials (Buyer) _____ Date/Time _____ Form M105 revised 3/2016

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8. **CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN
- (a) Have there been any additions, structural modifications, or other alterations made? X — X —
- (b) Were all necessary permits and government approvals obtained? X — — X
- 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? — — X —
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? — — X —
- (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc? — X — —
- Explain: Fence

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

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

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SPACE FOR ADDITIONAL INFORMATION

The subject property is owned by a trust for the occupant. The occupant has completed this form to the best of his knowledge.

The trust assumes no responsibility for its accuracy. mul 7/29/19 7:00pm

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.

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.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 7-25-19 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 247 S. HANOVER LEXINGTON KY

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)

_____ (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): _____

☒ 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)

BQ (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.

Seller Ryan M. Zappala Date 7/25/19 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent [Signature] Date 7/25/19 Agent _____ Date _____