

1040 CANE RUN ROAD

44 +/- Acres

Georgetown, Scott County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Justice Real Estate is honored to offer this spectacular and unique property for your new Kentucky home and horse farm. Idyllically located just off Iron Works Pike and less than 7.5 miles from the Kentucky Horse Park, this 4,300 square foot custom-built home sits on some of the best land in Kentucky. This wonderful home, constructed by highly respected builder Gene Coppinger, was professionally designed by well-known architects Clyde Carpenter and Scott Guyon.

Featuring oak flooring on both levels, vaulted ceilings, and a great floor plan, this magnificent three-bedroom, three-and-a-half bath home has been meticulously maintained and loved by its only owner.

A gated stone entrance via a mature tree-lined drive leads you to this special home and a David Rice-built 6 stall barn.

First Floor

Entrance Hall: 12.75' x 18'. Centered by its see-through wood-burning fireplace and featuring oak floors. It also features two closets, entry door with side panels and transom.



Living Room: 14.75' x 24'. Open to dining room, sitting room, and entrance hall. 26' two-story ceiling, oak floor, and floor-to-ceiling Peachtree windows. (In fact, all windows and doors are Peachtree.)





Sitting Room: 13' x 17' with oak floor and built-in cherry cabinet entertainment center. Recessed lighting and 10.25' ceiling.

Dining Room: 13.5' x 15' with oak floor and open to living room and adjacent to the kitchen, recessed lighting and 10.25' ceiling. Fabulous views!





Kitchen: 16.5' x 20.5' with breakfast nook and oak floor, Bosch dish-washer, Sub-Zero refrigerator/freezer, range, and microwave. Built-ins and loads of countertop space.

Adjacent 5.25' x 10' pantry with oak floor. Back hall leads to a 7.67' x 9' laundry with sink and tile floor, a full bath, and oversized 2-car garage.

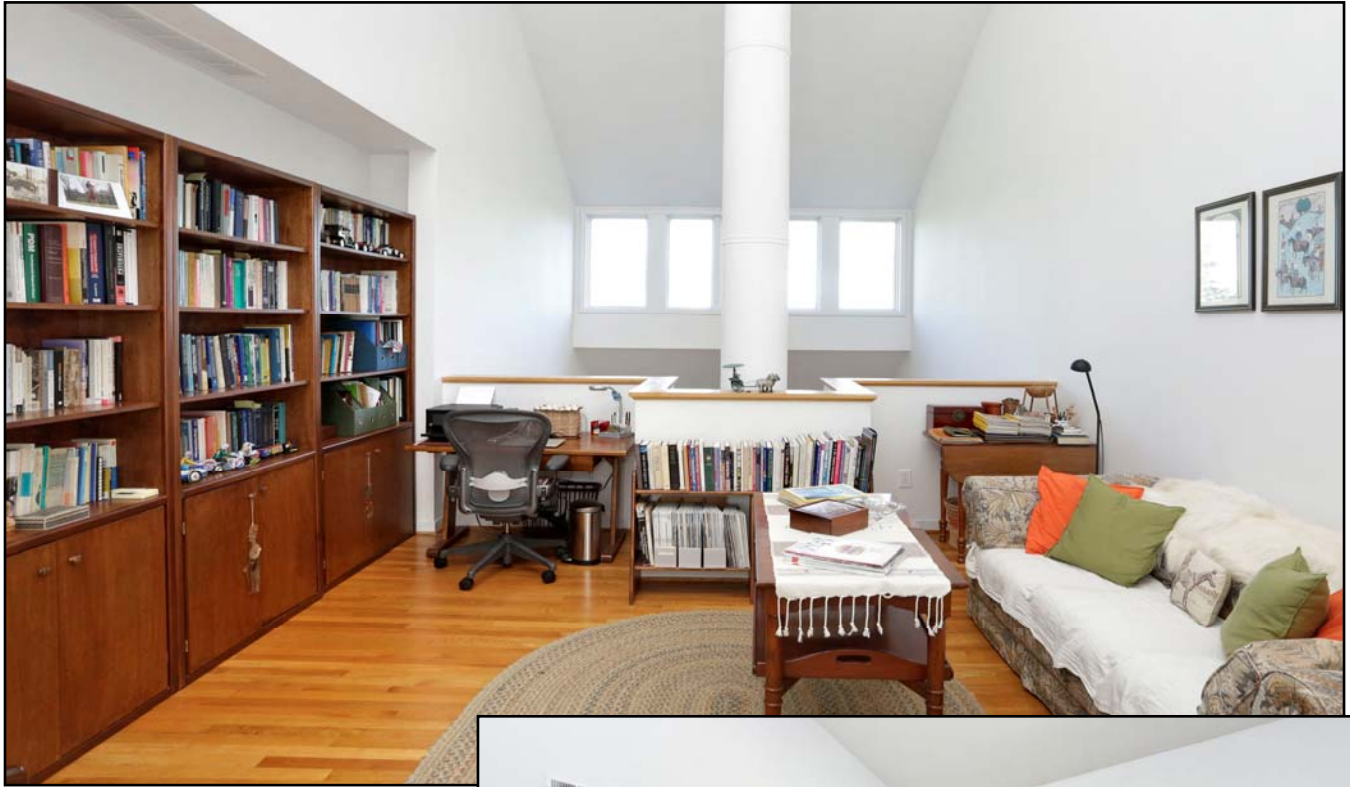
Rear hallway contains a powder room with marble floor and large storage closet and leads to the cozy 12.75' x 20.75' **family room** with oak floor.



The family room offer fabulous views with French doors that lead to a patio with Italian pavers and contains an Irish "Waterford" wood-burning stove.



Second Floor



Library: 14' x 17.5', overlooks the living room, vaulted ceiling. Bookcases will remain. Open to hallway with two closets and French door to the front balcony.



Master Suite:

Bedroom: 12.75' x 20.75', oak floor, vaulted ceiling, French door to balcony overlooking the rear of the farm.



11.75' x 12.75 walk-in closet with oak floor.

Master Bath: 12.75' x 12.75' with marble floor and vanity, whirlpool tub with marble surround and separate shower. Vaulted 14.5' ceiling.



Shaker Bedroom: 12.75' x 20.75' with oak floor, vaulted ceiling, double closets, and balcony.



Amish Bedroom: 12.75' x 15.75' with oak floor and vaulted ceiling.



Lower Level contains a 385 square foot exercise room (not included in the home's square footage) with concrete block walls and painted floor.

There are also three crawl spaces.



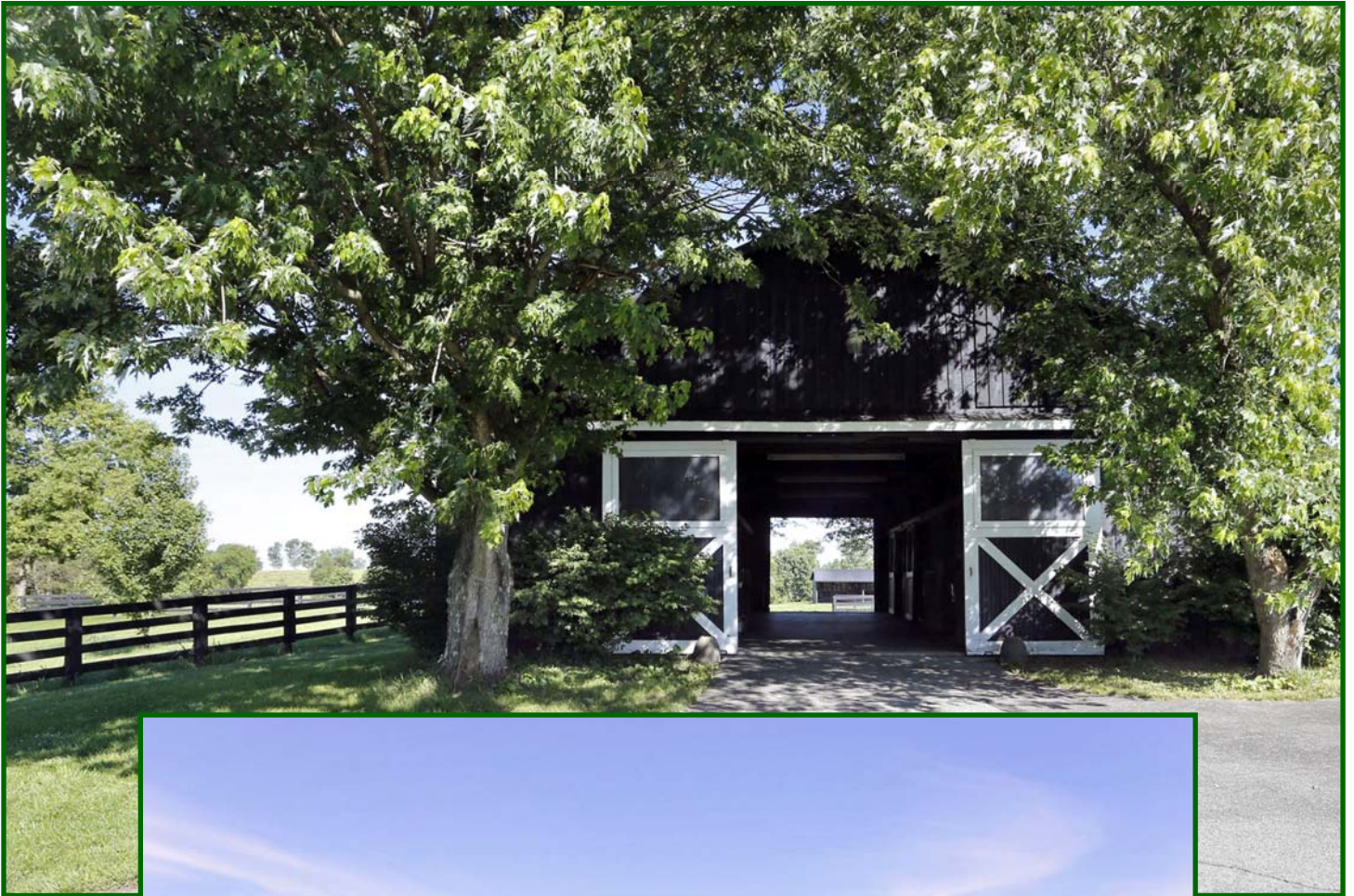
13.3' x 20' **rear patio** access via the kitchen and garage. This lovely patio is constructed with Italian pavers.



- 38' x 56' David Rice-built frame horse barn with 6 stalls measuring 11' x 13.5'; a wash stall; 13' aisle; and feed/tack room.



- Jack Hart-built frame run-in shed
- 4 paddocks
- 2 Nelson waterers
- City water
- Excellent soils with 50% Maury Silt Loan and 2 to 6% slopes—wonderful!



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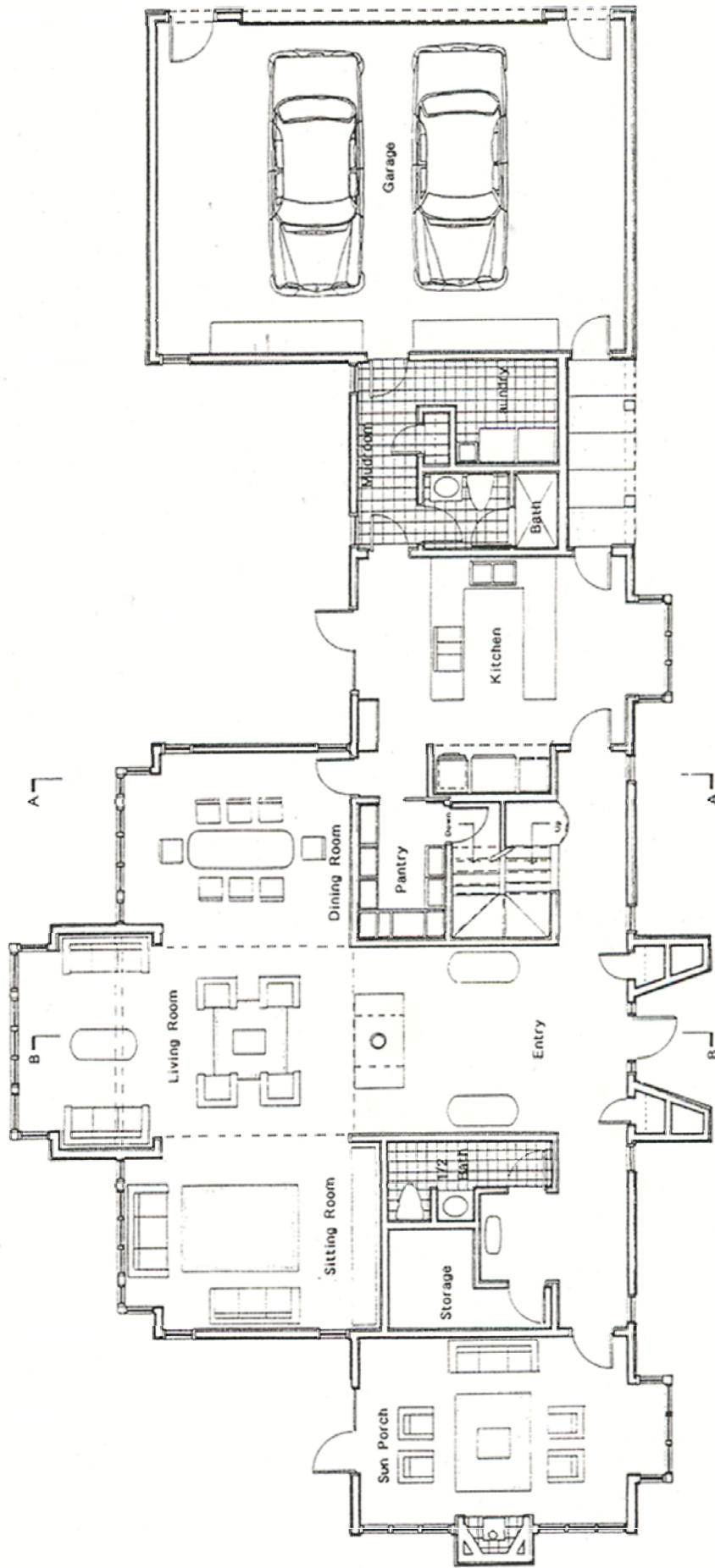


PRICE: \$1,295,000.

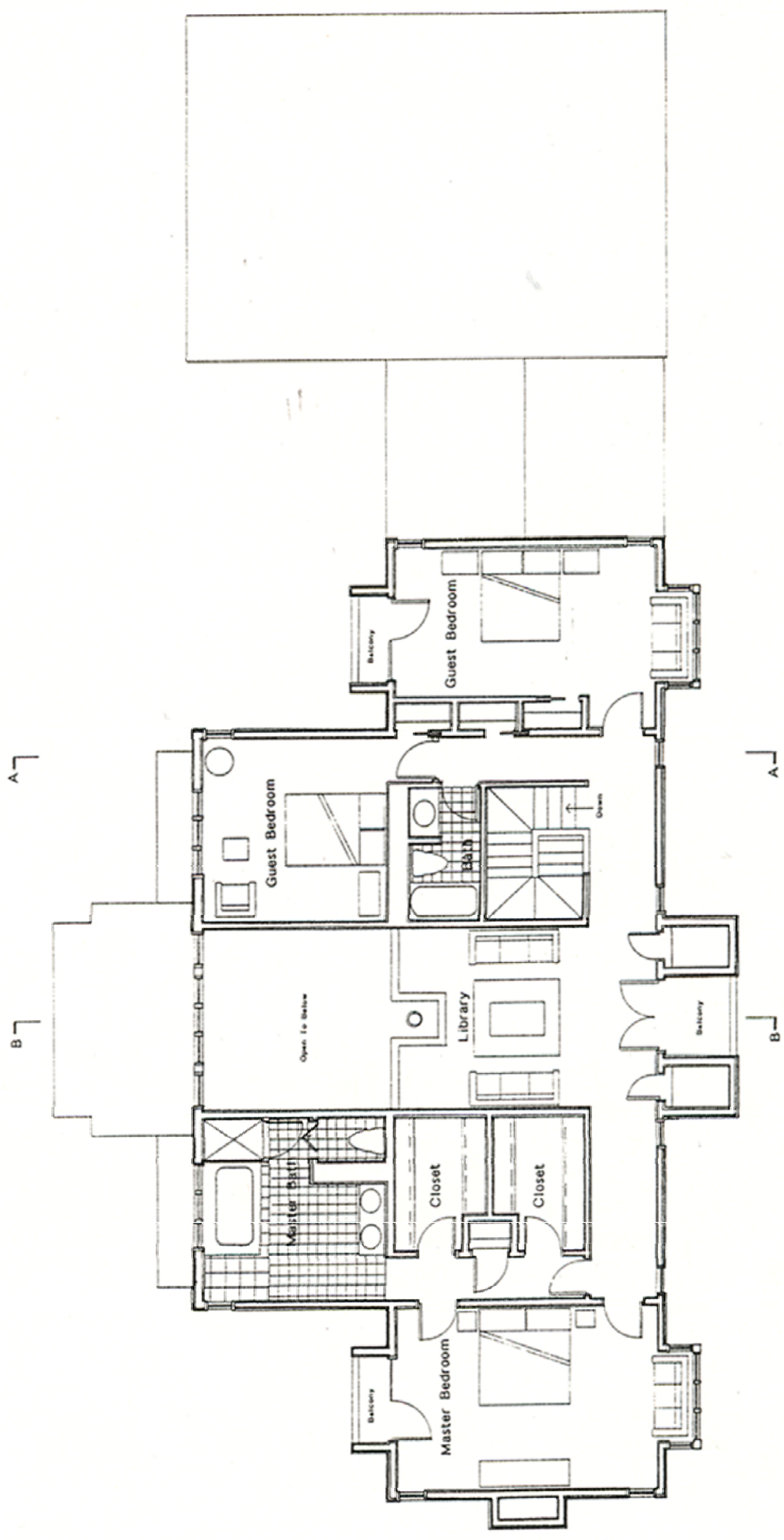
**Bill Justice, Agent
859-255-3657**

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1st Level Floor Plan



2nd Level Floor Plan





Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	7.0	16.2%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	14.6	33.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	21.5	49.9%
Totals for Area of Interest			43.1	100.0%

DANIEL & AYSE NAHUM
(REMAINING)
28.949 ACRES
D.B. 178 PG. 561

② CANE RUN ROAD
(FORMERLY OFFICE TURNPIKE)

PROPERTY ADDRESS: 1040 Cane Run Rd. Georgetown, KY 40324

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 1989, and ending on 01/13/2020.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 1040 Cane Run Rd. Georgetown, KY 40324

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	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing			X	
(b) Electrical system			X	
(c) Appliances			X	
(d) Floors and walls. <u>See attachment</u>			X	
(e) Doors and windows <u>See attachment</u>			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 .. <u>See Attachment</u> .. age				
(m) Cooling/air conditioning <u>Attachment</u> age				
(n) Water heater .. age <u>4/27/2015</u>				
Explain:				

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(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?				
Explain: <u>See attachment</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>Never leaked</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:				

Initials (Seller) DN/AN Date/Time 01/13/2020

Initials (Buyer) _____ Date/Time _____

Form M105 revised 3/2016

Page 1 of 4

PROPERTY ADDRESS: 1040 Cane Run Rd. Georgetown, KY 40324

(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? _____

3. ROOF

N/A YES NO UNKNOWN

(a) Age of the roof covering? 09/2003

(b) 1. Has the roof leaked at any time since you have owned or lived at the property? _____

2. When was the last time the roof leaked? 12/2014

(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? 12/2014

(d) 1. Have you ever had the roof replaced? _____

2. If you have had the roof replaced, when was the replacement performed? 9/03

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) The roof presently does not leak.

(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? _____

2. If yes, when was the repair performed? _____

Explain: _____

4. LAND/DRAINAGE

N/A YES NO UNKNOWN

(a) Any soil stability problems? _____

(b) Has the property ever had a drainage, flooding, or grading problem? _____

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? _____

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? _____

Explain: _____

5. BOUNDARIES

N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property? _____

2. Are the boundaries marked in any way? _____

3. Do you know the boundaries? If yes, provide description below _____

Explain: We have a land plot map.

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? _____

Explain: _____

6. WATER

N/A YES NO UNKNOWN

(a) 1. Source of water supply Georgetown Water

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, provide results below _____

Explain: _____

7. SEWER SYSTEM

N/A YES NO UNKNOWN

(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 ("Home Package Plant") _____

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal _____

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system _____

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): 2016 Date last cleaned (septic): 2016

(c) Are you aware of any problems with the sewer system? _____

Explain: _____

Initials (Seller) AN Date/Time 01/13/2020

Initials (Buyer) _____ Date/Time _____

Form M105 revised 3/2016

Page 2 of 4

PROPERTY ADDRESS: 1040 Cane Run Rd. Georgetown, KY 40324

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

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

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

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SPACE FOR ADDITIONAL INFORMATION

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.

Daniel Nahum 1/13/2020
Seller Date

Ayşe Nahum 1/13/2020
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.

January 11, 2020

1. HOUSE SYSTEMS

- (d) Drywall repair in some areas is done, several walls and ceilings were painted.
New paint on basement and crawl space walls.
All paint jobs were completed in October 2019.
- (e) All French doors, entrance and garage doors were realigned, new seals, new thresholds and water reflector seals were installed in September 2019.
- (l) & (m) We have four heat pumps for heating and air conditioning:
 - 1. Bryant model 336239-701 Installed 10/29/2009
 - 2. Bryant model 335684-701 Installed 10/29/2009
 - 3. Carrier heat pump Installed 11/03/2010
 - 4. Carrier heat pump Installed 04/10/2019All units installed and serviced by Georgetown Air (George Riebel)

2. FOUNDATION/STRUCTURE/BASEMENT

- (b) Dryvit was repaired in a few places.
The exterior of the house was pressure washed, painted with StoColor Lotusan, September 2019.
This paint was developed for Dryvit. It has a high level of water and dirt repellence, resistance to mold, mildew and algae, UV-stable color retention.
All exterior doors, windows and trims were painted in September 2019.

3. ROOF.

- (c) Roof replaced on September 2003 due to hail damage on shingles.
Roof ventilation replacements and flashing repairs on December 2014
New Chimney caps installed on April 2015

6. WATER

- (b) Whole house and drinking water purification systems by Rain Soft.
Installed 02/05/2005

7. SEWER SYSTEM

- (c) New septic drain lines and d-box installed August 2016

10. MISCELLANEOUS

- (d) One abandoned covered well.
- (n) Heat pump warranty will be transferred.

All board fences were painted in the Summer of 2019
New motor control board installed on entrance gate.