

# 6344 PARIS ROAD

## 53 +/- Acres

### Georgetown, Scott County, Kentucky



Beautifully-crafted main house sits on a knoll overlooking this highly-functional and expertly-planned 53 acre horse farm just 25 minutes from Lexington and 15 minutes from Georgetown or Paris.

*Offered Exclusively By*



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

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



The warmth and comfortable feel of a log cabin is evident in the open, expansive first floor great room with large stone fireplace, adjacent dining area, and natural log support for the beautiful curved staircase.



Gleaming hardwood floors throughout, exposed beam ceiling, and frosted glass front door are just a few of the features of this very special home.

Well-planned kitchen with custom cabinetry, granite counter tops, new stainless steel appliances and center island adjoins dining area and has high visibility to great room.





Open, airy, spacious, and light-filled second floor loft accessed by curving staircase would make a wonderful master suite. The large closets on either side would probably provide easy access to plumbing since they are located directly above the kitchen.



The home's master bedroom with large walk-in closet and full bath, beautifully tiled, with both tub and walk-in shower is located on the lower level.

Additionally, there is a guest bedroom and en-suite bath.



Office with wood-burning stove and the door to the garage gives easy access to 2 foaling stalls in adjacent barn/maintenance with half bath.



Full laundry and storage access are also on the lower level.



Two-year-old 10 stall barn (84.5' x 36.5') with wash bay and office is adjacent to the Kraft 6-horse equicizer/lunge area and has small hay storage barn next to it.



- 2 foaling stalls measure 23'2" x 11'
- 8 stalls measure 11.5' x 11.5'
- Heated office
- Heated wash bay

The garage/shop/barn has two foaling stalls (16' x 12'), large workshop/maintenance area, and half bath. With its location next to the main house, foal watching becomes much easier.





Two-car garage (20'2" x 30'2") with wood exterior also has a large storage area that is separate from the car portion.



60' 6-horse Kraft walker, with interior lunge area, has easy access from barn and many adjacent paddocks.

415 +/- square foot one-bedroom cabin has seating area, kitchen, full bath, and small front porch.







Additional amenities:

- Gated wrought iron automatic entrance and asphalt roads
- Beautiful, winding driveway (solar-lit) to main house
- Tree-lined drives
- Meandering creek flows from spring
- Three-sided covered storage for hay
- One-bedroom manager's cabin
- Large garage storage building
- 4 fields and 6 paddocks—each with diamond wire and belting top board, Varnan waterers, and run-ins less than 2 years old
- 2 RV hook-ups behind manager's cabin

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**PRICE: \$1,425,000.**



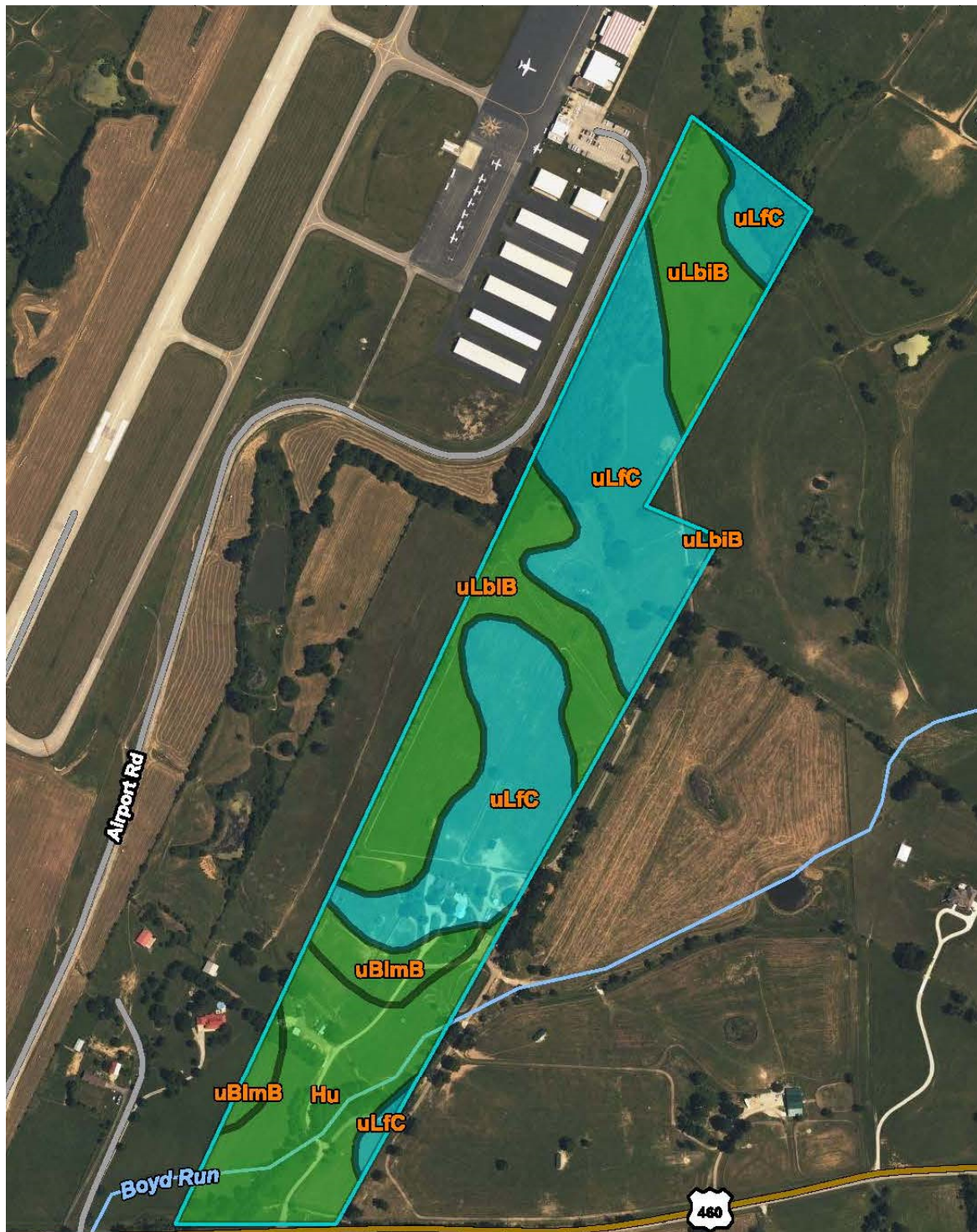
**Mary Sue Walker-Hughes**  
**859-619-4770**

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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	10.4	20.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.0	5.7%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	14.9	28.9%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	23.1	45.0%
<b>Totals for Area of Interest</b>			<b>51.4</b>	<b>100.0%</b>



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS:

6344 Paris Pike (Main House)

DATE:

10/14/2002

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

Yes No Unknown

## 1. MAIN RESIDENCE - HOUSE SYSTEMS

Are you aware of any problems affecting:

- (a) Electrical wiring .....
- (b) Air Conditioning .....
- (c) Plumbing/Septic .....
- (d) Heating .....
- (e) Pool/Hot tubs/Sauna .....
- (f) Appliances .....
- (g) Doors and windows .....

Yes No Unknown  
— ✓ —  
— ✓ —  
— ✓ —  
— ✓ —  
— ✓ —  
— ✓ —  
— ✓ —

## 2. MAIN RESIDENCE - FOUNDATION

- (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? .....

Yes No Unknown  
— ✓ —  
— ✓ —  
— ✓ —

## 3. MAIN RESIDENCE - ROOF

- (a) Has the roof ever leaked? *when we first moved in we fixed* .....
- (b) Has the roof ever been repaired? *a leak out by the deck* .....
- (c) Do you know of any problems with the roof? .....

Yes No Unknown  
✓ — —  
✓ — —  
— ✓ —

## 4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- (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".)

Yes No Unknown  
— ✓ —

## 5. DRAINAGE

- (a) Is this property located in a flood plain zone? .....
- (b) Has the property ever had a drainage, flooding or grading problem? .....

Yes No Unknown  
— — —

## 6. BOUNDARIES

- (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? ....

Yes No Unknown  
— — —  
— — —  
— — —  
— ✓ —  
✓ — —  
— ✓ —

## 7. HOMEOWNER'S ASSOCIATION

- (a) Is the property subject to rules or regulations of any homeowner's association? .....
- If yes, please supply copy of rules and regulations.

Yes No Unknown  
— ✓ —

## 8. WATER

- (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? *public water* .....

Yes No Unknown  
✓ — —  
— — —  
— ✓ —  
— ✓ —  
✓ — —

## 9. AUXILIARY HOUSES

- (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".)

Yes No Unknown  
— ✓ —  
— ✓ —

## 10. BARN/OUTBUILDINGS

- (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  
— ✓ —



	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. <u>Southern States Georgetown</u>			
(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>			

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>Stacy House</u>	<u>10/16/2020</u>		<u>John Spry</u>	<u>10-20-2020</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.