

# COLEMAN SPRINGS

## 2745 FRANKFORT ROAD

Georgetown, Scott County, Kentucky

12.55 Acres



*Offered Exclusively By*



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

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





Classic two-story home on 12.55 acres with pastoral views and an option to purchase five additional acres.

This stunning, columned and brick entrance way features a lovely seating area.



Southern exposure and custom casement windows





### **FIRST FLOOR**

The two story **Center Hall** with an exquisite cameo crystal chandelier, and a view through the Living Room to the back yard.



**Dining Room**—Beautiful Brazilian Teak flooring throughout the first floor. An open dining room with large furniture alcove highlights another crystal chandelier and a large picture window with views of the front fields.





Large **Family Room** adjacent to the kitchen with wood-burning masonry fireplace and open floor plan which provides access to the outdoor patio.



**Eat in Kitchen** displays a bay window, hardwood floors, custom cabinets, granite counters, Wolf gas top stove, oven, warming drawer and microwave, Kitchen-Aid refrigerator/freezer.

Large island houses the sink, dishwasher wine cooler and extra storage.





**Living Room** with barrel ceiling, fireplace and deep mouldings.



**Powder room** with marble floors. All first floor doors are 8 foot solid core.



**Guest Room and Ensuite Bath** (draperies do not convey)

**Laundry Room**—stacked washer and dryer, sink, lots of cabinets, and located off the kitchen.





**Master Bedroom Suite** with coffered ceilings, wood floors, many windows, and access to the back yard (draperies do not convey).



Adjacent **Den or Exercise room** with separate entrance (draperies do not convey).



**Master Bath**—custom tile, separate water closet, whirlpool tub, spa shower, heated floors and his and hers vanity areas (draperies do not convey).



## **SECOND FLOOR**

Custom Brazilian turned staircase railings, wooden floor and custom wainscoting.



**Den, playroom, or media room** with access to large semi-finished attic storage.



**Bedroom** (currently used as an office) with bath and separate security closet.





**Bedroom** with full bath,  
carpeting, large picture  
Window, and ceiling fan.



**Bedroom** with sitting area.







**Back yard** features a tiled, covered patio, brick wall to add privacy and wind disruption for the enclave.

**Outdoor Kitchen** with Viking grill, sink, microwave, large seating areas and bath. Mature landscaping and flower beds, irrigation system, underground utilities, buried 1,000 gallon propane tank.





**3 Car Garage** and storage area with access to all electronics including indoor and outdoor sound systems. Access to kitchen hall.



Mature trees and relaxation zone overlooking the North Elkhorn Creek.



Horses are allowed.

Basketball court and swing set play ground.



Stone pillars and front view of the farm.



Blacktop driveway



Beautifully-landscaped gated entrance with stone pillars.







View from the front porch.

Exceptional property with care to every detail.

Well-located, close to schools, Georgetown,  
Midway, Frankfort, and the Kentucky Horse Park.

An additional 5 +/- acres is available for \$150,000.

*Information contained herein is believed to be accurate but is not warranted*

*Offered Exclusively By*

Price: \$1,195,000.

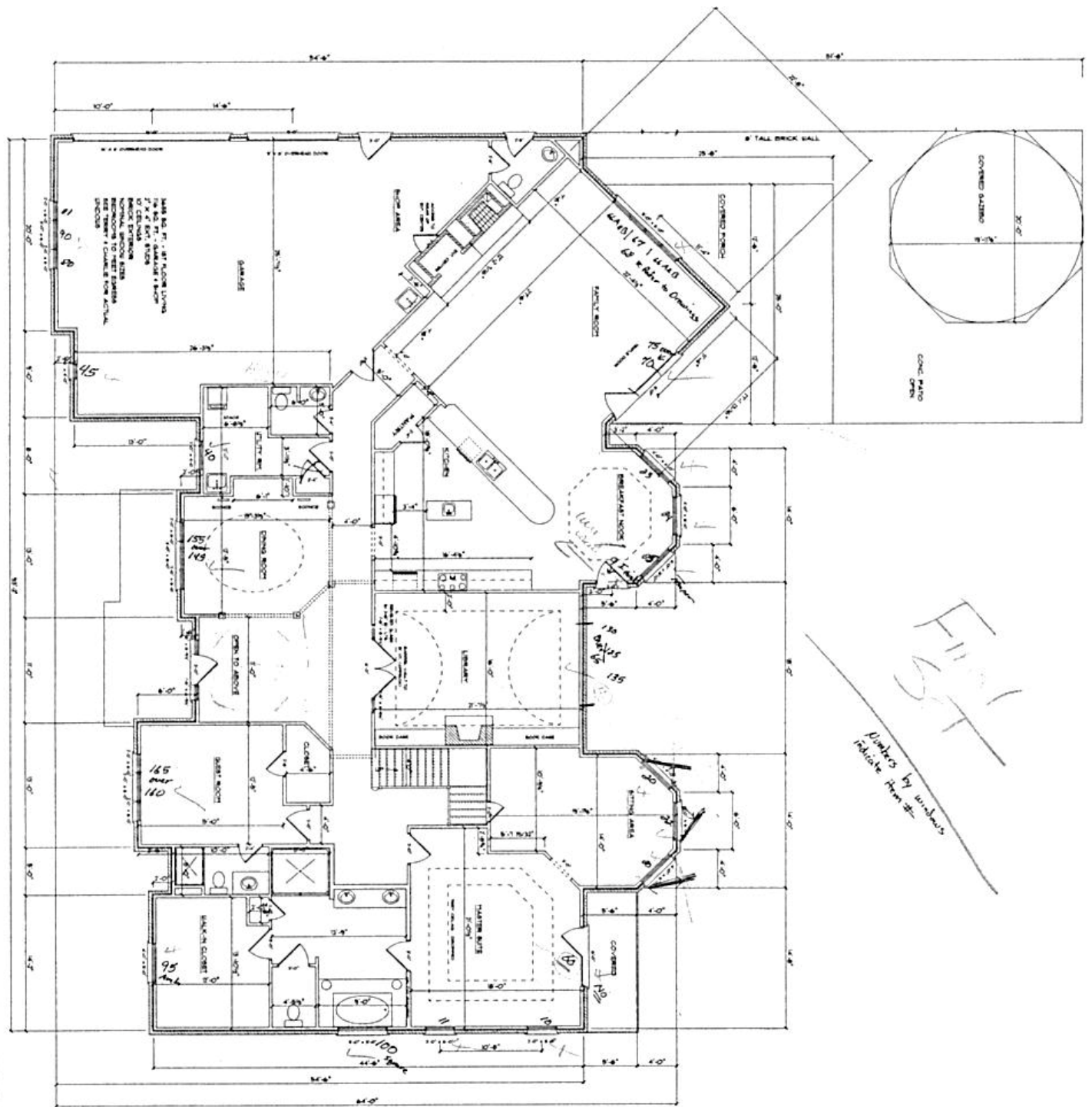


Agents: Muffy Lyster  
Bill Justice  
(859) 229-1804

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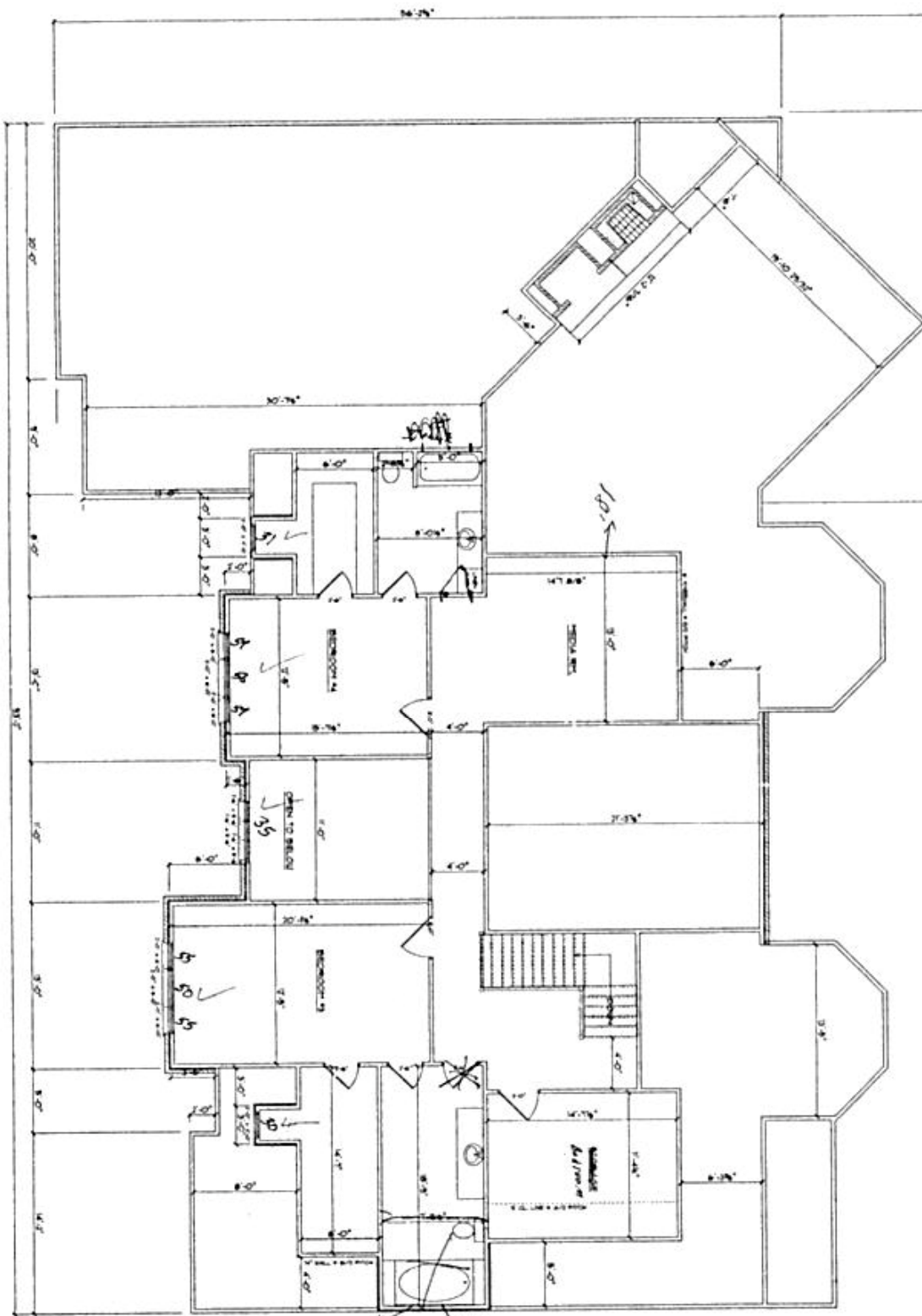
CUSTOM HOUSE PLANS  
LARRY NEUMAN  
3050 SOUTH MAIN STREET  
PARIS, KY. 40361  
1-800-567-7886

DESIGNED FOR:  
TERRY & KATHERINE COLEMAN  
PINEVILLE, KY.

FIRST FLOOR PLAN  
SCALE 3/8" = 1'-0"  
1 OF 3

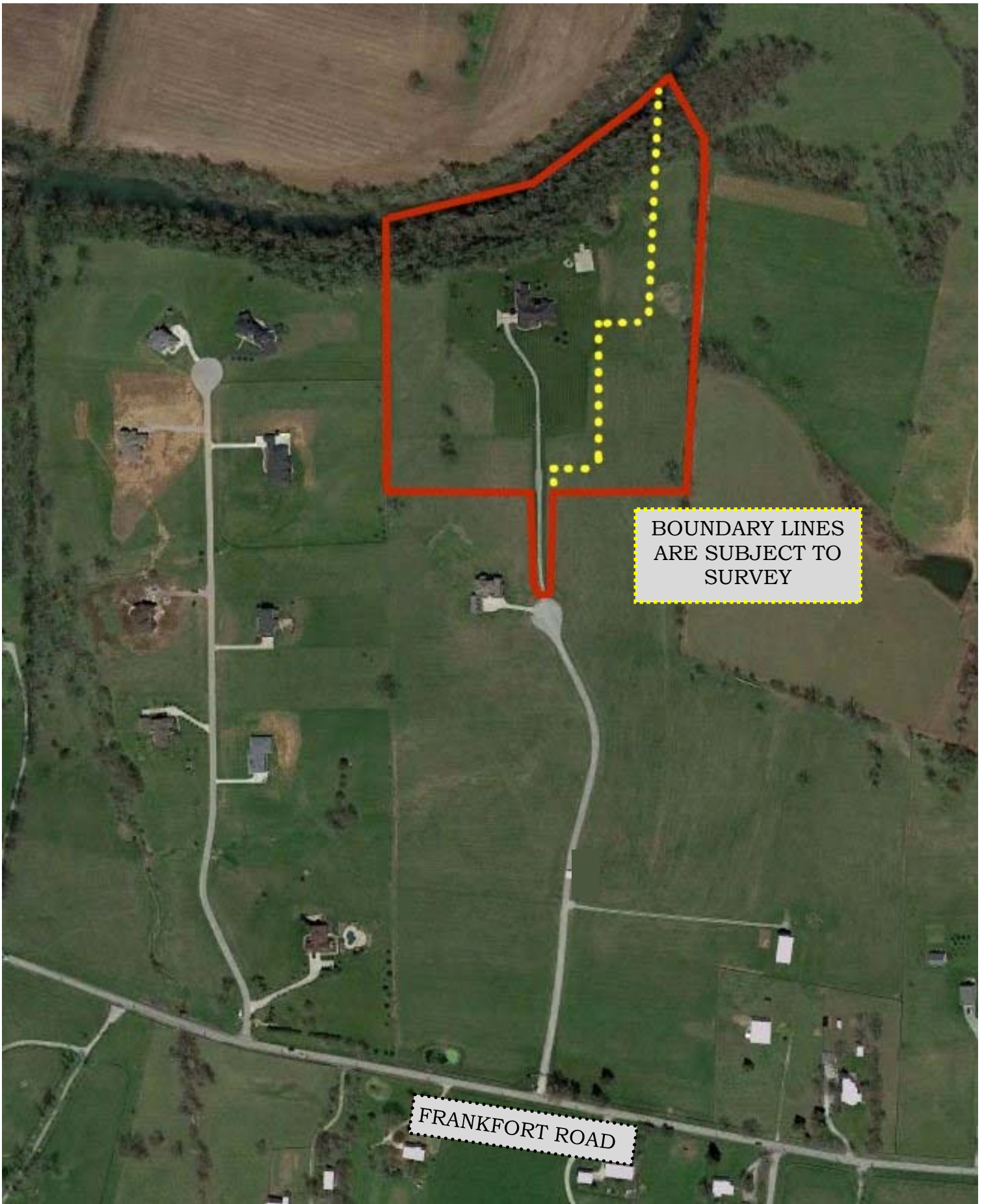
BUILDER'S RESPONSIBILITY TO ASSURE  
THAT ALL DIMENSIONS ARE MET PRIOR TO  
AND DURING CONSTRUCTION. VERIFY  
ALL DIMENSIONS.





SECOND FLOOR PLAN  
SCALE 3/8" = 1'-0"





BOUNDARY LINES  
ARE SUBJECT TO  
SURVEY

FRANKFORT ROAD







# KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet  
Mayo-Underwood Building  
500 Mero Street 2NE09  
Frankfort, Kentucky 40601  
(502) 564-7760

## 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 warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

2745 Frankfort Road

City

Georgetown

State

KY

Zip

40324

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or 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, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

**INSTRUCTIONS TO THE SELLER(S):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

**SELLER'S DISCLOSURE:** As Seller(s), 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(s) authorize(s) 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.

**Answer all questions to the best of your knowledge. Attach additional sheets as necessary.**

### 1. PRELIMINARY DISCLOSURES

N/A YES NO UN- KNOWN

a. Have you ever lived in the house?

☐ ☒ ☐ ☐

b. List the date (month / year) you purchased the house.

House was constructed & occupied - 08/2007

c. Do you own the property as (an) individual(s) or as representative(s) of a company?

Explain:

d. To the best of your knowledge, has the house been used as a rental?

☐ ☐ ☒ ☐

e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?

☐ ☐ ☒ ☐

f. To the best of your knowledge, has this house ever been used for anything other than a residence?

☐ ☐ ☒ ☐

Explain:



PROPERTY ADDRESS:

## 2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO	UN- KNOWN
a.	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Heating system	age of system: 13.5 yrs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k.	Cooling/air conditioning system	age of system: 13.5 yrs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l.	Water heater	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section:

## 3. BUILDING STRUCTURE

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO	UN- KNOWN
a.	1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	1) To the best of your knowledge, has the basement ever leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2) When was the last time the basement leaked?				
	3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
	Explain:				
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	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"/>
k.	Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2) If yes, by whom?				
	3) Is there a warranty?				

Please explain any deficiencies noted in this Section: 3. h - Sump pump & drainage system was installed to control any water entering crawl space. Problem was solved

## 4. ROOF

		N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? (write the age of the roof if known)	5.5 yrs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	When was the last time the roof leaked?	2019			
e.	Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

f. Have you ever had the roof replaced? ☐ ☒ ☐ ☐

If so, when? *in 2015 full shingles were replaced, new rubber roof over front porch - 2020*

g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

Explain:

h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? ☐ ☐ ☐ ☐

Please explain any deficiencies noted in this Section:

*4. b. - Small leak in rubber roof over front porch. New rubber roof on front porch and west side of rear porch were replaced in 2020*

5. LAND / DRAINAGE

N/A YES NO UN- KNOWN

a. Whether or not they have been corrected, state whether there have been problems affecting:

1) Soil stability ☐ ☐ ☒ ☐

2) Drainage, flooding, or grading ☐ ☐ ☒ ☐

3) Erosion ☐ ☐ ☒ ☐

4) Outbuildings or unattached structures ☒ ☐ ☐ ☐

b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?

☐ ☐ ☒ ☐

If so, what is the flood zone?

c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?

☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:

6. BOUNDARIES

N/A YES NO UN- KNOWN

a. Have you ever had a staked or pinned survey of the property performed?

☐ ☒ ☐ ☐

b. Are you in possession of a copy of any survey of the property?

☐ ☒ ☐ ☐

c. Are the boundaries marked in any way?

☐ ☒ ☐ ☐

Explain: *Steel Pins*

d. Do you know the boundaries?

☐ ☒ ☐ ☐

Explain: *I am very familiar with surveyed boundary lines*

e. Are there any encroachments or unrecorded easements relating to the property?

☐ ☐ ☒ ☐

Explain:

7. WATER

N/A YES NO UN- KNOWN

a. Source of water supply: *C-MWSS*

b. Are you aware of below normal water supply or water pressure?

☐ ☐ ☒ ☐

c. Has your water ever been tested? If so, attach the results or explain.

☐ ☐ ☒ ☐

Explain:

8. SEWER SYSTEM

N/A YES NO UN- KNOWN

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, or 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:

b. For properties with Category IV, V, or VI systems

Date of last inspection (sewer): *Oct*

Date of last inspection (septic): *October 2020* Date last cleaned (septic): *UNKNOWN*

c. Are you aware of any problems with the sewer system?

☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:



PROPERTY ADDRESS:

**9. CONSTRUCTION / REMODELING**

- a. Have there been any additions, structural modifications, or other alterations made? N/A YES NO UN-  
KNOWN
- b. If so, were all necessary permits and government approvals obtained? N/A YES NO UN-  
KNOWN

Explain:

**10. HOMEOWNER'S ASSOCIATION (HOA)**

- a. 1) Is the property subject to rules or regulations of a HOA? N/A YES NO UN-  
KNOWN
- 2) If yes, what is the yearly assessment? *\$1,200*
- 3) HOA Name: *Colman Springs Owners Association, Inc*
- HOA Primary Contact Name: *TERRY COLMAN*
- HOA Primary Contact Phone No.: *502-868-4332*

- b. Is the property a condominium? N/A YES NO UN-  
KNOWN
- If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate
- c. Are you aware of any condition that may result in an increase in taxes or assessments? N/A YES NO UN-  
KNOWN
- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? N/A YES NO UN-  
KNOWN
- e. Are there any pet or rental restrictions? N/A YES NO UN-  
KNOWN

Explain: *COVENANTS & RESTRICTIONS PROHIBIT RENTAL OF A PORTION OF THE HOUSE & AIR BNB TYPE RENTALS*

**11. HAZARDOUS CONDITIONS**

- a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? N/A YES NO UN-  
KNOWN
- b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) N/A YES NO UN-  
KNOWN

**LEAD BASED PAINT DISCLOSURE REQUIREMENT**

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, which may cause certain health risks.

- c. Was this house built before 1978? N/A YES NO UN-  
KNOWN
- d. Are you aware of the existence of lead-based paint in or on this house? N/A YES NO UN-  
KNOWN

**RADON DISCLOSURE REQUIREMENT**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit [chfs.ky.gov](http://chfs.ky.gov) and search "radon."

- e. 1) Are you aware of any testing for radon gas? N/A YES NO UN-  
KNOWN
- 2) If yes, what were the results? N/A YES NO UN-  
KNOWN
- f. 1) Is there a radon mitigation system installed? N/A YES NO UN-  
KNOWN
- 2) If yes, is it functioning properly? N/A YES NO UN-  
KNOWN

**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.

- g. 1) Is the property currently contaminated by the production of methamphetamine? N/A YES NO UN-  
KNOWN
- 2) If no, has the property been professionally decontaminated from methamphetamine contamination? N/A YES NO UN-  
KNOWN

Explain: *THERE HAS NEVER BEEN CONTAMINATION*

**12. MISCELLANEOUS**

- a. Are you aware of any existing or threatened legal action affecting this property? N/A YES NO UN-  
KNOWN
- b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)? N/A YES NO UN-  
KNOWN
- c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? N/A YES NO UN-  
KNOWN
- d. Are there any warranties to be passed on? N/A YES NO UN-  
KNOWN

PROPERTY ADDRESS:

Explain: 50mp pmd

e. Has this house ever been damaged by fire or other disaster?

☐ ☐ ☒ ☐

Explain:

☐ ☐ ☐ ☐

f. Are you aware of the existence of mold or other fungi on the property?

☐ ☐ ☒ ☐

g. Has this house ever had pets living in it?

☐ ☐ ☒ ☐

Explain:

h. Is this house in a historic district or listed on any registry of historic places?

☐ ☐ ☒ ☐

**13. ADDITIONAL INFORMATION**

N/A YES NO UN- KNOWN

Do you know anything else about the property that that should be disclosed to the Buyer?

☐ ☐ ☒ ☐

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

**14. SELLER(S) CERTIFICATION (CHOOSE ONE)**

☒ As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature

Date

Seller Signature

Date

X [Signature]

08-08-21

X

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, \_\_\_\_\_ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature

Date

Seller Signature

Date

X

X

☐ As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature

Date

Seller Signature

Date

X

X

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Agent Print Name

Broker / Agent Signature

Date

X

**The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form**

Buyer Signature

Date

Buyer Signature

Date

X

X