

# 1174 CLINTONVILLE ROAD

Paris, Bourbon County, Kentucky

10 +/- Acres



Rarely does one have the opportunity to move into a beautifully appointed log and stone home of this quality!

Situated on ten equestrian-oriented acres with two barns, caretaker's apartment, RV storage, and more!

*Offered Exclusively By*



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

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

## FIRST FLOOR

Expansive **great room** welcomes you with floor-to-ceiling stacked stone fireplace with raised hearth and intricate parquet-patterned hardwood floor.



The open floor plan features a beautiful staircase that leads to a magnificent catwalk that accesses an additional great room, guest suite, and exercise area on the second level.



Lovely **formal dining area**, just off the great room, features a tri-drop chandelier and provides wonderful entertainment space with doors leading to the patio.

This elegant, completely-equipped **kitchen** features black granite countertops, island, top-of-the-line stainless steel appliances, and light fixtures that replicate the dining room chandelier.





Huge first-floor **master suite** wants for nothing—king-sized bed, sliding doors to patio, flat screen TV, and huge walk-in closet and French door to master bath.

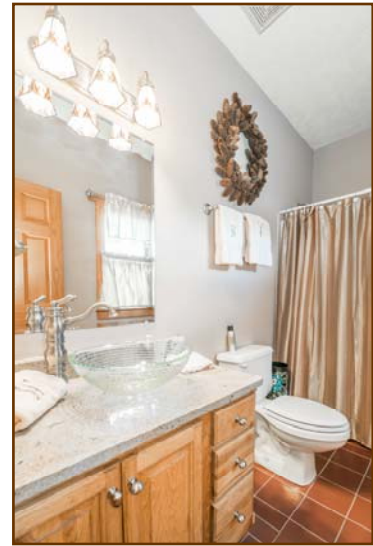
The highly-functional **office** in the master suite provides excellent work space in a convenient location. Unique pattern in parquet floor is continued from the great room area.



The **master bath** leaves nothing to be desired with a Jacuzzi tub, ceramic tile floor, granite vanity top with designed bowl.

Huge walk-in shower and lined storage complete this elegant and comfortable bathroom.





Additional **first-floor guest en-suite**. **Bath** features granite vanity, ceramic tile floor, tub, and large closet.

## **SECOND FLOOR**

Dramatic second floor catwalk accesses huge **additional great room**, **guest suite**, and huge **exercise/office area**.







Lovely 10-acre property just 30 minutes from the Kentucky Horse Park provides a 6-stall barn with caretaker's apartment, shavings room, hay storage, and TV/truck and tractor storage; 4 paddocks; 2 fields; 3 run-in sheds; 4-plank fencing; and wrought iron entrance gates.

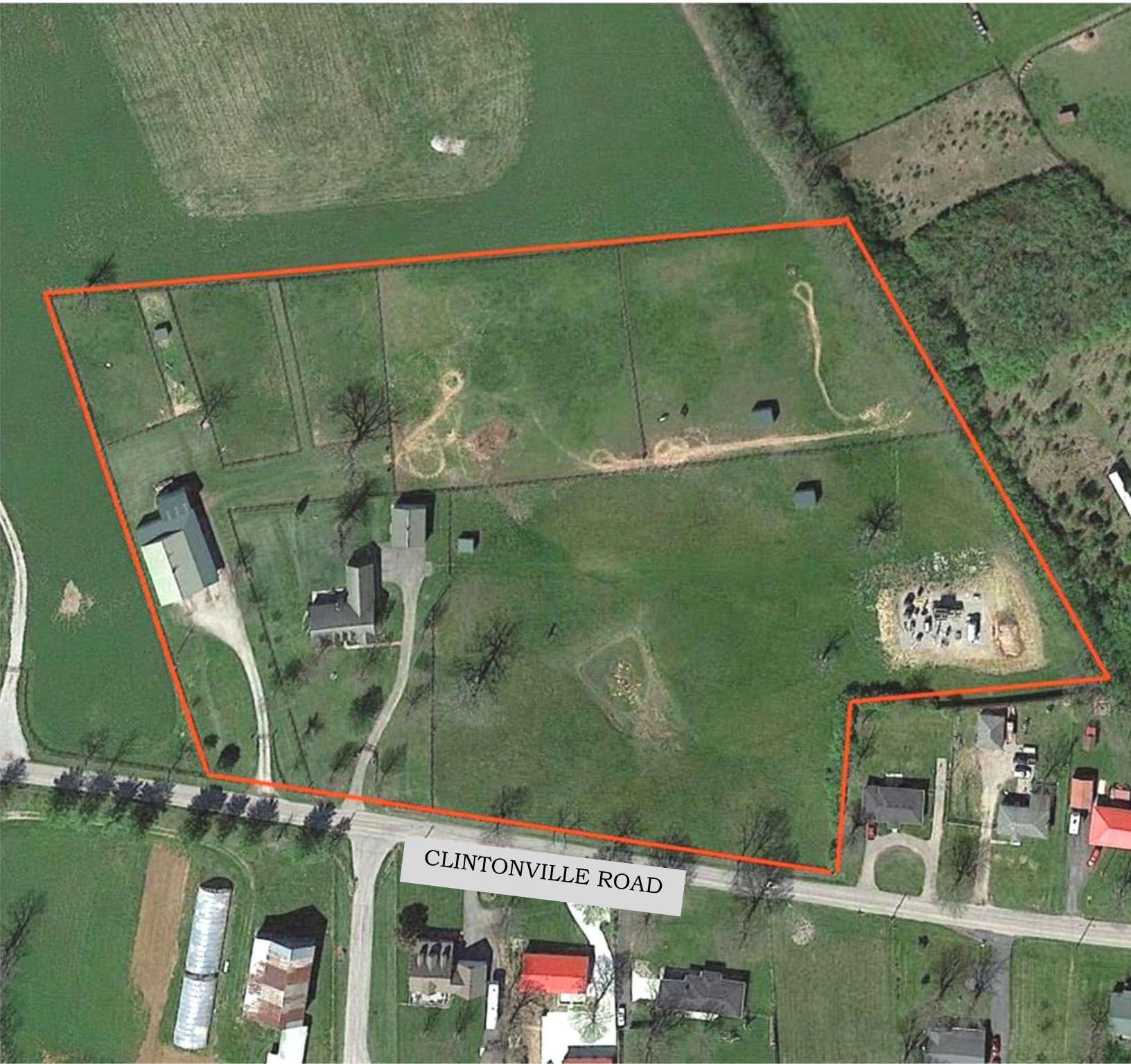
*Information contained herein is believed to be accurate but is not warranted*

Price: \$695,000.



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	9.5	87.8%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	1.2	10.8%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.1	1.4%
<b>Totals for Area of Interest</b>			<b>10.8</b>	<b>100.0%</b>



# 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 \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

**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	UNKNOWN
a. Have you ever lived in the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				