

334 STOREY LANE

20 +/- Acres
Ewing, Nicholas County, Kentucky



Panoramic views of hilltops from every room!

Tranquility, privacy, and a woodland haven are the hallmarks of this modern craftsman hand-sawn log home located just one hour and fifteen minutes from Lexington in the area of Blue Licks Battlefield.

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The focal point of an antiqued mantel enhances the warmth of the exposed log walls and hardwood floors.



Cozy family room (13.3' x 13'10") to right of home's entrance lends itself to a TV room and gathering area.

Adjacent 10'4" x 14' room, currently used as a first floor primary bedroom, has a wall of shelving and a wardrobe on the facing wall. A half bath (3' x 6') with pedestal sink in the hall accommodates this bedroom.



The 10' 8" x 5" entrance corridor with ceramic tile floor, accessed by the back porch, leads to the kitchen.



Leaded glass cabinetry and ample spacious storage and shelves make this entry way and pantry very picturesque.

Kitchen and Dining Area (33'8" x 13'3")

Corian counter, Kenmore Elite cooktop, double oven, double sink, LG refrigerator with double doors and freezer drawer, Frigidaire dishwasher, GE convection oven.



The great room effect combines kitchen with keeping room area now serving as dining room and home to a grand piano. Crown moulding, French doors to the back porch. A large fireplace with wood-burning insert, ceramic tile surround, and antique mantel complete this welcoming area.



Primary bedroom (16'8" x 13'4") with huge walk-in closet, secondary closet, and ensuite bath.



Spacious primary bath (16'8" x 13'2") features designed vanities, ceramic tile vanity tops, period claw-foot tub, and HUGE walk-in self-contained shower with glass door.



Two additional charming upstairs bedrooms share an adorable bath/laundry room that boasts a full shower.



Quaint stone walkway between house and garage leads to back porch and garage. Fieldstone planters, path to French door walk-out basement, and front and back porches (both measuring 37' x 9') that enhance the beauty of this charming property.



Small cottage behind house provides the possibility of guest house. It's already outfitted with a kitchenette and bath. Additional space could be a sitting room and upstairs loft bedroom.

This property also boasts a 26' x 24' drive-through garage.



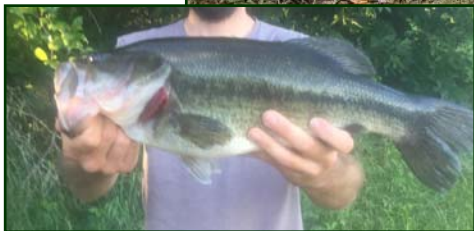
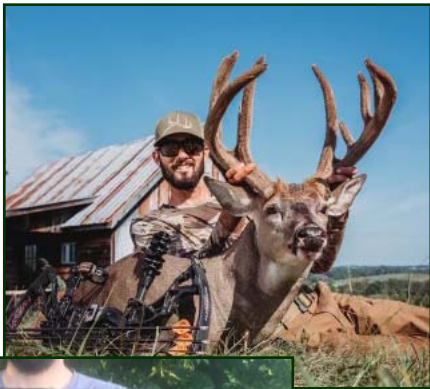


Endless views with hunting and fishing spots!

5-bent tobacco barn and small pond are located to the left of the house which is nestled in the trees in back and both sides.



NOTE: Additional acreage is available at \$2,500/acre.



PRICE: \$750,000.



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

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SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 334 Stoney Lane Ewing Ky DATE: 2-4-21
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	---	X	---
(b) Air Conditioning	---	X	---
(c) Plumbing/Septic	---	X	---
(d) Heating	---	X	---
(e) Pool/Hot tubs/Sauna.....	---	X	---
(f) Appliances..... <u>MINECROWAVE - NEED TO REPLACE</u>	X	---	---
(g) Doors and windows	---	X	---
2. MAIN RESIDENCE - FOUNDATION			
(a) Are you aware of any problems concerning the basement?	---	X	---
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	---	X	---
(c) Are you aware of any defects or problems relating to the foundation?	---	X	---
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked?	---	X	---
(b) Has the roof ever been repaired?	---	X	---
(c) Do you know of any problems with the roof?	---	X	---
4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	---	X	---
(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".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?	---	X	---
(b) Has the property ever had a drainage, flooding or grading problem?	---	X	---
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	---	X	---
(b) Do you know the boundaries of your property?	X	---	---
(c) Are the boundaries of your property marked in any way?	X	---	---
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	X	---	---
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	X	---	---
(f) Any improvements shared in common with adjoining or adjacent properties?....	X	---	---
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.	---	X	---
8. WATER			
(a) Are all the improvements connected to a public water system?	X	---	---
(b) IF NOT, please state your water sources and explain.	---	---	---
(c) Has your water system ever gone dry? If yes, explain.....	---	X	---
(d) Are you aware of any problems with your water lines and/or waterers?	---	X	---
(e) Is your water supply shared with anyone else?	---	X	---
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?	---	X	---
(b) Were any auxiliary houses built before 1978?	---	X	---
(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".)			
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?..... <u>THEY ARE OLD</u>	---	X	---

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	X	—	—
2) Electric lines.....	X	—	—
3) Natural Gas/Propane	X	—	—
4) Telephone lines	X	—	—
5) Septic/Field lines.....	X	—	—
(b) If you answered yes to any of the above, can you furnish a diagram of same?	X	—	—
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	X	X	—
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	X	X	—
(c) Are you aware of any Radon test being performed on this property?	X	X	—
(d) Are you aware of any existing or threatened legal action affecting this property?	X	X	—
(f) Are there any assessments other than property assessments that apply to this property?	X	X	—
(g) Are you aware of any damage due to wood infestation?	X	X	—
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>DOIT IS NOW</u>	—	—	X
(i) Are you aware of any underground storage tanks?	—	X	—
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	—	X	—
(k) Are you aware of any dumps on the property, present or past?	—	X	—
(l) Are any sink holes being used as a dump?	—	X	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	—	X	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	—	X	—
(o) Have you ever had a soil analysis done?.....	—	X	—
If yes, by whom and when.	—	—	—
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	—	X	—
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	—	X	—
13. If the answer was "yes" to any of the above questions, please explain.			

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.

SELLER

DATE 6/7/01 TIME 2:30 PM

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.

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