232 Chippendale Circle

Lexington, Fayette County, Kentucky



www.kyhorsefarms.com 518 East Main Street, Lexington, Kentucky, 40508 (859) 255-3657



Entry:

- Hardwood floor
- Closet
- Stairs to 2nd floor
- Crown molding
- Chandelier

Entry Hall:

- 1/2 bath
- Crown molding
- Hardwood floor
- Pedestal sink







Living Room:

- Hardwood floor
- Fireplace
- Marble hearth
- Gas logs
- Built in book shelves / cabinets
- Crown molding
- Ceiling fan
- Can lighting





Dining Room:

- Hardwood Floor
- Chandelier
- Crown Molding

Kitchen:

- Hardwood floor
- Crown molding
- Wood cabinets
- Granite countertops
- Island
- Range
- Wall oven

- Double stainless steel sink
- Dishwasher
- Pendant lights over island
- JennAir appliances



Laundry Room:

- Tile Floor
- Laundry Sink
- Washer / dryer
- Wood cabinets

Back Hall:

- Hardwood floor
- Crown Molding
- Closet
- Door to laundry





Landing

- Hardwood floor
- Crown molding
- Built in book shelves / cabinets
- Can lighting

Bedroom:

- Wall to wall carpet
- Ceiling fan
- Double closet
- Access to hall bath



Bedroom:

- Wall to wall carpet
- Ceiling fan
- Walk in closet

Hall Bath:

- Double wood vanity
- Marble top
- Shower
- Tile floor







Primary Bedroom:

- Wall to wall carpet
- Trey ceiling
- Walk in closet
- Window treatments
- Crown molding
- Can lighting



Primary Bathroom:

- Tile floor
- Whirlpool tub
- Shower
- Double wood vanity
- Crown molding
- Linen closet



Finished

Basement:

- Lower landing
- Closet



Basement Full Bath:

- Title floor
- Wood vanity
- Tub / shower combo

Basement Family Room:

- Wall to wall carpet
- Can lighting







Offered Exclusively By

PRICE: \$395,000.



Agent: Bill Bell 859-621-0607

KENTUCKY REAL ESTATE COMMISSION



Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760 http://krec.ky.gov



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; or

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.

Please take your time to answer these questions accurately and completely	/.		
Property Address			
232 Chippendale cir			
City	State	Zip	
Lexington	KY	40517	

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	y.

RELIMINARY DISCLOSURES	N/A	YES	NO	NO MN
Have you ever lived in the house? If yes, please indicate the length of time:			\square	
List the date (month / year) you purchased the house. March, 2020				
Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain: Representative (Member, Black Type Hospitality, LLC				
Has the house been used as a rental? If yes, length of time rented?		∇		
Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			\square	
Has this house ever been used for anything other than a residence?			\square	
Explain: 1(d). Rented for 1 year				
	List the date (month / year) you purchased the house. March, 2020 Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Representative (Member, Black Type Hospitality, LLC Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Has this house ever been used for anything other than a residence?	Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. March, 2020 Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Representative (Member, Black Type Hospitality, LLC Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Has this house ever been used for anything other than a residence?	Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. March, 2020 Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Representative (Member, Black Type Hospitality, LLC Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Has this house ever been used for anything other than a residence?	Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. March, 2020 Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Representative (Member, Black Type Hospitality, LLC Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Has this house ever been used for anything other than a residence?

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Seller Initials 🎍	Date/Time
Seller Initials	Date/Time

Page 1 of 5

Buyer Initials Date/Time
Buyer Initials Date/Time

KREC Form 402 12/2022

2. HOUSE SYSTEMS	cir, Lexington, KY 40517				
	and state whether there have been problems affecting.	DI/A	VEC	NO	UN
	ed, state whether there have been problems affecting:	N/A	YES	NO.	KNO
a. Plumbing			H	Ø	Ť
b. Electrical system			_=		Ė
c. Appliances		ᆜ			늗
d. Ceiling and attic fans		_ <u></u>	屵		느
e. Security system					_[
f. Sump pump		Ц_	\square	<u> </u>	_[
g. Chimneys, fireplaces, inserts					
h. Pool, hot tub, sauna		\square			
i. Sprinkler system		\square			ַ
j. Heating system	age of system: 16 Years	<u> </u>		$ \overline{\mathbf{A}} $	
k. Cooling/air conditioning system	age of system: 16 Years			abla	
l. Water heater	age of system: 16 Years			\checkmark	
Please explain any deficiencies noted ir	n this Section and/or corrections or repairs to resolve these prob	lems:			
3. BUILDING STRUCTURE		N/A	YES	NO	UN KNO
a. Whether or not they have been co	orrected, state whether there have been problems affecting:			20.00000	
1) The foundation or slab				abla	[
The structure or exterior venee	er			abla	C
3) The floors and walls			Ē	$\overline{\mathbf{V}}$	ī
4) The doors and windows				Ø	Ī
b. 1) Has the basement ever leaked?		ᅟᅟᅟ	∺	$\overline{\mathbb{Z}}$	Ť
2) If so, when did the basement last				· ·	
3) Have you ever had any repairs	1000 0000000		П	\square	Г
101 10 10 10 10 10 10 10 10 10 10 10 10	s repaired, when was the repair done?				
	s, how often does it leak? (e.g., every time it rains, only after an	extreme	lv heav	v rain.	etc.
Explain:	(8,,,,,,,		.,	,	
	aware of, any water or drainage problems in the crawl space?			abla	[
d. Are you aware of any damage to		一片	Ħ	\square	-
	past wood infestation (e.g., termites, borers, carpenter ants,			Y.	
e. fungi, etc.)?	e and a second s			☑	
f. Are you aware of any damage due					L
	provement been treated for wood infestation?			abla	
2) If yes, by whom?					
3) Is there a warranty?					
Please explain any deficiencies noted in	n this Section and/or corrections or repairs to resolve those prob	lems:			
		N/A	YES	NO	KNO
					г
a. How old is the roof covering? Age		\square	Ш	ш	ь
a. How old is the roof covering? Ageb. Has the roof leaked at any time si	nce you have owned or lived at the property?			☑	Ċ
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b. Has the roof leaked at any time sic. Has the roof leaked at any time bd. When was the last time the roof l	nce you have owned or lived at the property? efore you owned or lived at the property? eaked? one to the roof? Page 2 of 5			Ø	C C ce/Ti

f. Have you ev	er had the roof replaced?			∇	
If so, when?					
g. If the roof p	resently leaks, how often does it leak? (e.g., every time it rains, only after an extremel	y heavy	rain, e	tc.)	
Explain:					
	er had roof repairs that involved placing shingles on the roof instead of replacing of covering? If so, when?			\checkmark	
lease explain an	deficiencies noted in this Section and/or corrections or repairs to resolve those proble	:ms:			
. LAND / DRAIN	AGE	N/A	YES	NO	KNC
a. Whether or	not they have been corrected, state whether there have been problems affecting:				
1) Soil stabi	ty			\checkmark	[
2) Drainage	flooding, or grading			abla	[
3) Erosion				abla	1
	ngs or unattached structures	Ħ	Ħ	Ø	Ť
	located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			<u> </u>	
	r federally backed mortgages?				
0.0000000000000000000000000000000000000	the flood zone?				
	tention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				2.0
c. this propert				\checkmark	
man Samuel Co	r deficiencies noted in this Section and/or corrections or repairs to resolve those proble	mc:			
icase expiain an	rachidencies noted in this section and/or corrections of repairs to resolve those proble	1115.			
. BOUNDARIES		N/A	YES	NO	KNO
	er had a staked or pinned survey of the property performed?			\checkmark	
b. Are you in p	ossession of a copy of any survey of the property?			\checkmark	_ [
c. Are the bou	ndaries marked in any way?			\checkmark	[
Explain:					
d. Do you kno	v the boundaries?			\vee	[
Explain:					
e. Are there ar	y encroachments or unrecorded easements relating to the property?				-
Explain:					
. WATER		N/A	YES	NO	KNO
a. Source of w	ater supply: American Water Company	•	- 1881—1884 	1/2/0/21	NI4
	re of below normal water supply or water pressure?	П	П	abla	Г
CANAL IN CREDITIONS CONTRACTOR CONTRACTOR	ter ever been tested? If so, attach the results or explain.	一一	一一	Ø	ī
Explain:				1,	
S. SEWER SYSTEM		N/A	YES	NO	KNO
a. Property is:		,			KNI
	: Public Municipal Treatment Facility		abla	П	Г
	II: Private Treatment Facility	Ħ			t
	And the state of t	+	-		_
The second secon	II: Subdivision Package Plant	井	-		_[
	V: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	-#-	-	\square	_[
	V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal				[
No. Carrier and Control	VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system			\checkmark	[
	VII: No Treatment/Unknown			\checkmark	[
Name of Se	25 - 25 - 25 - 25 - 25 - 25 - 25 - 25 -				
b. For propert	es with Category IV, V, or VI systems				
Date of last	nspection (sewer):				
Date of last	nspection (septic): Date last cleaned (septic):				
	re of any problems with the sewer system?			\square	[
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	Date/Time KREC Form 402 12/2022 Buyer	initiais			te/T

Please explain any deficiencies noted in this Section:				
O CONCERNICATION / DEMODELING	51/6	VEC	BIO.	UN
9. CONSTRUCTION / REMODELING	N/A	YES	NO	KNO
a. Have there been any additions, structural modifications, or other alterations made?	<u> </u>	<u> </u>		<u> </u>
b. If so, were all necessary permits and government approvals obtained?	abla			L
Explain:				U
10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	KNC
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?		\checkmark		L
2) If yes, what is the annual or monthly assessment?1,200				
3) HOA Name: Chippendale Square Association, Inc.				
HOA Primary Contact Name: Susan Purnell	o le	all@ma		
HOA Primary Contact Phone No. and email address: Phone No.: Unknown E-mail Address: sus	annpurn			
b. Is the property a condominium?			abla	Į
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?			\square	[
d. Are any features of the property shared in common with adjoining landowners, such as walls,		abla		ſ
fences, driveways, etc.?		V.	11 0	
e. Are there any pet or rental restrictions?			\checkmark	_[
Explain:				
11. HAZARDOUS CONDITIONS	N/A	YES	NO	U
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	iya 	123	10	KN
a. abandoned wells on the property?			\square	
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)			abla	[
	ckc		otified	Liia
	sks.			[
d. Are you aware of the existence of lead-based paint in or on this house?	sks.			[
c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficien nealth risks, including lung cancer. The Kentucky Department for Public Health recommends radon tea		as, may	☑ ☑ / prese	[nt
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	The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.	knowledge and belief. I / we agree to imm to closing. Seller Signature Black Type Hospitality LAS Victoria Combon As Seller(s) I / we hereby certify the state of the completed this form with information the above-named agent harmless for any reseller Signature	Date Date	Seller Signature Setate Agent, Is at my / our direction and request. It appear on this form, in accordance w Seller Signature knowledge that the Real Estate Agent	me knov	(rther a 324.36	ate (print r gree to (0(9).	na
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