

113 N. WINTER STREET

Midway, Woodford County, Kentucky



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The Porter House is a stunning example of Federal Greek Revival architecture. It was built in 1840 by Dr. Thomas Jefferson Iles, Midway's first physician.

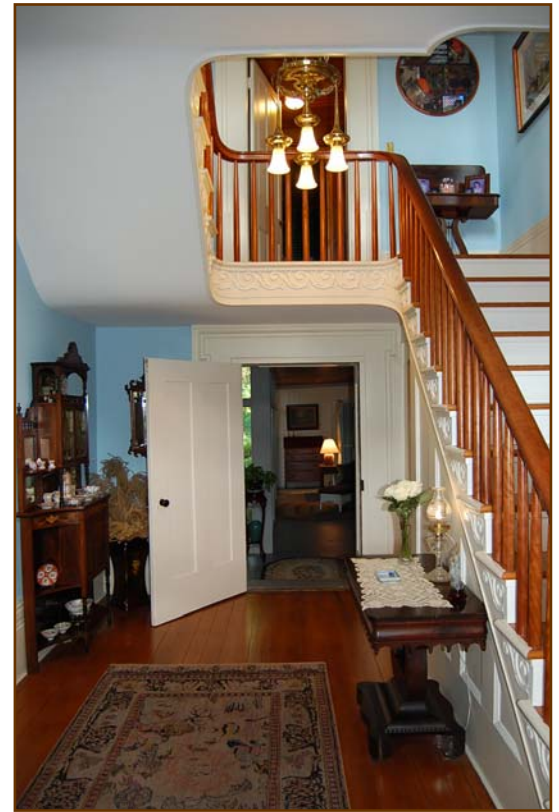
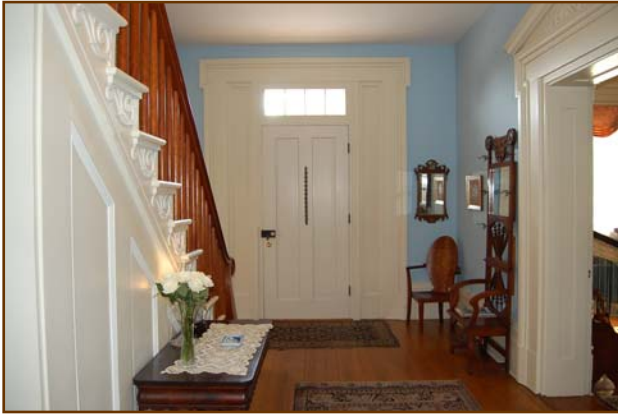
The exterior of the building was Victorianized in 1880. Eaves, brackets, and dormers were added. The beautiful brick work was painted. After Dr. Iles sold the house in 1883, it became a hotel, inn, and boarding house owned and operated by various people. In 1890, it became the "Porter House" so named by its proprietress, Susan Porter. It is believed she had a particular way of cutting her steaks and called them "Porter House Steaks".

Dr. and Mrs. John Moore purchased the house in 1980 and immediately started to restore the building to its present 1840 Greek Revival grandeur. The Porter House now showcases Flemish Bond and the very rare Monk Bond exterior brick pattern as well as a copper roof and copper downspouts. The original floors of beautiful ash and poplar are throughout the house. Period trim, doors, plaster, and baseboards adorn all rooms except the lower level kitchen.

The versatile zoning of OHR-2 lends the building to many uses. It can be a business and/or residence. This meticulously-restored home is in the nicest community in affluent Woodford County.

FIRST FLOOR

Entry Foyer: 12' x 19.5', ash floor, chandelier, original wood work including cherry banister and balustrades on staircase, and 19.5' baseboards.



Front Parlor/Living Room: 19'10" x 19'10", ash floor, 19.5" baseboards, original wood and trim work, coal/wood-burning fireplace with white tile hearth, period paneling under windows, chandelier.



Dining Room (or second parlor): 19'10" x 19'10", ash floor, original wood and trim work, 14" baseboards, period paneling under windows, chandelier, wood-burning fireplace with brick hearth.



Side Entry: 7'9" x 11'4", ash floor, chandelier, custom Greek Revival trim, and 9.5" baseboards.

Reception (probable original dining room): 12'4" x 19', ash floor, chandelier, Greek Revival trim, and 9.5" baseboards, built-in cabinet, door to side porch.



Half Bath: Tile floor, antique marble vanity, painted tin wall and ceiling covering, ceiling fixture.



Old Kitchen: 19' x 15', poplar and pine floor, Greek Revival trim, built-in cabinet, wood-burning cooking fireplace, stone hearth, and 9.5" baseboards.



Side Porch: 33' x 7'10", enclosed with glass sliding door, painted concrete floor, stained beadboard ceiling, stairs to second floor porch.



Small Enclosed Porch: 13' x 8'10", glassed-in, door to side yard, painted concrete floor, ceiling fan with light.

SECOND FLOOR

First Landing: Hardwood floor, 15" baseboards, and door to hallway with wet bar, full bath, and second floor wing.

Landing: 11' 9" x 11.5', ash floor, Greek Revival trim, 18" baseboards, ceiling fixture.



South Front Bedroom: 19'10" x 19'10", ash floor, original trim, 11.5" baseboards, press closet, wood-burning fireplace with brick hearth.



Bath: Custom wood trim: cherry, cypress, redwood, & ash and cypress floor; custom oak vanity with marble top; tile shower; toilet stall; walk-in closet with cypress floor, built-in shelving, and washer/dryer hook-up.



SECOND FLOOR (continued)

North Front Bedroom: 19' x 19'10", ash floor, original wood work and trim, 9.5" baseboards, chandelier, fireplace with brick hearth and free-standing parlor stove (non-operable), two press closets, door to upstairs sitting room.



Sitting Room: 20' 9" x 19', poplar floor, closet, half of ceiling opened to expose beams, clear story windows, 8.5" baseboards, ceiling fan, fireplace with brick hearth and free-standing stove with gas logs, door to enclosed porch and hall bath.



First Landing Hallway: With 2 wood paneled walls, wet bar with custom cabinetry, and ash floor.



Hall Bath: Tile floor, beadboard and tile walls, whirl-pool tub/shower, antique vanity, wood shutters, and linen closet.



SECOND FLOOR (continued)

Back Bedroom: 15'8" x 13.5', poplar floor, wood-burning fireplace with brick hearth, closet (5'10" x 10'), and door to upstairs porch.



Glassed-In Upstairs Porch (original sleeping porch): 17'6" x 8'8", painted original wood floor, stairs, bead board, brick and siding walls, ceiling fixtures.

BASEMENT:

Kitchen: 18'8" x 17'9", carpet over concrete floor, door to street, stone and brick wood-burning fireplace, stone walls on three sides, Frigidaire refrigerator/freezer, wood sink cabinet, wood shelving, Frigidaire dishwasher, Whirlpool gas range, exposed beams.



Hall: 2' thick stone walls on three sides, door to laundry, concrete floor, stairs to first floor.

Full Bath: Concrete floor, shower, sink, toilet, washer/dryer, and two stone walls.

Storage: 18'8" x 18', concrete floor, 2' thick stone walls.



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

PRICE: \$895,000.



**Bill Justice
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Property Address 113 N Winter Street, Midway, Ky 40347

SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

10/1/80 (date of purchase) and ending on 8/28/13 (date of this form)

PROPERTY ADDRESS: 113 N Winter Street, Midway, Ky 40347

This form applies to sales and purchases of residential real estate. This form is not required for:

- 1. Residential purchases of new homes if a warranty is offered;
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (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 licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, 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 authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS

Any past or current problems affecting:

- (a) Plumbing
- (b) Electrical system
- (c) Appliances.....
- (d) Floors and walls.....
- (e) Doors and windows (missing one storm window) - being replaced
- (f) Ceiling and attic fans
- (g) Security system
- (h) Sump pump 1.5 ft. station &
- (i) Chimneys, fireplaces, inserts
- (j) Pool, hot tubs, sauna
- (k) Sprinkler system.....
- (l) Heating unit 2 y.o. 2nd unit age 12 y.o. 3rd unit 20 y.o.
- (m) Cooling/air conditioning.....age none a? (+)

YES NO UNKNOWN

—	✓	—
—	✓	—
—	✓	—
—	✓	—
—	✓	—
—	✓	—
—	✓	—
—	✓	N/A
—	✓	—
—	✓	—
—	✓	N/A
—	—	—

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT

- (a) Any defects or problems, current or past, to the foundation or slab?
- (b) Any defects or problems, current or past, to the structure or exterior veneer?.....
- (c) Has the basement leaked at anytime since you have owned or lived in the property?.....
- (d) When was the last time the basement leaked? never
- (e) Have you ever had any repairs done to the basement?.....
- (f) If you have had repairs done to the basement relative to leaking, when was the repair performed?

—	✓	—
—	✓	—
—	✓	—
—	—	—
—	✓	—
—	—	—

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

Initials (Buyer) [Signature] Date/Time 8/28/13 Initials (Seller) _____ Date/Time _____

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YES NO UNKNOWN

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

3. ROOF

(a) Age of the roof? cooper roof 9 y.o standing seam 20± y.o

(b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....

2. When was the last time the roof leaked? 3 mos ago

(c) 1. Have you ever had any repairs done to the roof? 3 mos ago.....

2. If you have ever had the roof repaired, when was the repair performed? _____

(d) 1. Have you ever had the roof replaced?.....

2. If you have had the roof replaced, when was the replacement performed? 9/10/2010

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) no leaks

(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?.....

2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? _____

N/A
N/A

4. LAND/DRAINAGE

(a) Any soil stability problems?.....

(b) Has the property ever had a drainage, flooding, or grading problem?.....

(c) Is the property in a flood plain zone?.....

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

Explain: _____

5. BOUNDARIES

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

(b) Do you know the boundaries?.....

(c) Are the boundaries marked in any way?.....

(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?

Explain: _____

6. WATER

(a) 1. Source of water supply KAWC

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

(b) Is there a water purification system or softener remaining with the house?.....

(c) Has your water ever been tested? If yes, give results

Explain: _____

7. SEWER SYSTEM

(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 (AKA: "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.....

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer): _____

Date of last inspection (septic): _____ Date last cleaned (septic): _____

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

Explain: _____

8. CONSTRUCTION/REMODELING

(a) Have there been any additions, structural modifications, or other alterations made?.....

(b) Were all necessary permits and government approvals obtained?.....

Explain: see attached

9. HOMEOWNER'S ASSOCIATION

(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....

2. If yes, what is the yearly assessment? \$ _____

Initials (Buyer) LMY Date/Time 8/28/13

Initials (Seller) _____ Date/Time _____

Property Address 113 W Winter Street, Midway, Ky 40347

- | | YES | NO | UNKNOWN |
|---|-----|----|---------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... | — | ✓ | — |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?.....
Explain: _____ | — | ✓ | — |

10. MISCELLANEOUS

- | | | | |
|---|---|---|---|
| (a) Was this house built before 1978? <u>1840</u> | ✓ | — | — |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... | — | ✓ | — |
| (c) 1. Are you aware of any testing for radon gas?.....
2. Results, if tested _____ | — | ✓ | — |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, <u>cisterns</u> or abandoned wells on the property?..... | ✓ | — | — |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... | — | ✓ | — |
| (f) Are you aware of any damage due to wood infestation?..... | — | ✓ | — |
| (g) 1. Have the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties? _____ | — | ✓ | — |
| (h) Are you aware of any existing or threatened legal action affecting this property?..... | — | ✓ | — |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... | — | ✓ | — |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | — | ✓ | — |
| (k) Are you aware of any other conditions which are defective with regard to this property?..... | — | ✓ | — |
| (l) Are there any environmental hazards known to seller?..... | — | ✓ | — |
| (m) Are there any warranties to be passed on?..... | — | ✓ | — |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?
If yes, please explain: _____ | — | ✓ | — |
| (o) Are you aware of the existence of mold or other fungi in the property?..... | — | ✓ | — |
| (p) Has this house ever had pets living in it?
If yes, Explain _____ | — | ✓ | — |
| (q) Is the property in a historic district?..... <u>under Woodford County BOAR</u> | ✓ | — | — |

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since Oct. 1st 1980 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller John Morrow Date 8/28/13 Seller RM Mon Date 8/28/13

The licensee named here () has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).
Seller: _____ Date _____

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.
Seller: _____ Seller: _____
Date: _____ Date: _____

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.
Broker/Agent: _____ Date: _____

The Buyer Acknowledges receipt of this form..

Buyer _____ Date _____ Buyer _____ Date _____
The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.
Initials (Buyer) ✓ Date/Time _____ Initials (Seller) RM Mon Date/Time 8/28/13