2629 OUR NATIVE LANE 10.5 Acres Lexington, Fayette County, Kentucky



Offered Exclusively By



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



2629 Our Native Lane is a true gem in the Bluegrass—boasting privacy yet glorious views of horses running in the fields of historic Calumet and Three Chimneys farms. This exceptionally well-thought-out and custom-built 4,985 square foot home is literally minutes from downtown Lexington and the airport.

Situated in a gated thirteen lot (10-40 acres each) community, this five bedroom, five full bath home features exquisite bamboo floors and elegant millwork. You'll love the gourmet kitchen with its granite island and countertops that is open to its family room—accented by its corner stone-faced fireplace. The luxurious master suite features a corner fireplace, his and hers walk-in closets, large master bath with walkin shower, whirlpool tub, and double vanities with granite countertops.

The first floor is also comprised of a guest bedroom with full bath, a mudroom with full bath, a nice work area, separate laundry room, large deck, and three car attached garage.

Upstairs you'll discover a light and airy office, bedroom, and full bath. The lower level contains an L-shaped game room, two bedrooms, a full bath plus a large unfinished walk-out area.

The coup-de-grace is the recently-constructed outdoor living/entertaining area complete with a brick fireplace, pergola, and fountain. The property is completed with a three stall barn with tack room, run-in shed, and two fenced paddocks.

First Floor:

Entrance Foyer: 4' x 10.5'; bamboo floor; leaded glass side panels and transom; open to living room/dining room.





Living Room/Dining Room: 21' x 22.75'; bamboo floor; full wall of windows; 11' ceiling; two built-in open curio cabinets; exquisite crown moulding.





Guest Bedroom: 13.3' x 15'; bamboo floor and nice crown moulding.

Guest Bath: 5.75' x 16.75'; Travertine floor and walk-in shower.

Kitchen/Family Room: 22' x 29' with 4' x 13' dining alcove; bamboo floor; crown moulding; Viking 6-burner stove; Alderwood Mouser & Haas cabinetry; granite countertops; granite island with breakfast bar plus sink and dishwasher; double ovens plus warming drawer; pot filler; Travertinetiled backsplash; granite topped work space with an additional sink and dishwasher: corner stone wood-burning fireplace; door to 12' x 41' Brazilian ipê rear deck.





Mudroom: 7.25' x 16.25'; separate entrance; tile floor; custom coat rack with bench; walk-in pantry.
Full Bath (shower only).
Work Station
Laundry Room
Three-Car Garage—attached (25' x 36.5') with built-ins and door to rear deck.





Master Bedroom: 17.75' x 22.75'; bamboo floor; corner fireplace (gas logs) with granite surround; tray ceiling; private 9' x 12' Trex deck; his and hers walk-in closets.

Master Bath: 11' x 18'; Travertine floor, walls, and walk-in shower; whirl-pool tub; double granite top sinks with dressing table.



Second Floor:

- **Bedroom:** 12' x 12.75'; carpet; dormer.
- **Office:** 15' x 16.5'; carpet; dormer.
- Full Bath: Travertine floor; shower only.

Landing and Partially Floored Attic





Lower Level:

Two Bedrooms: Each 11.3' x 12.75'; walk-in closets (5.5' x 6.3')

Full Bath: Double sink.

Game/Rec Room: L-shaped—12' x 17' & 12' x 9.75'

Work-out/Sitting Room: 10' x 13.75' with small alcove.





Unfinished Area: 25' x 40'; overhead garage door plus man door (owners currently use as a shop, a ping pong table, and storage).

NOTE: A 7' x 14' poured concrete room is located under the front porch—perfect for a wine room.



In 2010, the owners decided to take advantage of their magnificent views and hired Henkel Denmark to develop a plan for an unbelievable outdoor living and entertainment area. The result is a floor-toceiling fireplace, a handsome pergola plus a brick-enclosed water feature with fountain.

This outdoor area is approximately 44' x 44' with its expansive patio area.







Additional Features:

- Generator
- 3 heat pumps—high efficiency with humidifiers
- Security & lightning rod systems
- 2—80 gallon hot water heaters with recirculating pumps
- Circular drive

- 3 stall solid oak barn with tack room
- Run-in shed
- 2 oak-fenced paddocks
- Rock garden
- Built by Steve Head in 2007
- Gated community

PRICE: \$915,000.



Agents: Bill Justice 859-294-3200

> Allen Kershaw 859-333-2901

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Rev 1/07 Property Address 2629 OUR NATWE LANE

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^{10}

and ending on

(date of purchase)

2/8/15

(date of this form)

PROPERTY ADDRESS: 2629 OUR NATIVE VANLE

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.

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 YES NO UNKNOWN

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(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. Drivate Treatment Facility; 3. Category II. Subdivision Package Plant; 4. Category V. Single Home Aerobic Treatment System (AKA: "Home Package Plant") 5. Category V. Septic Tank with dispersal to an offsite, multi-property cluster treatment system; 7. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system; 7. Category VI. No Treatment/Unknown. (b) For properties with Category IV, vor VI systems: Date of last inspection (seery): Date of last inspection (seery): 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: 9. HOMEOWNER'S ASSOCIATION (a) 1. Is the property subject to rules or regulations of a homeowner's association? (a) 1. Is the property subject to rules or regulations of a homeowner's association? (a) 1. Is the property subject to rules or regulations of a homeowner's association? (a) 1. Is the property subject to rules or regulations of a homeowner's association? (a) 1. Is the property subject to rules or regulations of a homeowner's association? (b) If yes, what is the yearly assessment? S (c) If yes, what is the yearly asse	(a) 1. Source of water supply CITY		1	
(c) Has your water ever been tested? If yes, give results	2. Are you aware of below normal water supply or water pressure?			
Explain: 7. SEWER SYSTEM (a) Property is serviced by: 1. Category I. Public Municipal Treatment Facility; 2. Category I. Private Treatment Facility; 3. Category II. 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 V. Septic Tank with dispersal to an offsite, multi-property cluster treatment system; 7. Category VII. No Treatment/Unknown. 8. Date of last inspection (sewer): Date and cleaned (septic): (a) Have there been any additions, structural modifications, or other alterations made? (b) Were all necessary permits and government approvals obtained? Explain: 2000000000000000000000000000000000000	(b) Is there a water purification system or softener remaining with the house?	<u> </u>	-	
7. SEWER SYSTEM (a) Property is serviced by: 1. Category I. Public Municipal Treatment Facility;			-	
(a) Property is serviced by: 1. Category I. Public Municipal Treatment Facility:				
1. Category I. Public Municipal 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				
 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 (sewer): Date of last inspection (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: OUT ON LIVING AREA POSED IN (2000) 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 seller for Date/Time_218(15 1 pm) 			~	
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;		-/	_	
system;	6. Category VI. Septic Tank with dispersal to an offsite multi-property cluster treatment			
7. Category VII. No Treatment/Unknown			V .	
 (b) For properties with Category IV, V, or VI systems: Date of last inspection (sewer): Date last cleaned (septic): Date of last inspection (septic): Date last cleaned (septic): (c) Are you aware of any problems with the sewer system?			~	· · · · · · · · · · · · · · · · · · ·
Date of last inspection (septic): Date last cleaned (septic): (c) Are you aware of any problems with the sewer system? Explain:	(b) For properties with Category IV, V, or VI systems:			
 (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: OUT DOR LIVING AREA ADDED M ZOLO 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? \$ \$ 500 Initials seller score Date/Time 20015 1 pm Initials (Seller) by Date/Time 20016 1 3 ³⁴ pm			1	
 8. CONSTRUCTION/REMODELING (a) Have there been any additions, structural modifications, or other alterations made?			-	
 (a) Have there been any additions, structural modifications, or other alterations made?				
(b) Were all necessary permits and government approvals obtained? Explain: OUTDOR LIVING AREA PODED N(2010) 9. HOMEOWNER'S ASSOCIATION (a) 1. Is the property subject to rules or regulations of a homeowner's association?		~		
9. HOMEOWNER'S ASSOCIATION (a) 1. Is the property subject to rules or regulations of a homeowner's association?	(b) Were all necessary permits and government approvals obtained?			
(a) 1. Is the property subject to rules or regulations of a homeowner's association?		-		
2. If yes, what is the yearly assessment? \$ F500 Initials seller scher Date/Time 2/8/15 1pm Initials (Seller) Bb Date/Time 2/8/15 12m	9. HOMEOWNER'S ASSOCIATION	1		
Initials seller some Date/Time 2/8/15 1pm Initials (Seller) B Date/Time 2/8/15 12mm	(a) 1. Is the property subject to rules or regulations of a nomeowner's association?	•	·	
				39.00
	Initials seller (Sover Date/Time 218[15 1pm Initials (Seller)	Date/Time_	21815	le pri
Date / Langer /	Initials (Buyer) Date/Time			

i			YES	NO	UNKNOW
i	re you aware of any condition which may result	t in an increase	TES	NO	Unknow
	taxes or assessments?		1		_
	re any features of the property shared in commo	on with adjoining	1		
	indowners, such as walls, fences, driveways, etc				
E	xplain: FENCE , PRIVATE DRIVE	3			
. MISCEL	LANEOUS			/	
	/as this house built before 1978?			~	
	re you aware of any use of ureaformaldehyde, a			1	
1	ead based paint in or on this home?				-
	Are you aware of any testing for radon gas?				
	Results, if tested	old sentic tanks			
(u) z	eld lines, cisterns or abandoned wells on the pro	perty? PROBANE TRIME	1		
(e) A	re you aware of any present or past wood infest	ation (i.e. termites,	_	1	
b	ores, carpenter ants, fungi, etc.)?			×	
(f) A	re you aware of any damage due to wood infest	ation?		\checkmark	
(g) 1	. Have the house or other improvements ever be	een treated for wood infestation?	_		
2	. If yes, when, by whom, and any warranties? _	PRETREATMENT FON-GOING			
	REVENUE TREATMENTS "(NARLA	Lastion officiting this property?		1	
	re there any assessments other than property ass				
	this property (i.e. sewer assessments)?			\checkmark	
	re you aware of any violations of local, state, or				
0	r ordinances relating to this property?			~	
(k) /	are you aware of any other conditions which are	defective with regard		1	
	o this property?			-/	
	re there any environmental hazards known to se		7	_	
(m)	Are there any warranties to be passed on? Has this house ever been damaged by fire or othe	ar disastar (i.e. tornado hail etc.)?	_		
	f yes, please explain:	er disaster (i.e., tornado, nan, etc.).		1	
(0)	Are you aware of the existence of mold or other	fungi in the property?		_	
(p) I	Ias this house ever had pets living in it?		~		
]	f yes, Explain 3 0005			1	
(q) l	s the property in a historic district?			~	
	500 GALLON PROPANE TANK				
	TERMITE WARRANT				
	sowned this property since Lot 6/06 hnce nediately notify Buyer of any changes which ma 2/8/15	ay become known to seller prior to closing			e. Seller
grees to imr		Seller	Date		
he seller ha grees to imr eller	Date	301101		******	****
eller	*****	************	*****	******	***** long og I her
eller	**************************************	as been requested by the owner to complete	e this form	and has	****** done so. I her (9).
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SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY For use only by members of the Lexington-Bluegrass Association of REALTORS®

	PERTY ADDRESS: 2629 OUR MATINE UN.		DATE: 2	10/15
Plea	se answer all questions. Mark yes or no to all questions. If answer is yes, please expl	ain in	item #13.	
		Yes	No	Unknown
1.	MAIN RESIDENCE – HOUSE SYSTEMS			
	Are you aware of any problems affecting: (a) Electrical wiring		/	
	(a) Electrical wiring	_	7	
	(c) Plumbing/Septic		<u> </u>	
	(d) Heating		7,	
	(e) Pool/Hot tubs/Sauna		-	
	(f) Appliances		~	
	(g) Doors and windows		1	
2	MAIN RESIDENCE - FOUNDATION			
2.	(a) Are you aware of any problems concerning the basement?		/	
	(b) Are you aware of any problems concerning sliding, settling, movement			
	upheaval, or earth stability?		1	-
	(c) Are you aware of any defects or problems relating to the foundation?			
3	MAIN RESIDENCE - ROOF			
5.	(a) Has the roof ever leaked?			
	(b) Has the roof ever been repaired?		-	
	(c) Do you know of any problems with the roof		7	
4	MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
4.	(a) Was residence built before 1978?		/	
	(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 Acknowledgeme	nt		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
	EPA pamphlet "Protest Your Family From Lead in Your Home".)			
F				
5.	DRAINAGE (a) Is this property located in a flood plain zone?		\checkmark	
	(b) Has the property ever had a drainage, flooding or grading problem?		V	
c	BOUNDARIES			
6.	(a) Have you ever had a survey of your property?		/	
	(b) Do you know the boundaries of your property?	¥		
	(c) Are the boundaries of your property marked in any way?	-7		
	(d) Are you aware of any encroachments, recorded or unrecorded easements			
	relating to this property?			
	(e) Is there any common fencing? If yes, explain any agreement and common			
		4		
	maintenance	1		
-	(f) Any improvements shared in common with adjoining or adjacent properties?			
1.	HOMEOWNER'S ASSOCIATION	V	1	
	(a) Is the property subject to rules or regulations of any homeowner's association?			3
~	If yes, please supply copy of rules and regulations.			
8.	WATER	1		
	(a) Are all the improvements connected to a public water system?		· · · · · · · · · · · · · · · · · · ·	
	(b) IF NOT, please state your water sources and explain.(c) Has your water system ever gone dry? If yes, explain		1	
	(d) Are you aware of any problems with your water lines and/or waterers?			
	(d) Are you aware of any problems with your water lines and/or waterers:		$\overline{}$	
~				
9.	AUXILIARY HOUSES (a) Are you aware of any problems affecting any of the mechanical systems, structur	P		
	Or roof on any of the auxiliary houses?	C	~	
	(b) Were any auxiliary houses built before 1978?	323		
	(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 Acknowledgem	ent		
	contract that does not include a Disclosure of information and Activity of the	ente		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
10	EPA pamphlet "Protest Your Family From Lead in Your Home".)			
10	. BARNS/OUTBUILDINGS		1	
	(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?		/	
	Structure, or foor on any of the barns of outbuildings:			
FO	PM 035		F	Revised 8/06

FORM 035

	Yes	No	Unknow
1. UTILITIES			
(a) Are you aware of the location of the following underground utilities?	/	0	
1) Water lines		L	
2) Electric lines	······		
3) Natural Gas/Propane	······		
4) Telephone lines	<i>」</i>	/	
5) Septic/Field lines	····· V		
(b) If you answered yes to any of the above, can you furnish a diagram of sa	ame? 🗸		
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or ast	pestos	1	
materials used in construction?			
(b) Do you know of any violations of local, state or federal government laws	or		
regulations relating to this property?	0.	V.	
(c) Are you aware of any Radon test being performed on this property?			
(d) Are you aware of any existing or threatened legal action affecting this pr	operty?		
(f) Are there any assessments other than property assessments that apply t	this		
(r) Are there any assessments other than property assessments that apply t	to this		
property?			
(g) Are you aware of any damage due to wood infestation?		-	
(h) Have the house and/or other improvements ever been treated for wood			
infestation? If yes, when and by whom?			_
(i) Are you aware of any underground storage tanks?			
(j) Are you aware of any past or present chemical contamination to the soil		1	
and/or water on this property?			
(k) Are you aware of any dumps on the property, present or past?			
(I) Are any sink holes being used as a dump?			
(m) To your knowledge, has the property been used for anything besides		1	
agricultural purposes?			
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.	.)?		
(o) Have you ever had a soil analysis done?		V	-
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?			
(q) Are you aware of any cemeteries, burial grounds or burial sites located o	n	./	
or within the boundaries of this property?			
13. If the answer was "yes" to any of the above questions, please explain.			-/
13. If the answer was "yes" to any of the above questions, please explain. (a.e. FENCES ARE PARTED + REPARED AS NEEDED. AL	l Fenres VI	rinits in :	\$114
6 F. PRIVATE LANE NEWLY HAVED IN 2010			
125 UNDERGROUND STORAGE TANK.			

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.

TalSB	2/8/15	Ipm	Bitterwal	2/8/15	639 pm
SELLER	DATE	TIME	SELLER	DATÉ	TIME
IF THIS FORM IS BLANK, TH SELLER HAS DECLINED TO	HE BROKER/AGENT'S PROVIDE THE INFOR	SIGNATUR	E BELOW CONSTITUTES N CESSARY TO COMPLETE T	OTICE TO THE BUYER	₹ THAT THE
BROKER/AGENT:		_	DATE:	TIME:	_
I (WE) ACKNOWLEDGE THA	T I (WE) HAVE RECE	IVED A CO	PY OF THE "SELLER'S REAL	PROPERTY HISTORY	<i>"</i> ",
BUYER	DATE	TIME	BUYER	DATE	TIME
The Lexington-Bluegra	If you have sp ass Association of Realt	ecific questions disclaims	ons please consult an attorney any and all liability that my r	7. esult from your use of t	his form.
FORM 035				R	evised 8/06