

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 walk-in 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; Travertine-tiled 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.



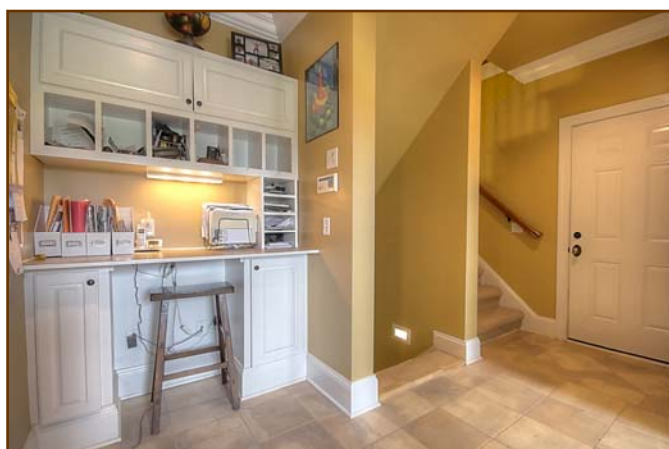
Mudroom: 7.25' x 16.25'; separate entrance; tile floor; custom coat rack with bench; walk-in pantry.

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; whirlpool tub; double granite top sinks with dressing table.



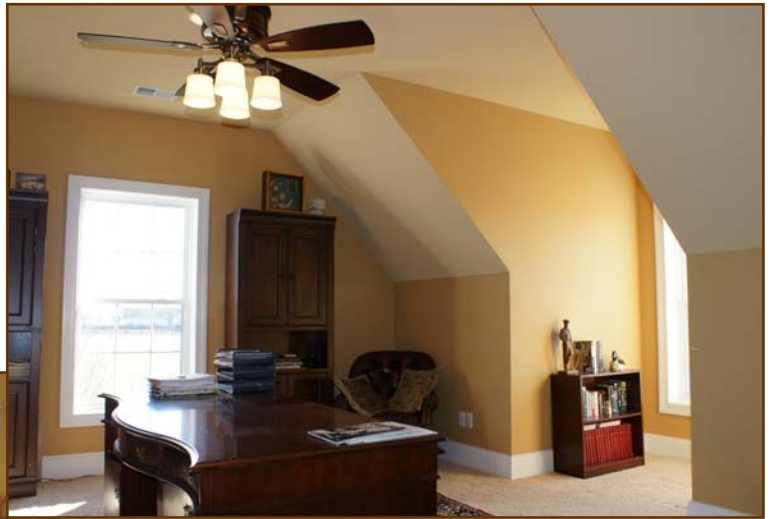
Second Floor:

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-to-ceiling 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.

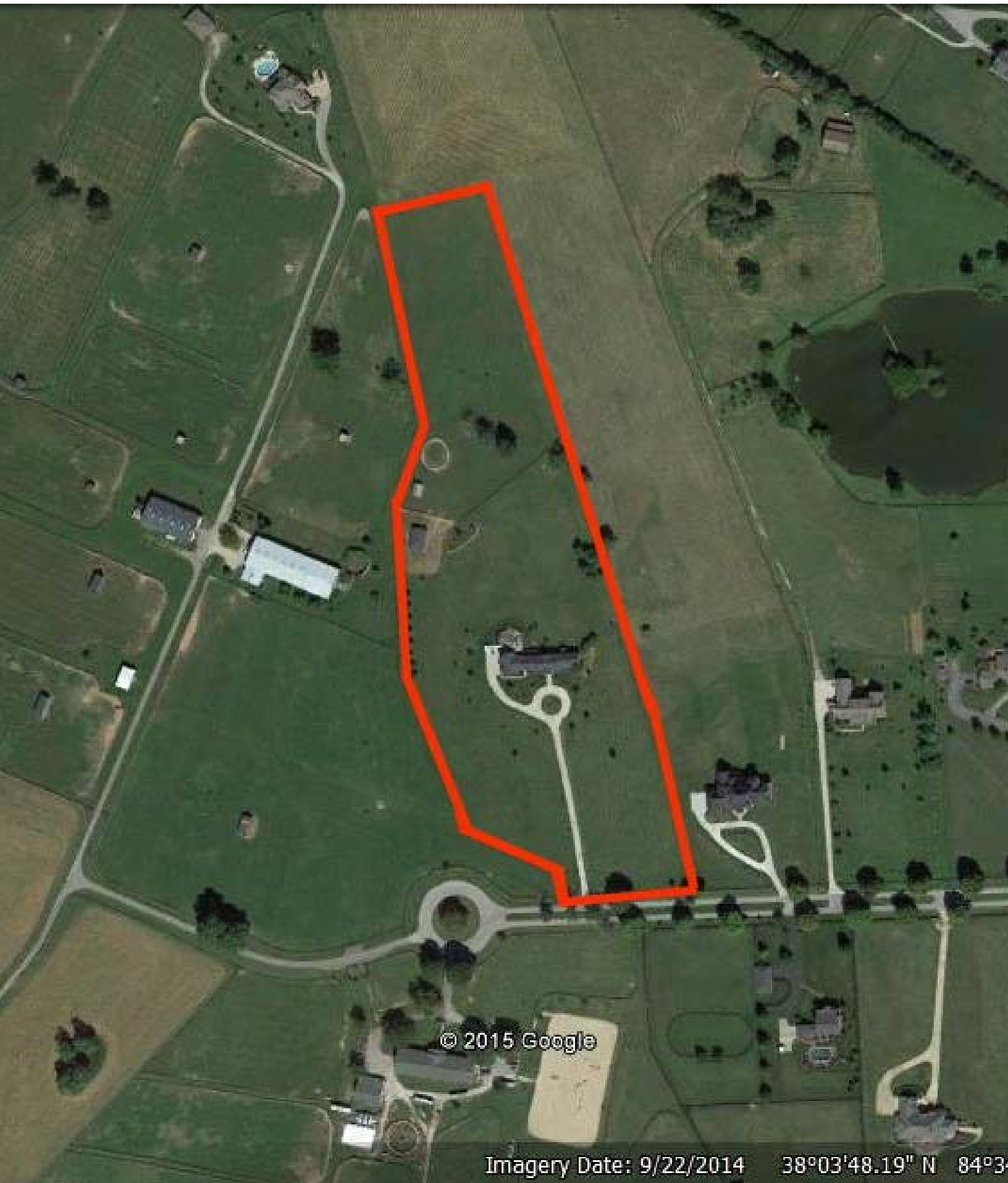


Agents: Bill Justice
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Imagery Date: 9/22/2014 38°03'48.19" N 84°3'

Property Address 2629 OUR NATIVE 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:

_____ and ending on 2/8/15
(date of purchase) (date of this form)

PROPERTY ADDRESS: 2629 OUR NATIVE LANE

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	YES	NO	UNKNOWN
Any past or current problems affecting:			
(a) Plumbing	—	✓	—
(b) Electrical system	—	✓	—
(c) Appliances.....	—	✓	—
(d) Floors and walls.....	—	✓	—
(e) Doors and windows	—	✓	—
(f) Ceiling and attic fans	—	✓	—
(g) Security system	—	✓	—
(h) Sump pump	—	✓	—
(i) Chimneys, fireplaces, inserts	—	✓	—
(j) Pool, hot tubs, sauna	—	✓	—
(k) Sprinkler system.....	—	✓	—
(l) Heating.....age <u>7</u>	—	✓	—
(m) Cooling/air conditioning.....age <u>7</u>	✓	—	—
Explain: <u>REPLACED WEST COMPRESSOR 2011</u>			

2. FOUNDATION/STRUCTURE/BASEMENT	YES	NO	UNKNOWN
(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?.....	—	✓	—
Explain: _____			
(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? <u>MAY 2010</u>	—	—	—
(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? <u>MAY 2010, INSTALLED SUMP PUMP</u>	—	—	—
Explain: _____			
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) <u>LEAKED ONCE, 100 YR. FLOOD</u>			

Initials (Seller) [Signature] Date/Time 2/8/15 1pm Initials (Seller) [Signature] Date/Time 2/8/15 6:39pm
 Initials (Buyer) _____ Date/Time _____

YES NO UNKNOWN

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

YES NO UNKNOWN

3. ROOF

- (a) Age of the roof? 8 yrs.
- (b) 1. Has the roof leaked at any time since you have owned or lived in the property?..... YES NO UNKNOWN
2. When was the last time the roof leaked? _____
- (c) 1. Have you ever had any repairs done to the roof? YES NO UNKNOWN
2. If you have ever had the roof repaired, when was the repair performed? _____
- (d) 1. Have you ever had the roof replaced?..... YES NO UNKNOWN
2. If you have had the roof replaced, when was the replacement performed? _____
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?..... YES NO UNKNOWN
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? _____

YES NO UNKNOWN

4. LAND/DRAINAGE

- (a) Any soil stability problems?..... YES NO UNKNOWN
- (b) Has the property ever had a drainage, flooding, or grading problem?..... YES NO UNKNOWN
- (c) Is the property in a flood plain zone?..... YES NO UNKNOWN
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? YES NO UNKNOWN
Explain: _____

YES NO UNKNOWN

5. BOUNDARIES

- (a) Have you ever had a staked or pinned survey of the property?..... YES NO UNKNOWN
- (b) Do you know the boundaries?..... YES NO UNKNOWN
- (c) Are the boundaries marked in any way?..... YES NO UNKNOWN
- (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware? YES NO UNKNOWN
Explain: _____

YES NO UNKNOWN

6. WATER

- (a) 1. Source of water supply CITY
- 2. Are you aware of below normal water supply or water pressure? YES NO UNKNOWN
- (b) Is there a water purification system or softener remaining with the house?..... YES NO UNKNOWN
- (c) Has your water ever been tested? If yes, give results _____ YES NO UNKNOWN
Explain: _____

YES NO UNKNOWN

7. SEWER SYSTEM

- (a) Property is serviced by:
 - 1. Category I. Public Municipal Treatment Facility;..... YES NO UNKNOWN
 - 2. Category II. Private Treatment Facility;..... YES NO UNKNOWN
 - 3. Category III. Subdivision Package Plant;..... YES NO UNKNOWN
 - 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; YES NO UNKNOWN
 - 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;..... YES NO UNKNOWN
 - 7. Category VII. No Treatment/Unknown..... YES NO 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?..... YES NO UNKNOWN
Explain: _____

YES NO UNKNOWN

8. CONSTRUCTION/REMODELING

- (a) Have there been any additions, structural modifications, or other alterations made?..... YES NO UNKNOWN
- (b) Were all necessary permits and government approvals obtained?..... YES NO UNKNOWN
Explain: OUTDOOR LIVING AREA ADDED IN 2010

YES NO UNKNOWN

9. HOMEOWNER'S ASSOCIATION

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... YES NO UNKNOWN
- 2. If yes, what is the yearly assessment? \$ \$ 500

YES NO UNKNOWN

Initials seller (Seller) Date/Time 2/8/15 1pm Initials (Seller) BB Date/Time 2/8/15 6:30pm
Initials (Buyer) _____ Date/Time _____

- | | YES | NO | UNKNOWN |
|---|-------------------------------------|--------------------------|--------------------------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: <u>FENCE, PRIVATE DRIVE</u> | | | |

10. MISCELLANEOUS

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Was this house built before 1978? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Results, if tested _____ | | | |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are you aware of any damage due to wood infestation?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) 1. Have the house or other improvements ever been treated for wood infestation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, when, by whom, and any warranties? <u>PRETREATMENT + ON-GOING PREVENTIVE TREATMENTS w/ WARRANTY</u> | | | |
| (h) Are you aware of any existing or threatened legal action affecting this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any other conditions which are defective with regard to this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Are there any environmental hazards known to seller?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any warranties to be passed on?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Are you aware of the existence of mold or other fungi in the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (p) Has this house ever had pets living in it? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, Explain <u>3 DOGS</u> | | | |
| (q) Is the property in a historic district?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SPACE FOR ADDITIONAL INFORMATION

10 D. 500 GALLON PROPANE TANK
10 M. TERMITE WARRANTY

The seller has owned this property since LOT 6/06 home 11/7 (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: [Signature] Date: 2/8/15 Seller: [Signature] Date: 2/8/15

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) _____ Date/Time _____

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 2629 OUR NATIVE LN. DATE: 2/8/15
 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	—	✓	—
(b) Air Conditioning	—	✓	—
(c) Plumbing/Septic	—	✓	—
(d) Heating	—	✓	—
(e) Pool/Hot tubs/Sauna	—	✓	—
(f) Appliances	—	✓	—
(g) Doors and windows	—	✓	—
2. MAIN RESIDENCE – FOUNDATION			
(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?	—	✓	—
(c) Are you aware of any defects or problems relating to the foundation?	—	✓	—
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	—	✓	—
(b) Has the roof ever been repaired?	—	✓	—
(c) Do you know of any problems with the roof?	—	✓	—
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(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 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?	—	✓	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	✓	—
6. BOUNDARIES			
(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?	✓	—	—
(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 maintenance	✓	—	—
(f) Any improvements shared in common with adjoining or adjacent properties?	✓	—	—
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.	✓	—	—
8. WATER			
(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	—	✓	—
(d) Are you aware of any problems with your water lines and/or waterers?	—	✓	—
(e) Is your water supply shared with anyone else?	—	✓	—
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?	—	✓	—
(b) Were any auxiliary houses 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 Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
10. BARNS/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?	—	✓	—

