

615 GENTRY LANE

91 +/- ACRES

Fayette County, Lexington, Kentucky



OFFERED EXCLUSIVELY BY



www.justicerealestate.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



*FRENCH COUNTRY
MEETS
THE BLUEGRASS*

Picturesque turn-key horse farm suitable for any discipline and minutes from downtown Lexington and the interstate. Exquisite stone home built by Lexington's premier home builder, Tom Padgett, and designed by renowned Country French architect, Jack Arnold.

This magnificent home with over 6,000 square feet of gracious living features a luxurious first-floor master suite with "morning room" which has a fireplace and coffee bar; a gourmet kitchen with granite counter tops; and vaulted/beamed ceilings. This four bedroom, three and a half bath home offers magnificent views from every room.

Horse improvements include two horse barns with 30 stalls, a 70' x 200' dressage ring, run-in shed, and a 1,415 square foot manager's home.

FIRST FLOOR:

Foyer—Two story, hardwood floor and an attractive powder room.

Great Room—
32' x 20', hardwood floor, vaulted ceiling, hand-notched ceiling beams, and built-in bookcases on both sides of the fireplace. Flows into hallway and open kitchen.



Kitchen—12' x 23', hardwood floor, granite countertops, island with sink, Viking gas stove with hood, ceramic tile backsplash, Bosch dishwasher, lighted cabinetry, breakfast area, butler's area with granite countertops and hand-notched beams.



Family Room—36' x 20.5', hardwood floor, vaulted ceiling, hand-notched ceiling beams, fireplace, bar with liquor cabinet, copper sink and wine cooler, three sets of French doors opening onto a covered patio.



Master Suite—15' x 19', hardwood floor, vaulted ceiling and adjoining **Sitting Room** (11' x 13') with built-in bookcases. A **Morning Room** (15' x 15') was added in 2010 with a wall of built-in bookcases and cabinets, a copper sink and built-in refrigerator, and a lovely fireplace.



Master Bath—13' x 16', renovated in 2010, features heated marble floors, steam shower, copper Japanese soaking tub, double sinks with marble countertop, dressing table with marble countertop, and vaulted ceiling.



Master Closet—9' x 21', hardwood floor, built-ins on three sides, and adjacent linen closet (7.5' x 9') with marble floor.



SECOND FLOOR:

Landing—Floor-to-ceiling bookcases

Bedroom—15.5' x 23.75', carpet, walk-in closet, three dormers.

Jack/Jill Bath—with sink at both ends.

Bedroom—10.5' x 16, Carpet



Lower Level:

Rec Room—24' x 31', custom-milled white pine logs (3.5" thick), floor-to-ceiling stone fireplace, recessed lights, carpeted.

Bedroom—12.5' x 10.75', carpet and double closet.

Office/Bedroom—15' x 19.75', carpet and large walk-in closet.

Full Bath with tile floor

Unfinished Area with wine shelving, work bench, and storage.



ADDITIONAL FEATURES:

- **Utility Room**—Ceramic tile floor, sink with tile countertop, double closets.
- **Three Car Attached Garage**
- **Pressed concrete rear patio.**
- **Circular driveway.**
- **Generator.**
- **Security system.**

FARM IMPROVEMENTS:

Manager's Residence: 1,415 square feet with three bedrooms, two baths, and HVAC via a heat pump.

19 Stall Barn: Converted tobacco barn with stalls measuring 12' x 14' (including wash stall), office with half-bath, double sink, washer/dryer hook-up, feed room, hay storage over 14' aisle.

12 Stall Barn: Converted tobacco barn with stalls measuring 12' x 14', hay storage over loft and aisle. Detached tack/feed room with half bath.

70' x 200' **Dressage arena.**

Two Story Utility Building

Shop with concrete floor.

Run-in Shed.





Located on a desirable dead-end road, Alachar Farm offers an inordinate amount of seclusion and scenic beauty yet is only minutes from downtown Lexington. Large fishing lake and Boone Creek add to its charm and desirability.

The stone manor home offers gracious southern living and the more than adequate horse improvements presents you an unparalleled opportunity to acquire your piece of the Bluegrass.

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

OFFERED EXCLUSIVELY BY

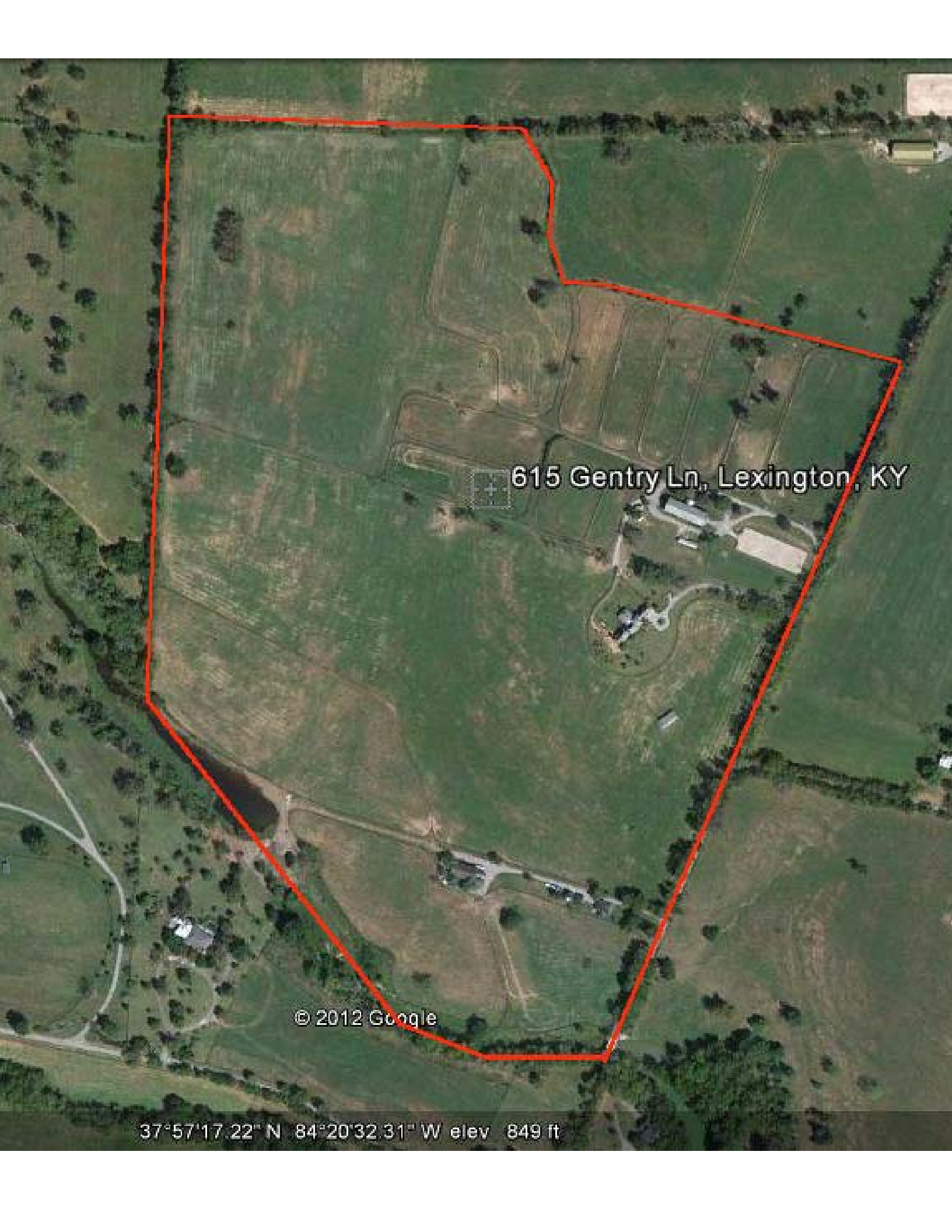
PRICE: \$2,350,000.



**Agent: Bill Justice
(859) 294-3200**

www.justicerealestate.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

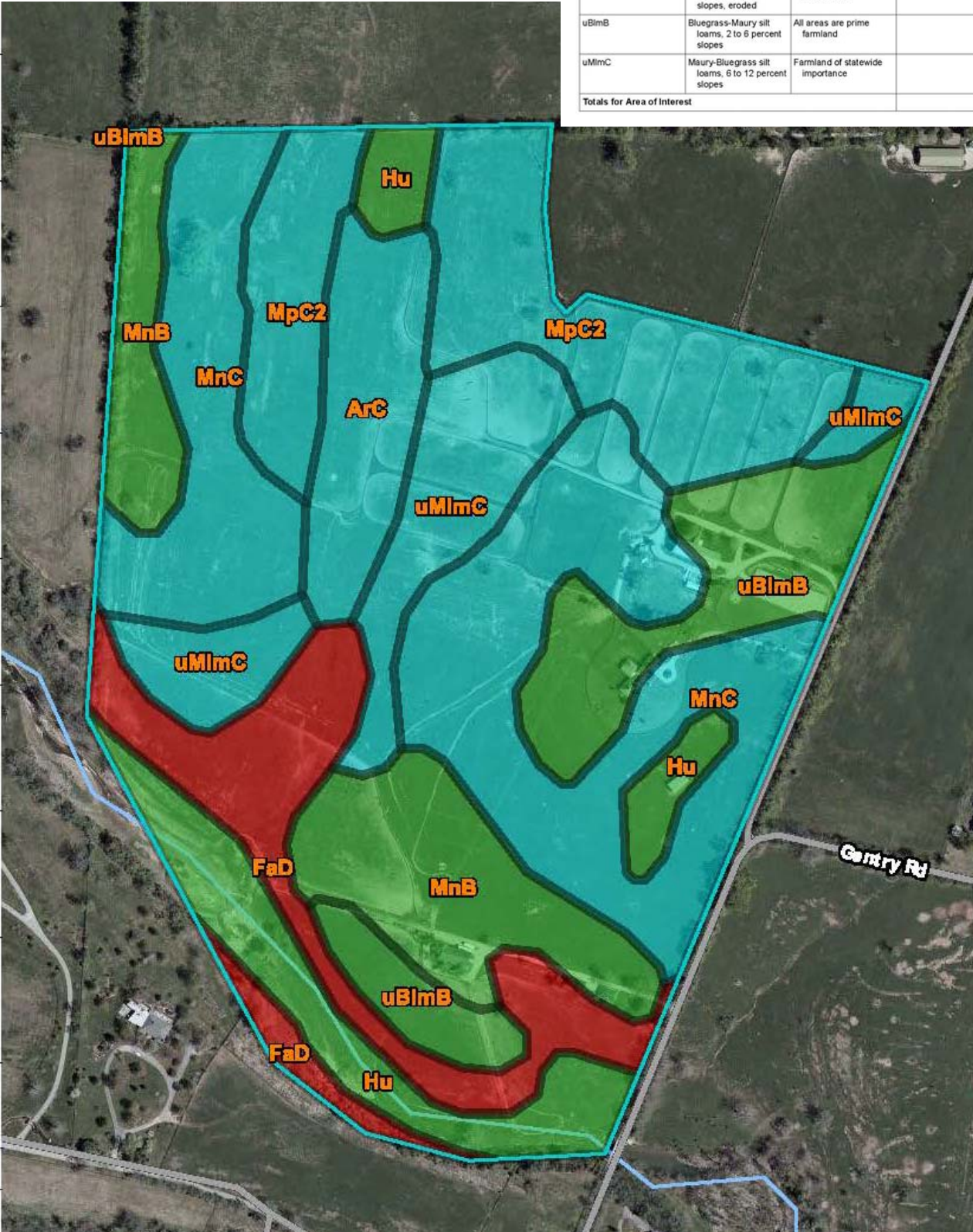


615 Gentry Ln., Lexington, KY

© 2012 Google

37°57'17.22" N 84°20'32.31" W elev 849 ft

Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArC	Armour silt loam, 6 to 12 percent slopes (elk)	Farmland of statewide importance	5.7	6.1%
FaD	Fairmount very rocky silty clay loam, 6 to 20 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	9.8	10.6%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	8.7	9.3%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	11.1	11.9%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	24.4	26.3%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	14.6	15.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	9.7	10.4%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	9.0	9.7%
Totals for Area of Interest			93.0	100.0%



SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 615 GENTRY LANE, LEXINGTON, KY DATE: 1/11/
 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	—	<u>X</u>	—
(b) Air Conditioning	—	<u>X</u>	—
(c) Plumbing/Septic	—	<u>X</u>	—
(d) Heating	—	<u>X</u>	—
(e) Pool/Hot tubs/Sauna	—	<u>X</u>	—
(f) Appliances	—	<u>X</u>	—
(g) Doors and windows	—	<u>X</u>	—
2. MAIN RESIDENCE - FOUNDATION			
(a) Are you aware of any problems concerning the basement?	—	<u>X</u>	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	—	<u>X</u>	—
(c) Are you aware of any defects or problems relating to the foundation?	—	—	—
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked?	<u>X</u>	—	—
(b) Has the roof ever been repaired?	<u>X</u>	—	—
(c) Do you know of any problems with the roof?	—	<u>X</u>	—
4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	—	<u>X</u>	—
(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?	<u>X</u>	—	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	<u>X</u>	—
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<u>X</u>	—	—
(b) Do you know the boundaries of your property?	<u>X</u>	—	—
(c) Are the boundaries of your property marked in any way?	<u>X</u>	—	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	—	<u>X</u>	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance	<u>X</u>	—	—
(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.	—	<u>X</u>	—
8. WATER			
(a) Are all the improvements connected to a public water system?	—	<u>X</u>	—
(b) IF NOT, please state your water sources and explain.	—	<u>X</u>	—
(c) Has your water system ever gone dry? If yes, explain	—	<u>X</u>	—
(d) Are you aware of any problems with your water lines and/or waterers?	—	—	—
(e) Is your water supply shared with anyone else?	—	<u>X</u>	—
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?	—	<u>X</u>	—
(b) Were any auxiliary houses built before 1978?	—	—	<u>X</u>
(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>X</u>	—

	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 may be but it might be over	X	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	—
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?.....	—	X	—
(c) Are you aware of any Radon test being performed on this property?	—	X	—
(d) Are you aware of any existing or threatened legal action affecting this property?	—	X	—
(f) Are there any assessments other than property assessments that apply to this property?	—	X	—
(g) Are you aware of any damage due to wood infestation?	—	X	—
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>Lg barn =</u>	X	—	—
(i) Are you aware of any underground storage tanks? <u>p.r. propane tank</u>	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? <u>for horse</u>	X	X	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	X	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.			

i) propane tank installed 2001 (900 gallon)
o. tested for nitrogen, etc
n. lease on 20 acres + lower barn; terminated w/ 30 day notice.
m

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.

C KISS 1/11/07
SELLER **DATE** **TIME** **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.
The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 1-3-17 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 615 GENTRY LANE LEXINGTON, Ky

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

CLW (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or paint hazards are present in the housing. (explain): _____
 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

CLW (b) Records and Reports available to the seller (check one below):
 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____
 Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

____ (c) Purchaser has received copies of all information listed above
____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*
____ (e) Purchaser has (check one below):
 Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

B (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller CLW Date 1/12/17 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent B Date 1/3/17 Agent _____ Date _____