1151 N. YARNALLTON PIKE

14.283 Acres Fayette County, Kentucky



OFFERED EXCLUSIVELY BY



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



A Bluegrass treasure on 14+ acres and literally minutes from the Kentucky Horse Park. Land with character and historic stone walls overlooking pristine horse farms and in the immediate area of the Vinery and Hill 'n' Dale.

Spectacular story and a half home consisting of approximately 3,450 square feet of

living area. Features include a large first floor master suite with adjoining sun room; two story great room with floor-to-ceiling stone fireplace; and gourmet kitchen with breakfast nook and wet bar.

Improvements include an exceptional five stall horse barn, a 24' x 36' equipment building, and completely fenced for horses.

FIRST LEVEL

Entrance Hall: Two story; hardwood floor; side panel and transom above door; large Palladium window.



Living Room: 12'9" x 11.5'; hardwood floor; crown

moulding.

Dining Room: 13' x 18'3"'; hardwood floor; crown

moulding.



Family Room: 24'9" x 21'9"; hardwood floor; vaulted ceiling open to second story balcony; floor-to-ceiling stone fireplace; two set of French doors to rear patio.



Kitchen: 520 square feet; ceramic tile floor; cherry cabinets; Viking gas stove; double wall ovens; Asko dishwasher; informal dining area; wet bar; French doors to rear patio.







Master Bedroom: 21' x 14'9"; hardwood floor; vaulted ceiling; fireplace; adjoining sun room (9'9" x 14.5') with tile floor and tongue and groove walls and ceiling.

Master Bath: Whirlpool tub; separate shower; two sink areas; large walk-in closet.





Utility Room
Powder Room
Two Car Attached Garage with upper level office.

SECOND LEVEL

Two Bedrooms—Each with dormers, walk-in closet, and unfinished attic storage. **Full Hall Bath**



Horse Barn:

- 4 Stalls (11' x 13'); double rear Dutch doors
- Wash stall (11' x 13'9") wrapped in metal
- · Carpeted and heated office
- Tack room
- Side access to walk-up full floored attic.
- Insect spray system.

Other Improvements:

- 24' x 36' metal Morton barn.
- Plank fencing
- City water
- One paddock with lights.

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

PRICE: \$795,000.



Bill Justice (859) 294-3200







Totals for Area of Interest

14.5

100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY For use only by members of the Lexington-Bluegrass Association of REALTORS.*

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in Item #13. Yes No Vinknown Mark 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 (g) Doors and windows (h) Air you aware of any problems concerning the basement? (b) Air you aware of any problems concerning the basement? (c) Air you aware of any problems concerning the basement? (d) Heating (e) Provide tubs/Sauna (f) Appliances (g) Doors and windows (g) Doors and windows (h) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? (c) Air you aware of any problems concerning the basement? (d) Air stem of ever been repaired? (e) Air you aware of any problems relating to the foundation? 3 MAIN RESIDENCE - ROOF (a) 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 pamphile! "Protest Your Family From Lead in Your Home" 5. DRAINAGE (a) It shis property located in a flood plain zone? (b) It she 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) Air even aware of any enconcements, recorded or unrecorded easements relating to this property survey and every and any agreement and common maintenance (d) Air you aware of any enconcements, recorded or unrecorded easements relating to this property? (e) If you aware of any enconcements,	DD	OPERTY ADDRESS: 1151 N. YARNAUTON , LEYINGHN, Kg		TE: 4/2	13/2012
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(b) Were any auxiliary houses built before 1978?		Or roof on any of the auxiliary houses?			+-
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Structure, or roof on any of the barns or outbuildings?		(a) Are you aware of any problems affecting any of the mechanical systems,			1
		Structure, or roof on any of the barns or outbuildings?			+
					Julead D/OF

						Yes	No	Unknown
11. UTILITIES								
(a) Are you aware of t								
 Water lines 						-		+
Electric lines						-		-
Natural Gas/Pro								+
Telephone lines							-	+
Septic/Field line	25						-	+
(b) If you answered ye	as to any of the a	bove, can you	ı furnish a	diagram of	same?		all the second	-
12. MISCELLANEOUS		404			14			1
(a) To your knowledge	, does the proper	ty have any u	ireaformal	denyde or a	spestos			- 1
materials used in o	construction?							-
(b) Do you know of an								1
regulations relating	to this property	?				_	-	-
(c) Are you aware of ar							-	-
(d) Are you aware of a								-
(f) Are there any asses								1
property?						-		-
(g) Are you aware of a							Interiores (IMI)	
(h) Have the house an	id/or other impro	vements ever	been trea	ted for woo	d			
infestation? If yes	s, when and by w	hom?						-
(i) Are you aware of ar						-		-
(j) Are you aware of a								1
and/or water on the	is property?						*******	-
(k) Are you aware of a								-
(I) Are any sink holes to	being used as a d	ump/		- basidas			Contraction (-
(m) To your knowledge	, has the propert	y been used t	or anythir	ig besides				
agricultural purpose						-	-	-
(n) Are there any lease	es on the propert	y (e.g. tobacc	o, minera	i, timber, e	.C.) r	-	-	-
(o) Have you ever had		ner				******	************	-
If yes, by whom a (p) Are you aware of a	nu when.	nditions or sir	cumetane	os which m	w affact			
the desirability of t	his property?	iditions of th	cumstance	25 WILLIAM	y affect			
(q) Are you aware of ar	ny cometeries by	irial arounds	or burial s	tes located	on	-		2.
or within the bound	aries of this prop	erty?	or burner s	tes located				
13. If the answer was "yes'								1
			, , , , , , , , ,					
SELLER HAS	NEVER LI	JEO ON	THE	PROPER	TT A	ND HAS	NO	
			14					
knowledge of	ITS HIST	orly.	ROPER	14 13	7050	"AS-15	-wHe	AC-13
with Ace	FAULTS.							
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THE ABOVE INFORMATION	IS TRUE AND CO	RRECT TO TH	E BEST OF	MY KNOW	LEDGE.	THIS INFOR	I NOITAN	5
PROVIDED BY THE SELLER	FOR THE BENEFIT	T OF THE PRO	SPECTIVE	BUYER(S)	THIS IN	IFORMATION	IS BELI	EVED TO
BE ACCURATE BUT NOT WA	RRANTED BY AN'	Y REALTOR.						
	+ (0. 67)	1.20						
alle M. Sharp.	Vf 4/23/2012	1:30pm						
SELLER //	DATE	TIME	SELLE	ER .		DATE		TIME
IF THIS FORM IS BLANK, TH	HE BROKER/AGEN	NT'S SIGNATU	RE BELOV	V CONSTITU	JTES NOT	TICE TO THE	BUYER T	HAT THE
SELLER HAS DECLINED TO	PROVIDE THE IN	FORMATION I	VECESSAR	Y TO COMP	LETE THI	S FORM.		
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				DATE:		TIME:		
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If you have specific questions please consult an attorney.

The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result from your use of this form.