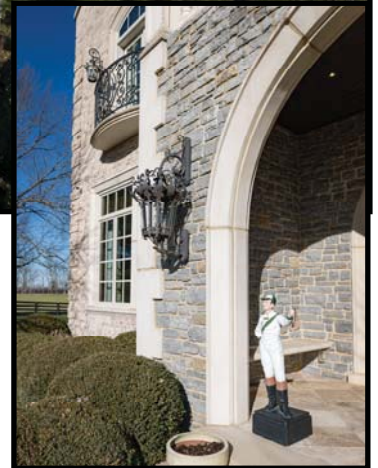
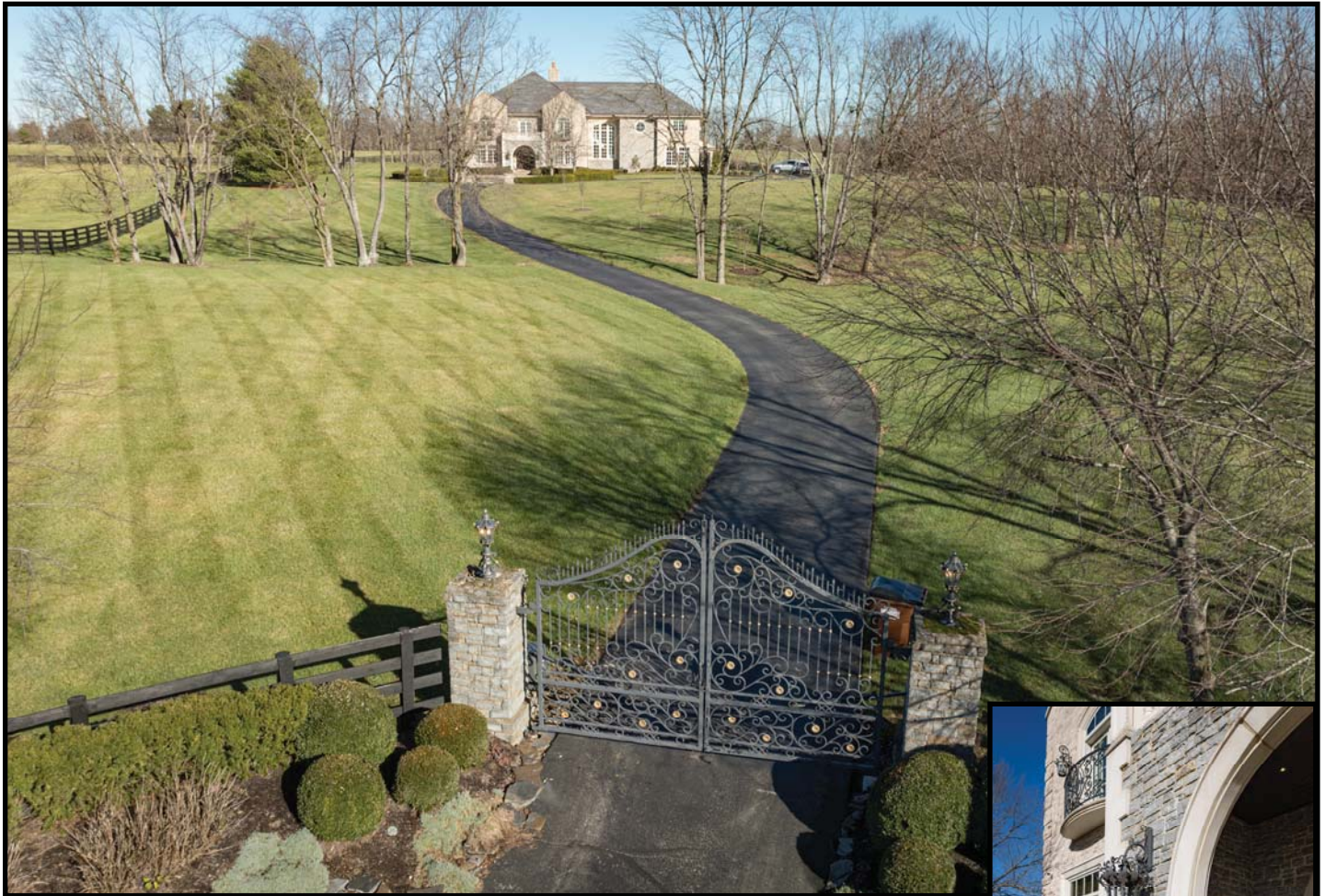


A BROOKMONTE ESTATE

3041 Brookmonte Lane, Lexington, KY

10+/- ACRES



Offered Exclusively By



www.kyhorsefarms.com

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



Justice Real Estate is extremely honored to offer this magnificent brick and stone home situated on 10+ acres in the highly desirable and private Brookmonte Estates off of desirable DeLong Road.

This gated community consists of only 10 estate homes and the subject home overlooks historic **Juddmonte Farm**. It is accessed via its own gated entrance and a long curved driveway. With over 12,700 sq ft of luxurious living area, this magnificent home has it all; marble flooring, marble and granite countertops, gourmet kitchen, elevator to all three floors, five bedrooms, seven full baths, two powder rooms, home theater, professional gym with steam shower and massage room, wine/tasting room, plus panoramic views. This is an exceptionally well built Warner home whose entire interior has been recently painted, first and lower level patios, inground pool, and a basketball court.

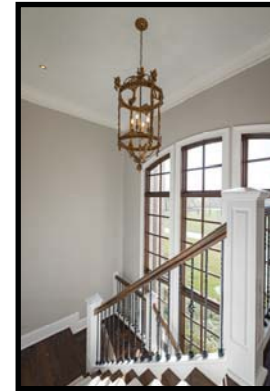
**For family living, entertaining, or just to enjoy life,
come see what makes this home so special.**

FIRST FLOOR



Dramatic Two Story Entry:

- 23'3" ceilings
- Double front door with full glass surround
- Marble floor
- Domed chandelier
- Wainscoting



Library:

- 16'5" x 18'3"
- Coffered 12' ceiling
- Double door with wrought iron filigree transom
- Hardwood floors
- Paneled bookcase

Powder Room:

- Located across from the bar
- Cork board walls
- Marble floors
- Marble sink top

Bar:

- Marble floor and countertops
- Pass thru to family room
- Deep sink
- Refrigerator and ice machine



Den:

- Hardwood floor
- Coffered ceiling
- Built-in TV and bookcases
- Bay area
- French doors to rear patio

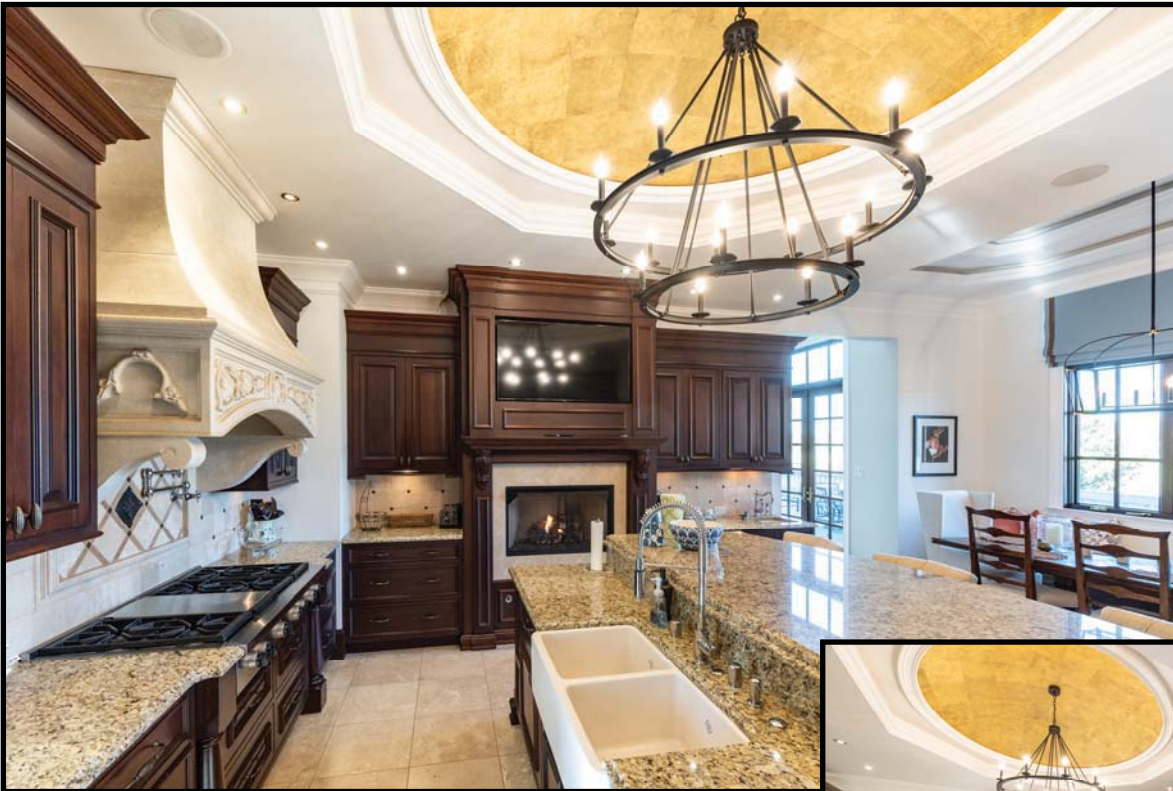
Family Room:

- 16' x 31'
- Marble floor
- French doors to 15' x 17' stone patio with wood ceiling
- French doors to small balcony
- Lighted coffered ceiling
- 2 sets of French doors to 20' x 80' rear patio
- Open to the living room



Living Room:

- 13'5" x 31'
- 23'3" ceiling
- Marble floor
- Fireplace with gas logs
- Two sets of French doors to rear patio with palladium window above
- Domed chandelier
- Open to entry hall



Kitchen:

- Marble floor
- Granite countertops
- Tray ceiling above informal dining area
- Fireplace

- Domed chandelier above two level island with two Asko dishwashers and deep sink
- Wolf six burner gas stove w/ griddle, hood, pot filler, and tiled back splash
- Paneled wall with glass faced Sub Zero refrigerator, two mini refrigerators, built-in microwave





Butler's Pantry/Prep Kitchen:

- Marble floor
- Double wall ovens
- Asko dishwasher
- Deep sink
- Tiled backsplash
- Loads of built-in cabinets

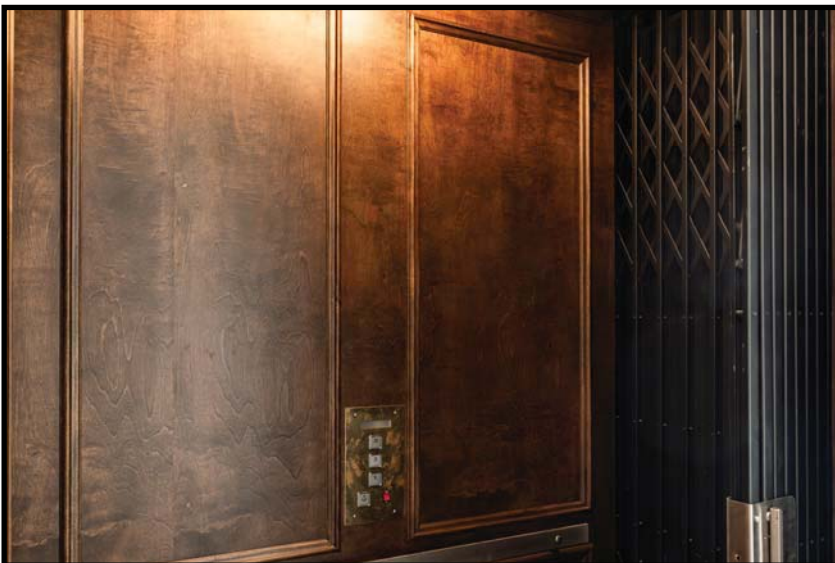
Dining Room:

- 16.5' x 25.5'
- Marble floor
- 12' tray ceiling
- Wrought iron filigree transom



Laundry:

- Washer/dryer
- Side by side sink
- Cabinetry
- Adjoining full bath with tile shower and door to rear patio



Full length middle halls leads to:

- Lower level
- Elevator
- Rear staircase
- Four car garage
- Laundry

Four Car Garage:

- 24' x 44' with 8' x 14' bicycle room
- Wall heater
- Man door

SECOND FLOOR



Primary Suite:

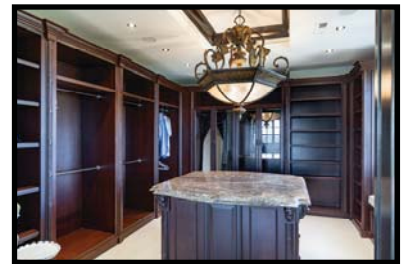
- 17' x 22'
- Hardwood floor
- Coffered ceiling
- Fireplace with gas logs
- Two sets of French doors to private 10' x 16' screened-in stone patio overlooking the rear yard and historic Juddmonte Farm

Note: Primary suite also contains a laundry area with washer/dryer, Asko dishwasher, sink and refrigerator



His Bath:

- Marble floor
- Tray ceiling
- Window seat
- 14' x 15' walk in closet (carpet) with dressing island and built-ins



Her Bath:

- Marble floor
- Kohler jacuzzi tub w/ gas fireplace
- Dressing table
- Two window seats
- 16' x 20' walk in closet (carpet) with dressing island
- Built-in desk overlooking front yard
- Additional walk in closet containing a safe



Note: Current owner renovated the 6' x 12' shower that enters from his and her baths with marble and ceramic floor and walls.

Private Two Bedroom (1 & 2) Guest Wing

- 15' x 16.5'
- Located on opposite end of the home
- Carpet
- Each containing full baths and walk in closets



Guest Bedroom (3):

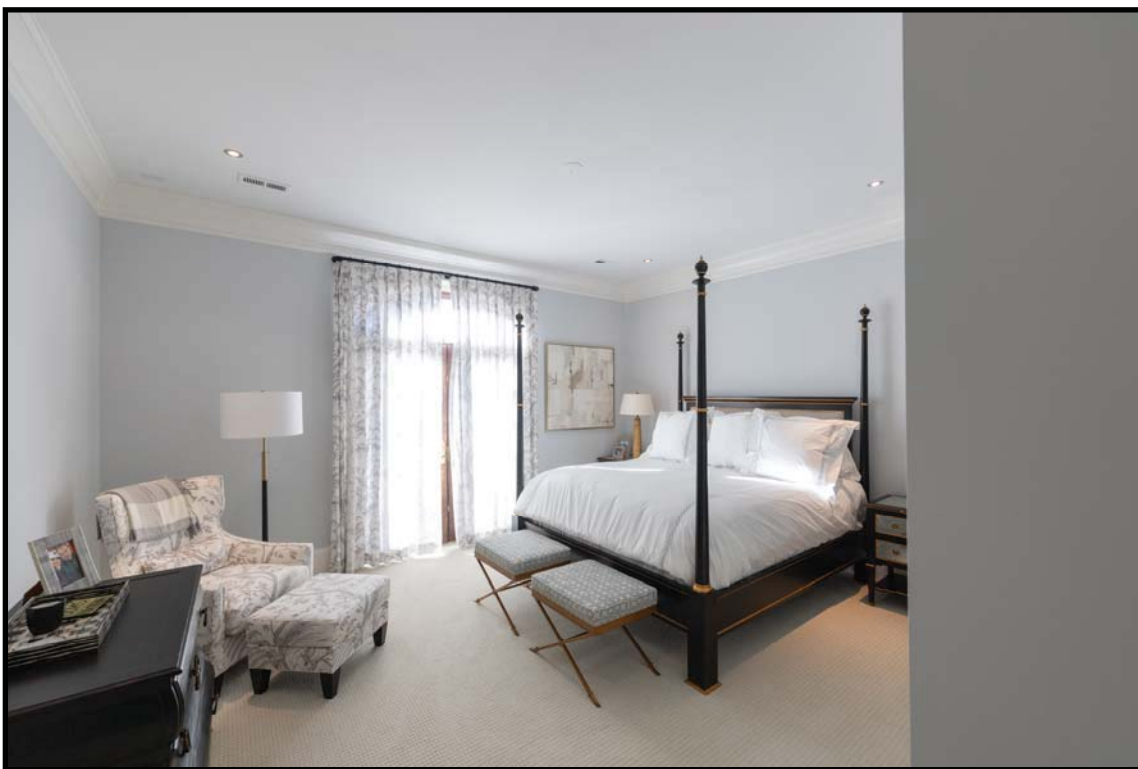
- 14' x 16.5'
- Carpet

- Balcony
- Full bath
- Walk in closet

Guest Bedroom (4):

- 14' 6" x 15'3"
- Carpet

- Balcony
- Full bath
- Walk in closet



Note: Bedrooms 3 & 4 are also accessed via the rear staircase

LOWER LEVEL



Billiard Room:

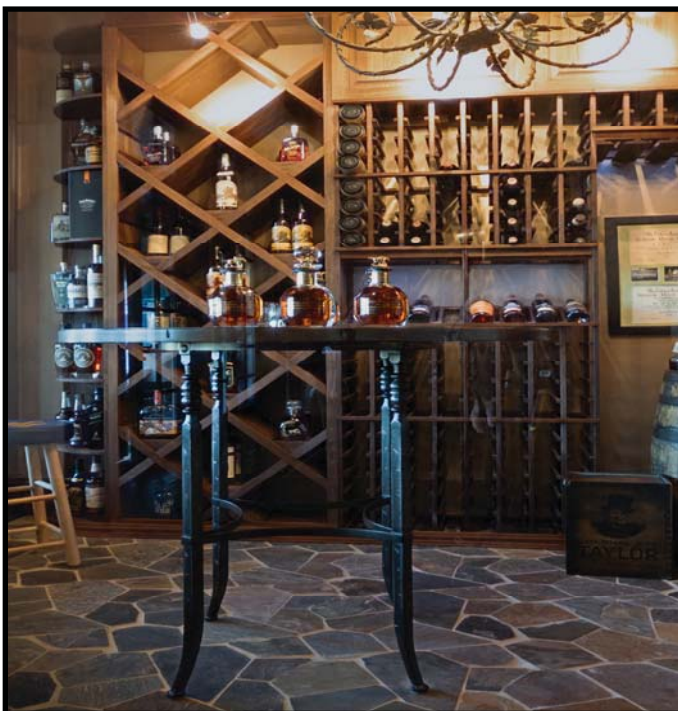
- 16' x 30'
- Hardwood floor
- Coffered ceiling
- Stone floor-to-ceiling fireplace
- Two sets of French doors to lower level patio

Theater Room:

- 16.5' x 23.5'
- Eight seats
- Coffered ceiling
- Built-ins with refrigerator

Bar:

- Open to Billiard room
- Marble floor
- Granite countertop
- Sink, microwave, ice machine
- Asko dishwasher
- "True" beer cooler
- Built-ins and shelving
- Sub Zero Refrigerator



Wine/Tasting Room:

- 8.5' x 16'
- Slate floor
- Glass wall
- Beamed ceiling





Sitting Room:

- 16' x 16'
- Hardwood floor
- Two sets of French doors to lower level patio
- Open to bar

Poker Room:

- 15 x 14'
- Hardwood floor
- Coffered ceiling
- Bay window

Exercise Room/Gym:

- Two sets of French doors to lower level patio
- Sink, ice machine, refrigerator
- Full bath with steam shower
- Massage room

Powder Room

Utility Room



Poured Concrete Unfinished Basement:

- 32' x 42'
- Sump pump
- Four Rinnal tankless never-ending hot water heaters
- 5' x 26' storm/ safe room
- Man door to outside
- Storage room





Additional Features:

- First level stone patio is accessed from family room, living room, sitting room, bath, and garage. Has stone steps on each end to access lower level.
- Lower level stone patio has brick paver floor, wood ceiling, Wolf BBQ grill (built-in stove and marble countertop)
- Lower level patio accessed from gym, sitting room and poker room.
- Inground pool with stone surround, retractable cover, and recently added fence
- Lighted basketball court

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

Offered Exclusively By



PRICE: \$4,350,000.

Bill Justice
859-255-3657
bcjustice@icloud.com

www.kyhorsefarms.com

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



KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street 2NE09
Frankfort, Kentucky 40601
(502) 564-7760
<http://krec.ky.gov>



SELLER'S DISCLOSURE OF PROPERTY CONDITION

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

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

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

3041 Brookmonte Lane

City
Lexington

State
KY

Zip
40515

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), 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(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Answer all questions to the **BEST OF YOUR KNOWLEDGE**. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES

- a. Have you ever lived in the house? If yes, please indicate the length of time: 2ND HOME N/A YES NO UNKNOWN
- b. List the date (month / year) you purchased the house: JANUARY 25, 2022
- c. Do you own the property as (an) individual(s) or as representative(s) of a company? INDIVIDUAL
- Explain:
- d. Has the house been used as a rental? If yes, length of time rented?
- e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?
- f. Has this house ever been used for anything other than a residence?
- Explain:

[Signature] 12/26/21 9:30 AM
Seller Initials Date/Time

[Signature] 12/21/21 9:30 AM
Seller Initials Date/Time

Buyer Initials Date/Time

Buyer Initials Date/Time

PROPERTY ADDRESS: 3041 Brookmonte Lane, Lexington, KY 40515

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- SURE
a. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances <i>put in new set machines</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts <i>REMOVED</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna <i>REMO POOL 2024</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Heating system age of system: <i>SEE ATTACHED</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system age of system: <i>SEE ATTACHED</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater age of system: <i>SEE ATTACHED</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

3. BUILDING STRUCTURE

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- SURE
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows <i>ASAP TO REPAIRED DOWNY LICKS SUMMER 2024</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 1) Has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of any damage to wood due to moisture or rot? <i>REPAIRED MARCH 2025</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

4. ROOF

	N/A	YES	NO	UN- SURE
a. How old is the roof covering? Age of the roof if known:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked?				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9:10
 Seller Initials Date/Time
 9:30
 Seller Initials Date/Time

Buyer Initials Date/Time

 Buyer Initials Date/Time

PROPERTY ADDRESS: 3041 Brookmonte Lane, Lexington, KY 40515

f. Have you ever had the roof replaced?

If so, when?

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

Explain:

h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? *Summer of 2024*

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

5. LAND / DRAINAGE

	N/A	YES	NO	See Section
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading <i>DRAIN PILE - CLOGGED - REPAIR CARRIED</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If so, what is the flood zone?				
c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

6. BOUNDARIES

	N/A	YES	NO	See Section
a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
d. Do you know the boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

7. WATER

	N/A	YES	NO	See Section
a. Source of water supply:				
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				

8. SEWER SYSTEM

	N/A	YES	NO	See Section
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Name of Servicer:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

WJS 1/2/24 9:40
 Seller Initials Date/Time
WJS 1/2/24 9:40
 Seller Initials Date/Time

Buyer Initials Date/Time

 Buyer Initials Date/Time

PROPERTY ADDRESS: 3041 Brookmonte Lane, Lexington, KY 40515

Please explain any deficiencies noted in this Section:

	N/A	YES	NO	UN- SURE
9. CONSTRUCTION / REMODELING				
a. Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
10. HOMEOWNERS ASSOCIATION (HOA)				
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the annual or monthly assessment?				
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?				
Explain:				
11. HAZARDOUS CONDITIONS				
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
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, which may cause certain health risks.				
c. Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RADON DISCLOSURE REQUIREMENT				
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."				
e. 1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) If yes, is it functioning properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT				
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.				
g. 1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If no, has the property been professionally decontaminated from methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				
12. MISCELLANEOUS				
a. Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Wry 10/26/24
Seller Initials Date/Time

Wry 12/25/24
Seller Initials Date/Time

Page 4 of 5

KREC Form 402 12/2022

Buyer Initials Date/Time

Buyer Initials Date/Time

PROPERTY ADDRESS: 3041 Brookmonte Lane, Lexington, KY 40515

c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?

d. Are there any transferable warranties?

Explain:

e. Has this house ever been damaged by fire or other disaster?

Explain:

f. Are you aware of the existence of mold or other fungi on the property?

g. Has this house ever had pets living in it?

Explain: Previous owner had a dog or two !!

h. Is this house in a historic district or listed on any registry of historic places?

N/A YES NO See exhibit

13. ADDITIONAL INFORMATION

Do you know anything else about the property that that should be disclosed to the Buyer? If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature: *[Signature]* Date: 12/24/24 Seller Signature: _____ Date: _____

As Seller(s) I / we hereby certify that my / our Real Estate Agent, *[Signature]* (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature: *[Signature]* Date: 12/24/24 Seller Signature: _____ Date: _____

As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature: _____ Date: _____ Seller Signature: _____ Date: _____

The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Principal Broker / Real Estate Agent Print Name: _____ Principal Broker / Real Estate Agent Signature: _____ Date: _____

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.

Buyer Signature: _____ Date: _____ Buyer Signature: _____ Date: _____

[Signature] 12/24/24 9:00
Seller Initials Date/Time

[Signature] 12/24/24 9:00
Seller Initials Date/Time

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KREC Form 402 12/2022

Buyer Initials Date/Time

Buyer Initials Date/Time

Mr. Justice,

Below is the information that I have for the HVAC systems at 3041 Brookmonte Lane:

There are 6) HVAC systems. Each system is a gas furnace, air conditioner, and evaporator coil. The last maintenances that we performed were an AC maintenance on August 14, 2023 and a heating maintenance on January 10, 2023. At those times, all pieces of equipment were operating properly. It was noted during the heating maintenance that the draft inducer motor bearings were showing signs of wear on the system serving the master bedroom.

GYM: Gas furnace, AC, evaporator coil all 2007 model

UPSTAIRS LEFT SIDE: Gas furnace, AC, evaporator coil all 2006 model

UPSTAIRS RIGHT SIDE, MASTER BEDROOM: Gas furnace 2006 model AC, evaporator coil 2019 model

MAIN FLOOR LEFT SIDE: Gas furnace, AC 2006 model, Evaporator coil 2018 model

MAIN FLOOR RIGHT SIDE: Gas furnace, AC 2007 model. Evaporator coil 2013 model

BASEMENT RIGHT SIDE: Gas furnace, AC 2007 model Evaporator coil 2012 model

If you require any additional information, please let me know.

Belinda Thompson
Service Manager
MMI Climate Solutions
859-255-8081