For Sale
2150 Newtown Pike, Lexington
6.6 +/- Acres - 8430 +/- Sq. Ft. Residence

Kentucky ....Still the best place in the world to raise a horse!

Adjacent to the Providence Business Center in Lexington Kentucky, this property is currently zoned ED/CC for future development, offers exceptional location at the I-75/64 and 922 (Newtown Pike) interchange and includes a wonderful 8,500 sqft residence or multi-purpose building formerly known as Providence Place. Other property amenities include a guest cottage (1,500 sqft), 3 car garage with work shop, and 3 large barns (7,500+/- sqft each). With use in the current form or future redevelopment, 2150 Newtown Pike offers extraordinary opportunities.

Listing Price……$2,400,000

Ryan Teater, Agent
(859) 699-0466

BiedermanBrokerage.com
(859) 277-2030

BIEDERMAN REAL ESTATE
AND AUCTIONEERS

Tom Biederman
Broker

Biederman Real Estate 1076 Wellington Way, Lexington, KY 40513 Phone: (859) 277-2030 Fax: (859) 277-6189

2150 Newton Pike, Lexington

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8430+/- sq. ft. Finished

- **1st Floor: 5052+/- sq. ft.**
- **2nd Floor: 3378+/- sq. ft.**
- **5 Full Baths**
- **1st Floor Bedroom**
- **Formal Living Room**
- **Great Room**
- **Den**
- **Separate Utility Room**
- **Foyer**
- **Patio**
- **Circular Driveway**
- **Fireplaces**

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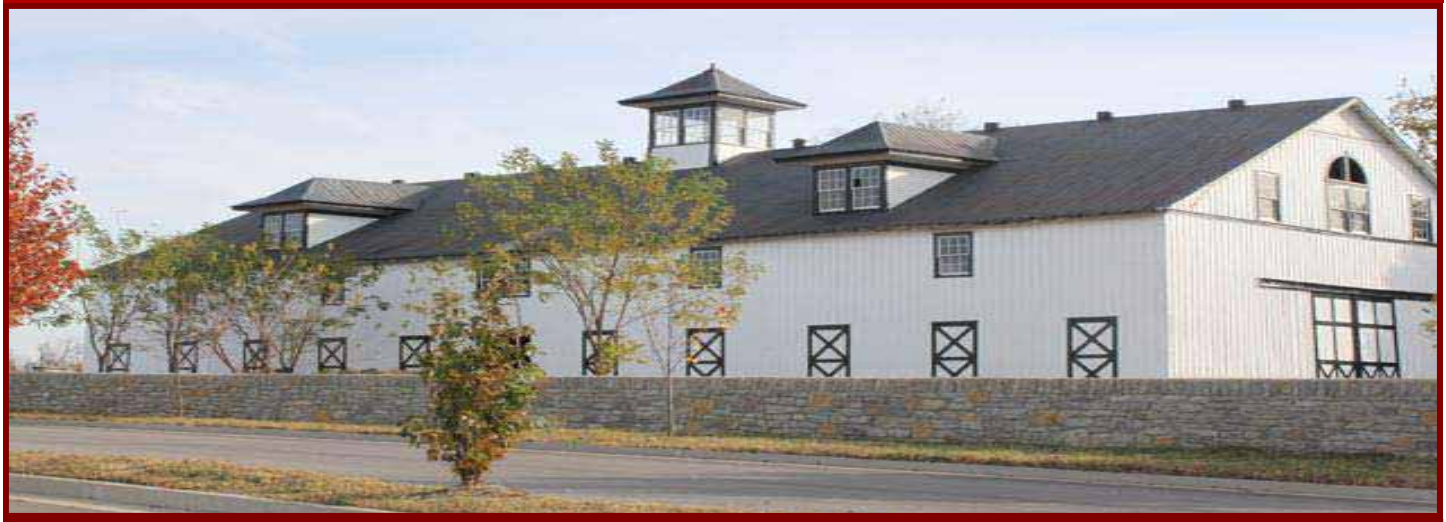

- **3-Large Barns (7500+/- sq. ft. each)**
- **3+ Car, Detached Garage with workshop**

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Other Amenites

- **1500+/- sq. ft. Guest Cottage**
- **Landscaped**
- **Great Outdoor Entertainment Areas**
- **Wood Fence**

Extraordinary Opportunities

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Rev 1/07 Property Address 2150 Newton Pike Lexington KY 40511

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:

2003 (date of purchase) and ending on Oct 28 2013 (date of this form)

PROPERTY ADDRESS: 2150 Newton Pike Lexington Ky 40511

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		None	
(h) Sump pump		✓	
(i) Chimneys, fireplaces, inserts			✓
(j) Pool, hot tubs, sauna		None	
(k) Sprinkler system		None	
(l) Heating age 2015	✓		
(m) Cooling/air conditioning age 2015	✓		

Explain: 3 Heat Pumps not working

2. FOUNDATION/STRUCTURE/BASEMENT			
(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?			
(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?		✓	
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.)			

Initials (Buyer) _____ Date/Time _____ Initials (Seller) [illegible] Date/Time 10/28/13 11:30 AM

Biederman Real Estate

 Property Address 250 Newtown Pike

	YES	NO	UNKNOWN
(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?		✓	
3. ROOF			
(a) Age of the roof? 1933			
(b) 1. Has the roof leaked at any time since you have owned or lived in the property?	✓		
2. When was the last time the roof leaked?			
(c) 1. Have you ever had any repairs done to the roof?			✓
2. If you have ever had the roof repaired, when was the repair performed? after Tornado			
(d) 1. Have you ever had the roof replaced?		✓	
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?	Slate		
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?			
4. LAND/DRAINAGE			
(a) Any soil stability problems?			✓
(b) Has the property ever had a drainage, flooding, or grading problem?			✓
(c) Is the property in a flood plain zone?			✓
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	✓		
Explain: Sink hole in front			
5. BOUNDARIES			
(a) Have you ever had a staked or pinned survey of the property?	✓		
(b) Do you know the boundaries?	✓		
(c) Are the boundaries marked in any way?			
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?			✓
Explain:			
6. WATER			
(a) 1. Source of water supply City			
2. Are you aware of below normal water supply or water pressure?		✓	
(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. Private 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			
(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?			
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?		✓	
2. If yes, what is the yearly assessment? $			

Initials (Buyer) _____ Date/Time _____ Initials (Seller) [illegible] Date/Time 10/28/13 11:31 Am

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Rev 1/07 Property Address 250 Newton Pike

	YES	NO	UNKNOWN
(b) Are you aware of any condition which may result in an increase in taxes or assessments?		✓	
(c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?			✓
Explain:			
10. MISCELLANEOUS			
(a) Was this house built before 1978?	✓		
(b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?			✓
(c) 1. Are you aware of any testing for radon gas?		✓	
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?			✓
(e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?		✓	
(f) Are you aware of any damage due to wood infestation?		✓	
(g) 1. Have the house or other improvements ever been treated for wood infestation?			✓
2. If yes, when, by whom, and any warranties?			
(h) Are you aware of any existing or threatened legal action affecting this property?		✓	
(i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?			✓
(j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?		✓	
(k) Are you aware of any other conditions which are defective with regard to this property?		✓	
(l) Are there any environmental hazards known to seller?		✓	
(m) Are there any warranties to be passed on?		✓	
(n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?			
If yes, please explain: Tornado Roof			
(o) Are you aware of the existence of mold or other fungi in the property?			✓
(p) Has this house ever had pets living in it?	✓		
If yes, Explain			
(q) Is the property in a historic district?			✓

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 2003 (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 10 28 13 Date Seller Date

****

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_____

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Seller's Lead Based Paint Acknowledgement Form

(only for homes built before 1978)

I, Joel Braun, do hereby acknowledge receipt of a copy of the EPA's booklet entitled "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools."

I understand the home I am selling may contain lead based paint. As of April 22, 2010, federal law requires contractors who disturb more than 6 square feet of interior space or more than 20 square feet of exterior space to be certified and follow specific work practices to prevent lead contamination if the area disturbed in fact contains lead based paint.

The new EPA rules allow me to perform any work in my house if I am an owner occupant without following the same specific work practices as a certified contractor would be required to follow. However, I have been advised against performing such work myself due to an increase in my liability in the event of lead contamination by the purchaser and/or his/her/their children or guests.

Therefore, any work the purchaser asks to have performed or any work I have performed on the home may be more expensive if the home has based lead paint.

I understand the federal law relating to lead based paint, the risks associated with lead based paint, and the risks associated with performing repairs to a home containing lead based paint. I agree to hold harmless and indemnify Tom Biederman (Realtor) and _____ (Real Estate Company) from any and all loss, damage, or liability associated with the sale of this home as it relates to lead based paint.

Seller

Seller

Date: Oct. 28 2013

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