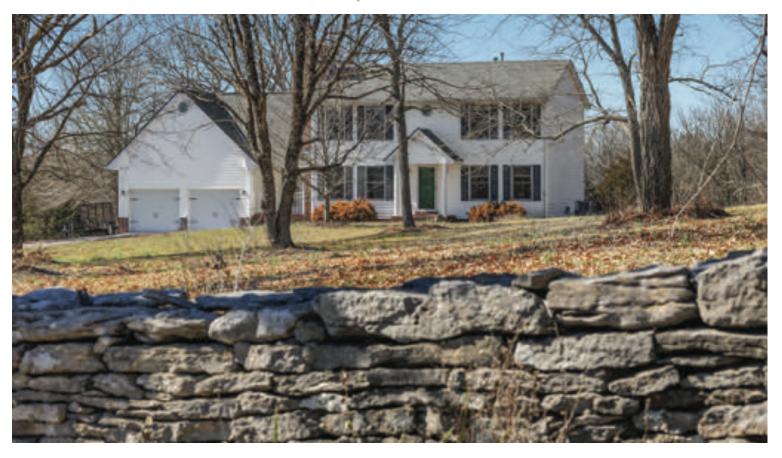
827 Gastineau Lane

16± ACRES | Versailles, KY



Tucked away on 16 acres in the woods of Woodford County, this 3 bedroom Colonial home offers a private retreat with ample space for family, recreation, gardening, or animal husbandry. The home features a 2 car garage, tile floored craft or mud room, study with built in shelving and fireplace, modern kitchen that opens up to the living room- part of a 2013 addition with clearstory ceiling, formal dining room, office, 2 bedrooms and primary bedroom upstairs. Through the patio doors in the craft room will take you to a lovely screened in porch with scenic views of the wooded land along with a concrete patio and hot tub that conveys with the property. The screened in garden has an extensive drip irrigation system with individual control valves for each box and has grown a countless assortment of produce over the years some of which include rosemary, basil, squash, beans, watermelon, broccoli, carrots, and much more. Adjacent to the garden is a 20'x30' metal garage with a concrete floor perfect for storage or workshop space. Lastly, over a dozen of wooded acres provide you your own backyard nature sanctuary.

Price: \$675,000

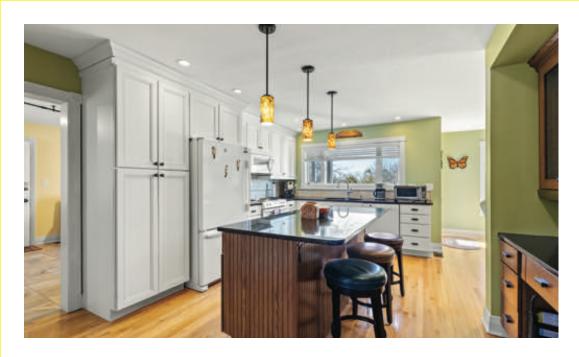


Westin Osborn Agent **704.975.4195**



859.277.2030 1076 Wellington Way Lexington, KY 40513

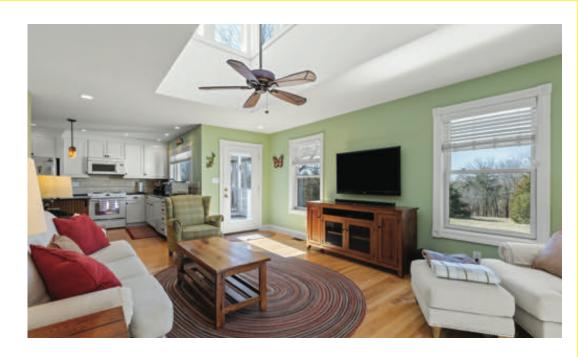
BiedermanRealEstate.com



Kitchen with island, tile backsplash and plenty of natural light

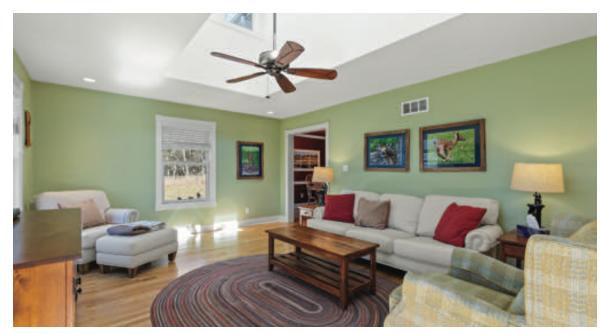








Living room is an addition to the home with clearstory ceiling and door to porch





Dining room with antique French doors leading to the office

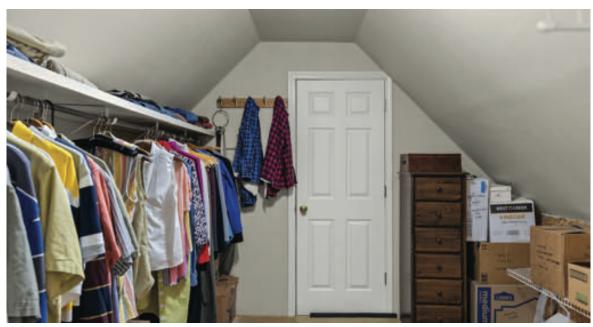








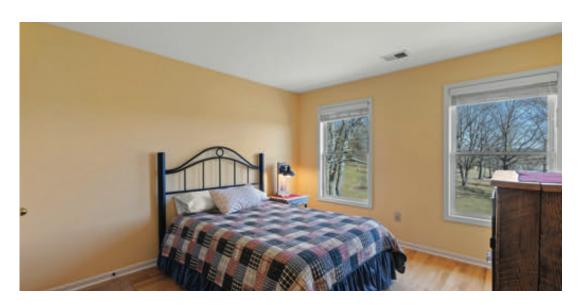
Primary bedroom with brick fireplace, en suite bath with dual sinks and large tub and generous walk-in closet





Bedroom with hand painted mural walls





Second guest bedroom





Large craft room with tile floor and French doors to screened porch





Screened porch with ceiling fan and beautiful views of property









Large shop with dual garage doors and concrete flooring





Fenced garden with gate and extensive drip irrigation





KENTUCKY REAL ESTATE COMMISSION



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



Dalley Trees

SELLER'S DISCLOSURE OF PROPI	ERTY CONDITION			
This form applies to residential real estate sales and purchases. This form 1. Residential purchases of new construction homes if a warranty is 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 present be based on the best of your knowledge of the property you are sell Please take your time to assess these questions accurately and completely	provided; or ou are selling. Your answe ling, however and whees			
Property Address GASTINGAU LAND, MICHATE				
VERSAILLES	SURY	10haz	383	
disclosure of conditions" relevant to the listed property. This disclosure condition and the improvements thereon, however that knowledge was the Seller or real estate agent and shall not be used as a substitute for an obtain. This form is a statement of the conditions and other information all advised, the Seller does not possess any expertise in construction, archite the construction or condition of the property or the improvements on it. any inspection of generally inaccessible areas such as the foundation or professional inspections of this property.	gained. This disclosure to inspection or warranty to bout the property brown stare, engineering, or any United otherwise advised	rm shall not ! hat the purch by the Seller, other specific I, the Seller h	be a warn aser may v Unless oth c areas rel as not con	wish to erwise sted to ducted
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully, regardless of how you know about them or when you learned. (3) Attach the date and time of signing. (4) Complete this form yourself or sign the an estate agent to complete this form on your behalf in accordance with KRS 3 mark "not applicable." (5) If you truthfully do not know the answer to a questioning that changes one or more of your answers to this form after your agent or any potential buyer of the change in writing.	additional pages, if nece urborization at the end of 124.360(5), (5) if an item d pastion, mark "unknown.	soary, with yo this form to a ses not apply " (7) If you les	var signata withorize to to your proons any far	re and fie real operty, ot prior
SELLER'S DESCLOSURE: As Seller(s), 1 / we disclose the following informat accurate to the best of my / our knowledge as of the date signed. Sellerly this statement to any person or entity in connection with actual or anticipate. The following information is not the representation of the real estate	() authorize(s) the real est loated rate of the proper	ate agent to p	provide a r	copy of
Answer all questions to the BEST OF YOUR KNOWLED	GE. Attach additions	d sheets as	necessar	y.
1. PRILIMINARY DISCLOSURES	All Transcription	M/A: Y	CON NA	-
a. Have you ever lived in the house? If yes, please indicate the length of	time: 12 yes		Z D	
b. List the date (month / year) you purchased the house. 6/3010		200110	411 12 15 1	
 Do you own the property as (an) individual(s) or as representative(s) 				
Explain: 1017				
d. Has the house been used as a rental? If yes, length of time rental?		20		0
 Has this house ever been vacant (not lived-in) for more than three () 	() consecutive months?			0
f. Has this house ever been used for anything other than a residence?		0 1		
Explain:				
La company				
A show were				

ROPERTY ADDRESS:				
2. HOUSE SYSTEMS	100000			
Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO:	-
a Plambing		Ø.	D	. 0
b. Electrical system:	- 0	0	8	
t, Appliances			100	
d. Ceiling and attic fare			23	
e. Security system			-	
f. Sump pump	- 0	25	D	- 0
g. Chimneys, fireplaces, inserts 2013	- 0	R	0	- 0
h. Pool, hot tub, sauna	0		Di	- [
I. Sprinkler system	10	-0	0	
Heating system ** ** ** ** * ** ** * ** ** ** ** ** *	0	53		C
b. Cooling/air conditioning system De-1/1 Jul Tage of system: 4 41 /4	D	(A)	0	C
I. Water heater 2023 age of system; 2	0	102	0	I
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these		7.01	-	
CHIMNEYS NEWCAP, INSERT, TUCKPOINT FROZEN WHER PIPE REPAIR IN INCULATION IN KITC		. 7.6		
NEW SUMP PUMP ZOZZ	14.014. 50	11		
3. BUILDING STRUCTURE	And	20.00	410	-
	N/A	765	MG	-
 Whether or not they have been corrected, state whether there have been problems affects 		275	-	-
1) The foundation or slab	0	0	(R	ľ
2) The structure or exterior wenever	- 0	0	8	E
3) The floors and walls	0		Ø	-
4) The doors and windows	CI	D		, E
b. 1) Has the basement ever leaked?	O	0	63	E
2) If so, when did the basement last leak?				
3) Have you over had any repairs done to the basement?		.0	a	C
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 af	ier an extreme	ly heav	y rain,	etc.
Diplains				
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl sp		- 0	B	
d. Are you sware of any damage to wood due to moisture or rot?	- 0		E	E
 Are you aware of any present or past wood infestation (e.g., termites, bovers, carpenter are fungi, etc.)? 	es, D		63	E
f. Are you aware of any damage due to wood infestation?	0		62	E
I) Has the house or any other improvement been treated for wood infestation?		100		E
2) If yes, by whom? PREW NTITIVE DULY		-		
3) is there a warrierty? YES GUICA JUST OF ST	OSTEN	4	US	(
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those	problems:			
DERACE CRACKED CLEAR STORY WINDOW ZOZI				
4. RDOF	N/A	755	MO	-
a. How old is the roof covering? Ago of the roof if known: 12, 4 Ga-R-S Zo 12.				
ts. Has the roof leaked at any time since you have owned or lived at the property?		-	DI.	L
c. Has the roof leaked at any time before you owned or lived at the property?	0	D	0	D
d. When was the last time the roof leaked?		-	-	
6. Have you ever had any repairs done to the roof?		88	0	E
	-	-		
San State LOOPM	Buyer Initials		Day	te/fie
Select Initials	Buyer Initials		De	te/Ti

OPERTY ADDRESS: 877 GASTI-BAO ZANE f. Have you ever had the roof replaced?		82		
If so, when? Colied Page - 2012		3.57		-
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme Explain:	ly heavy	rain, e	tc.)	
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? 3/23		Ø		
lease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	leene:			
SHINGLES BLOWN OFF DURING WINDSTORM PERFORE - DOWN	eria.			
S. LAND / DRAINAGE	N/A	YES	NO	100
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability			囱	-
2) Drainage, flooding, or grading			2	
3) Erosion		H	8	C
4) Curtisufidings or unattached structures	- 2	H	B	÷
		ш.	-	-
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?			Ħ	
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?		a		C
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	lems:			
CREEK AT REAL PROPERTY LING				
6. BOUNDARIES	M/A	YES	NO	-
a. Have you ever had a staked or pinned survey of the property performed?		B		E
b. Are you in possession of a copy of any survey of the property?	- 6	N	H	t
	- 6	B	H	t
Are the boundaries marked in any way?		104		-
Explain: STALS 5	-	·FR	-	
d. Do you know the boundaries?		围		
Explain:	-	-	- est	-
e. Are there any encroschments or unrecorded easements relating to the property?			원	_ [
Explain:			1000	_
7. WATER	14/14	113	NO	- 0
a Source of water supply: CITY S. WOODFORD WATER DIST.			-	
Are you aware of below normal water supply or water pressure?			-25	
 Has your water ever been tested? If so, attach the results or explain. 			B	
Explain:	22			
8, SEWER SYSTEM	N/A	YES	ND	- 00
a. Property is serviced by:	200	15,174.5	327.45	
Category I: Public Municipal Treatment Facility				
2. Category It: Private Treatment Facility		믐	믐	- 6
3. Category III: Subdivision Package Plant			뮤	
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)		믐		-
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite-dispersal		E		
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system.			n	Ē
7. Category VT: No Treatment/Unknown			-	
Name of Servicer:			- 54	-
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
	550			
Are you aware of any problems with the sewer system?		-	- ED	F
A bare lost seems or such branchers with the server shirtless			- 83	_
7/18/200 Page 1 of 5				
	ELASONE.		Du	8271

Please explain any deficiencies noted in this Section:		_			_
s. CONSTRUCTION / REMODELING	N	/A.	YES	NO	in.
a. Have there been any additions, structural modifications, or other alterations made?			83		
b. If so, were all necessary permits and government approvals obtained?			23		
Explain: インクィアルハ カットろ					
10. HOMEOWNERS ASSOCIATION (HOA)	M	VA.	YES	NO	-
a. 1) is the property subject to any restrictions, rules, or regulations of a Homeowners Associa	tion?			E	
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?				83	
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 assessments?	or [舒	
d. Are any features of the property shared in common with adjoining landowners, such as w fences, driveways, etc.?	ult,			启	
e. Are there any pet or rental restrictions?				43	
Explain:					
11. HAZARDOUS CONDITIONS	N	A/g	YES	NO	-
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? ρεοργώς ΤΑΝΚ, SCPTIC, UCD CI	STORA !		83		С
 Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous water contamination, asbestos, the use of urea formaldehyde, etc.) 	antha .			鹞	С
such property may present exposure to lead from lead-based paint, which may cause certain he c. Was this house built before 1978?				29	C
d. Are you aware of the existence of lead-based paint in or on this house?				20	- C
RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sul health risks, including lung cancer. The Kentucky Department for Public Health recommends rac visit chfs.ky.gov and search "radon."					
 e. 1) Are you aware of any testing for radon gas? → 1∨ ~ ₹UN5 / 2013. 			Ø		
2) If yes, what were the results? NGCATOVS		_	_	-	
f. 1) is there a radon mitigation system installed?				24	_
2) If yes, is it functioning properly?		2			
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIRES A property owner who chooses NOT to decontaminate a property used in the production of	f methamp				
written disclosure of methamphetamine contamination pursuant to IOIS 224.1-410(10) and 90				Serie	
written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 90	STATE OF STATE OF			40	- 0
written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 90 disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.				짇	
written disclosure of methamphetamine contamination pursuant to KRS 224.1-420(10) and 90 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? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain:		0		뎔	С
written disclosure of methamphetamine contamination pursuant to KRS 224.1-420(10) and 90 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? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 12. MISCELLANEOUS		U VA	YES	€Z] NO	-
written disclosure of methamphetamine contamination pursuant to KRS 224.1-420(10) and 90 disclose methamphetamine contamination is a Class D Felony under KRS 224.59-010, g. 1) is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 12. MISCELLANEOUS a. Are you aware of any existing or threatened legal action affecting this property?		0		뎔	C
written disclosure of methamphetamine contamination pursuant to KRS 224.1-420(10) and 90 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? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 12. MISCELLANEOUS	N	U VA	YES	€Z] NO	-
written disclosure of methamphetamine contamination pursuant to KRS 224.1-420(10) and 90 disclose methamphetamine contamination is a Class D Felony under KRS 224.59-010, g. 1) is the property currently contaminated by the production of methamphetamine? 2) if no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 12. MISCELLANEOUS a. Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	N	 	YES	NO SS	
written disclosure of methamphetamine contamination pursuant to KRS 224.1-420(10) and 90 disclose methamphetamine contamination is a Class D Felony under KRS 224.59-010, g. 1) is the property currently contaminated by the production of methamphetamine? 2) if no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 12. MISCELLANEOUS a. Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property	N	 	YES	NO SD SD	1

ROPERTY ADDRESS: Are you sware of any violations	of local, state, or federal	laws, codes, or ordinances relating to			-CI	D
Unis property?	The Contract of the Contract o		-	5,54	-	-
d. Are there any transferable warra	THE PERSON NAMED IN COLUMN 2 I			83		-
Explain: TEEM 155 TEE	AT/PANIT	the state of the s			200	
		ONTEXT LOXINGTON	315	-900	1	4.1
e. Has this house ever been damag	end by fire or other disast	ner ?			В	
Explain			0			
 Are you aware of the existence. 		this property?			8	E
g. Has this house ever had pots ive		AL DESTRUMENT		E		
Explain: 2 '50G 5 / 30F			400	-	-	-
h. Is this house in a historic district	or sitted on any registry	of historic graces f	U	Ц.	B	
13. ADDITIONAL INFORMATION Do you know anything else about the	manufacture of the state of the state of	d has discharged to the discourt	R/A	HIX.	NO 53	-
If yes, please provide dotals in the sp	A STATE OF THE RESIDENCE OF THE PARTY OF THE	Extra control and a single con		ш	H	
HOME OF AMERICAN A	MAYE BEEN TE	CATED FUR TERMITS	Aero	MI	on,	
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ADMOUNT ENTERNITY	A STREET AND	NOT-A	-	•		
CLUBERTIES POST C	DOICH - CAKI	100754				
- A - CAR	War War					
NEW GAPAGE DOOR	3-2019					
NEW MITH WINDOWS	- 2016					
wing room screen	door - 101)				
	cost)	n disclosed above is complete and acce				
As Seller(s) I / we hereby or knowledge and bellef. I / we agree to closing.	cost) irtify that the informatic to immediately notify b	en disclosed above is complete and accurate in writing of any changes that beco		un to	me/u	
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As Seller(s) I / we hereby or knowledge and bellef. I / we agree to closing.	cost) irtify that the informatic to immediately notify b	en disclosed above is complete and accurate in writing of any changes that beco	ene knor	un to	me/u	
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Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility.
Our representatives will always work to our highest abilities to provide successful transactions for all parties.

We Get it Done!



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