

# 731 JACKSTOWN ROAD

Paris, Kentucky

5.944 Acres



Built around the two story log section circa 1800, this attractive log and stone home exudes tons of character. Featuring approximately 6,000 square feet with five bedrooms and four and a half baths and many updates! Surrounded by horse farms and in the immediate vicinity of the new Adena Springs.

*OFFERED EXCLUSIVELY BY*



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

## FIRST FLOOR:

**Family Room**—Vaulted beam ceiling, Mexican tile floor, stone fireplace, French doors to rear deck, open to the dining room.



**Dining Room**—Hardwood floor, bar with sink and ice machine, access to second level.



**Den**—Original log section, hardwood floor, stone fireplace, beamed ceiling, exterior access.



**Kitchen**—Hardwood floor, renovated in 2003, island, built-in oven and microwave, cook top, walk-in pantry, access to stone patio.





**Office**—Wide hardwood floor, built-in bookcases, separate entrance.



**Sun Room**—Open to kitchen, hardwood floor, sky lights; French doors to patio.

**Full Bath**—Tile floor (shower only).

**Master Suite**—added in 2003, carpet, vaulted beamed ceiling, French doors to side deck, two walk-in closets.

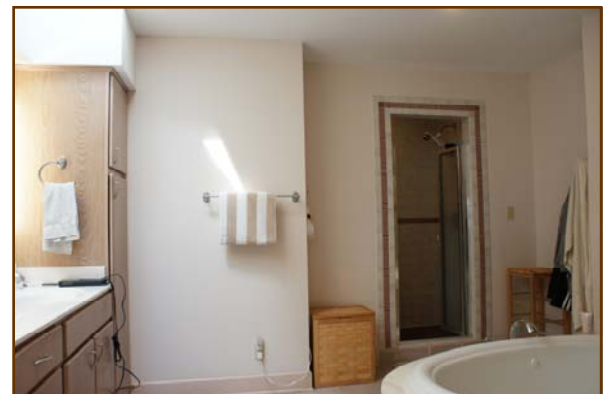
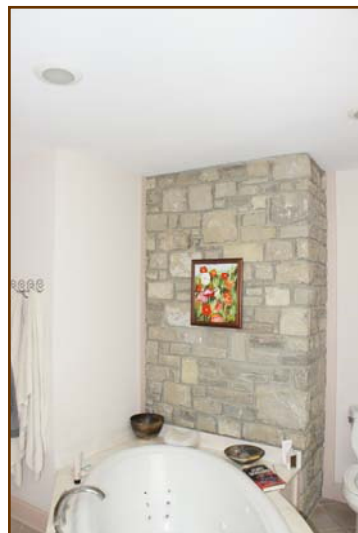
**Master Bath**—Tile floor, ceramic tile shower, whirlpool tub, double sink, sky lights.



**Powder Room**

**Laundry Room**

**Hallway to Rear Deck**



## **SECOND FLOOR:**

**Studio**—Original log section, stone fireplace, hardwood floor.

**Bedroom**—Former master, hardwood floor, two closets (one is a walk-in).

**Bedroom**—Hardwood floor.

**Bedroom/Sitting Room**—Hardwood floor.

**Full Bath** with tile floor and claw foot tub.

**Two Guest Bedrooms**—each with skylights and true Jack and Jill bathroom with Mexican tile floor.



## **ADDITIONAL FEATURES:**

- **3 Car Attached Garage**
- **30' x 24' Detached Garage**
- **Fiberglass pool** (has a leak and is sold "as-is").
- **4 Heat Pumps**
- **Circular Drive**
- **Stone Entrance**
- **Mature Setting**



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

**OFFERED EXCLUSIVELY BY**

**PRICE: \$1,095,000.**



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

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ABD-98-17

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING.

CHAIRMAN, PLANNING COMMISSION

DATE

**OWNER'S CERTIFICATE**

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS AS MY(OUR) PLAN OF LOTS FOR THIS PROPERTY.

Jim Thompson 5/1/98  
OWNER DATE

OWNER

DATE

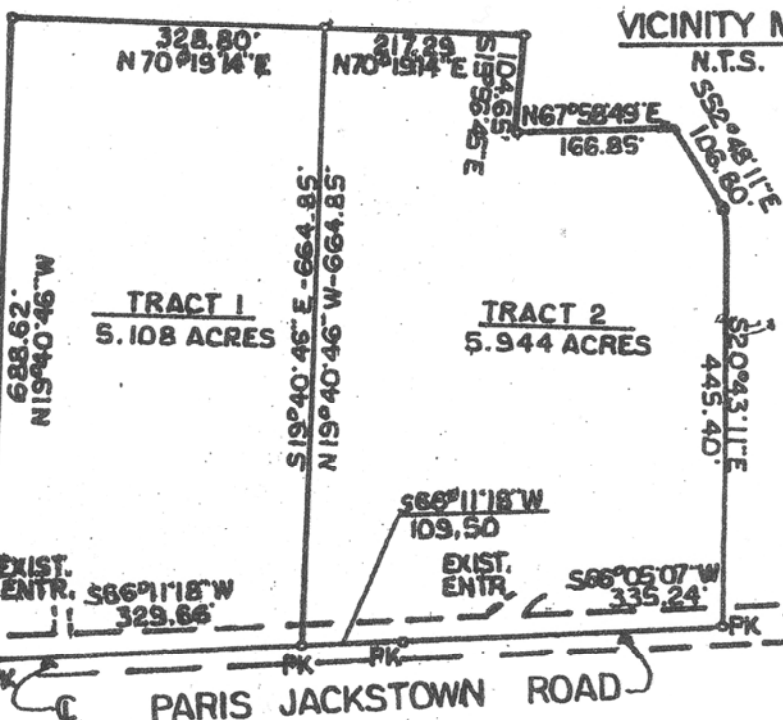


JAMES D. ROBINSON  
MB270, PG777

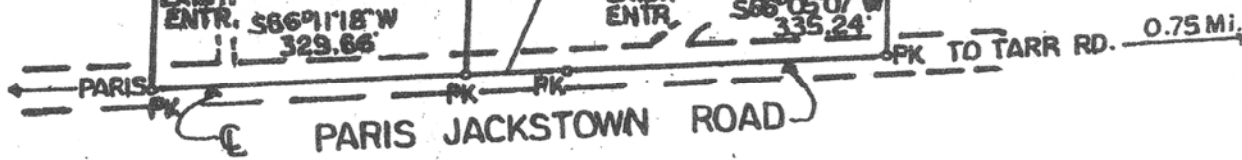
**VICINITY MAP**

N.T.S.

JASON TEACHU  
DB213, PG554



JAMES D. ROBINSON  
MB270, PG777



**NOTE:**  
ALL CORNERS MARKED BY 1/2" REBAR SET W/YELLOW ID CAP(1662) UNLESS NOTED OTHERWISE.

**ENGINEER'S CERTIFICATE**

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: 3-30-12 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 731 JACKSTOWN Road PARIS, 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)

\_\_\_\_\_ (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.

\_\_\_\_\_ (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)

BJ (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 [Signature] Date 4-1-12 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Seller [Signature] Date 4-1-12 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Agent [Signature] Date 3-30-12 Agent \_\_\_\_\_ Date \_\_\_\_\_

Property Address 731 JACKSTOWN Road, PARIS, KY 40361

**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:

JAN 1993 and ending on 3-20-12  
(date of purchase) (date of this form)

PROPERTY ADDRESS: 731 JACKSTOWN RD, PARIS, KY 40361

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 .....	—	✓	—
(h) Sump pump .....	—	✓	—
(i) Chimneys, fireplaces, inserts .....	—	✓	—
(j) Pool, hot tubs, sauna ... <u>unknown pool leak</u>	✓	—	—
(k) Sprinkler system.....	—	✓	—
(l) Heating.....age _____	—	✓	—
(m) Cooling/air conditioning.....age _____	—	✓	—

Explain: \_\_\_\_\_

**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?.....	—	✓	—
(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? <u>2011 - some moisture</u>	—	—	—
(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: some moisture in basement during heavy rains

(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) [Signature] Date/Time 3-20-12 Initials (Seller) [Signature] Date/Time 3-20-12



Property Address 731 Jackstown Road, Paris, KY 40361

	YES	NO	UNKNOWN
(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....	—	✓	—
<b>3. ROOF</b>			
(a) Age of the roof? <u>2002, 1998 + unknown</u>			
(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? <u>valley fixed 2012</u>			
(c) 1. Have you ever had any repairs done to the roof?..... <u>See above</u>	✓	—	—
2. If you have ever had the roof repaired, when was the repair performed? <u>above</u>			
(d) 1. Have you ever had the roof replaced?.....	✓	—	—
2. If you have had the roof replaced, when was the replacement performed? <u>1998 partial</u>			
(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?.....	—	✓	—
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? _____			
<b>4. LAND/DRAINAGE</b>			
(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: _____			
<b>5. BOUNDARIES</b>			
(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: _____			
<b>6. WATER</b>			
(a) 1. Source of water supply <u>city of Paris</u>			
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: _____			
<b>7. SEWER SYSTEM</b>			
(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): <u>unknown</u>			
Date of last inspection (septic): _____ Date last cleaned (septic): _____			
(c) Are you aware of any problems with the sewer system?.....	—	✓	—
Explain: _____			
<b>8. CONSTRUCTION/REMODELING</b>			
(a) Have there been any additions, structural modifications, or other alterations made?.....	✓	—	—
(b) Were all necessary permits and government approvals obtained?.....	✓	—	—
Explain: _____			
<b>9. HOMEOWNER'S ASSOCIATION</b>			
(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) [Signature] Date/Time 3-20-12

Initials (Seller) [Signature] Date/Time 3-20-12

Property Address 731 Jackstown Road, Paris KY 40361

- |   | YES                      | NO                                  | UNKNOWN                  |
|---|--------------------------|-------------------------------------|--------------------------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?.....                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain: _____  |                          |                                     |                          |

10. MISCELLANEOUS

- |  |                                     |                                     |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Was this house built before 1978? .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?.....                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) 1. Are you aware of any testing for radon gas?.....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?.....                  | <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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (g) 1. Have the house or other improvements ever been treated for wood infestation?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. If yes, when, by whom, and any warranties? _____  |                                     |                                     |                                     |
| (h) Are you aware of any existing or threatened legal action affecting this property?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?.....             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (k) Are you aware of any other conditions which are defective with regard to this property?.....                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (l) Are there any environmental hazards known to seller?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (m) Are there any warranties to be passed on?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: _____            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (o) Are you aware of the existence of mold or other fungi in the property?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (p) Has this house ever had pets living in it? ..... If yes, Explain _____   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (q) Is the property in a historic district?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 1993 (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: James Thompson Date 3-20-12 Seller: Jim Thompson Date 3-20-12

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: James Thompson Date 3-20-12

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: \_\_\_\_\_ 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 \_\_\_\_\_