

# FOR SALE

## *1055 Stoney Point Road Bourbon County, Kentucky*

**KENTUCKY.....THE HORSE CAPITAL OF THE WORLD!**



We are pleased to offer this beautiful one of a kind property with 5,629 sqft residence, 2.2 acre stock pond, frontage on Stoner Creek, on 12 acres, a very nice workshop/equipment bldg and much more! The residence features include, first floor master suite, hardwood floors, spacious kitchen with island and stainless appliances, second floor bedrooms with large closets, partial finished basement with a large walk-in safe/gunroom, large garage, all in excellent condition. Other property features include, a 2.2 acre pond stocked with mature bass, catfish, crappie, and bluegill, along with a dock, aerators and fish feeders. The equipment bldg is 40' x 5' with concrete floor and a 10' x 10' heated office. The asphalt roadways are impeccable, the lawn and landscaping are mature and manicured, all situated on Stoner Creek adjacent to historic Xalapa Farm and near Stone Farm and Resting Acres. This is a really special property for a family of sportsmen.

***Listing Price: \$749,000***



**TOM BIEDERMAN, BROKER**  
**859.312.0606**

**859.277.2030**  
1076 WELLINGTON WAY  
LEXINGTON, KY 40513

**BIEDERMANREALESTATE.COM**





Beautiful entry with  
gorgeous archways

Formal Living Room  
with vaulted ceilings  
and cozy fireplace







Formal Dining Room with beautiful crown moulding detail

Home office with built-in bookcases



Breakfast area





Gourmet Kitchen  
with Granite



Stainless appliances  
and large gas  
cooktop



Large deck with  
beautiful view  
of the pond



First Floor Master  
Bedroom & Bathroom





3 ensuite  
upstairs bedrooms



Finished walk-out  
basement



---

Gun room

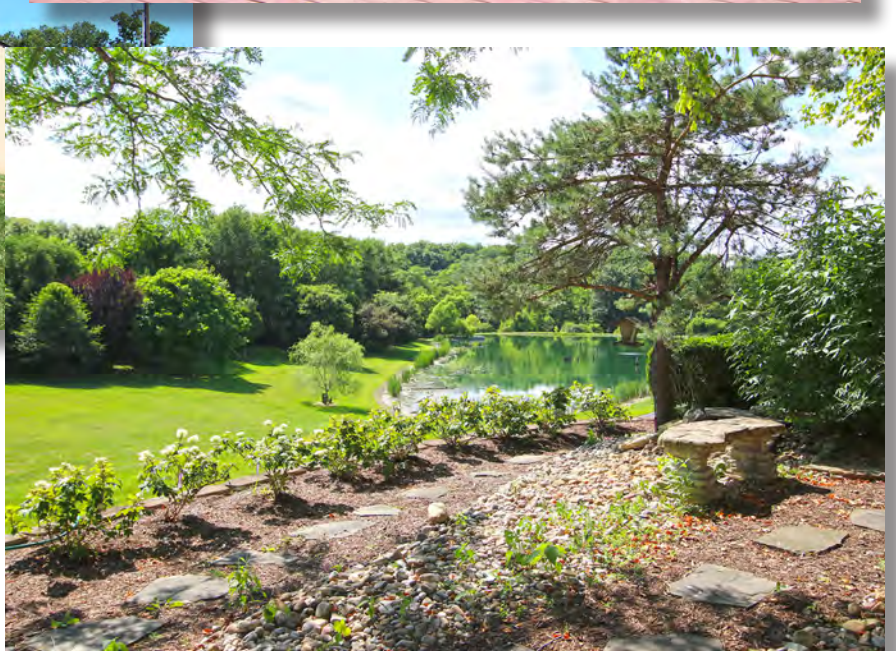


2.2 acre stocked pond  
with dock, aerators  
and fish feeders



40' x 50' Equipment Building,  
with 10' x 10' heated office

---





PROPERTY ADDRESS:

1055 Stoney Point Rd.

**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 written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

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 the property on 11/10/01, and ending on 7/3/19.  
 (Date of purchase) (Date of this form)

PROPERTY ADDRESS: 1055 Stoney Point Rd.

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she 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 disclosure form shall not be a warranty by the seller or seller's 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, 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 owned 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 real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The 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 real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "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 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.

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	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(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 .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <span style="border: 1px solid black; display: inline-block; width: 400px; height: 20px; vertical-align: middle;"></span>				

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? .....				
(e) Have you ever had any repairs done to the basement? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed? .....				
Explain: _____				

Initials (Seller) RR Date/Time 7/3/2019 Initials (Buyer)  Date/Time \_\_\_\_\_ Form M105 revised 3/2016 Page 1 of 4



PROPERTY ADDRESS:

1055 Stoney Point Rd.

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

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

☐ ☐ ☒ ☐**3. ROOF**

N/A YES NO UNKNOWN

(a) Age of the roof covering? 1 year

(b) 1. Has the roof leaked at any time since you have owned or lived at 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?.....

(d) 1. Have you ever had the roof replaced?.....

☐ ☒ ☐ ☐2. If you have had the roof replaced, when was the replacement performed? july 2018

(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 covering?

☐ ☐ ☒ ☐

2. If yes, when was the repair performed?.....

Explain:.....

**4. LAND/DRAINAGE**

N/A YES NO UNKNOWN

(a) Any soil stability problems?.....

☐ ☐ ☒ ☐

(b) Has the property ever had a drainage, flooding, or grading problem?.....

☐ ☐ ☒ ☐

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....

☐ ☐ ☒ ☐

If yes, what is the flood zone?.....

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? .....

☐ ☒ ☐ ☐

Explain:.....

**5. BOUNDARIES**

N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property?.....

☐ ☒ ☐ ☐

2. Are the boundaries marked in any way?.....

☐ ☒ ☐ ☐

3. Do you know the boundaries? If yes, provide description below.....

☐ ☒ ☐ ☐

Explain:.....

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? .....

☐ ☐ ☒ ☐

Explain:.....

**6. WATER**

N/A YES NO UNKNOWN

(a) 1. Source of water supply judy water

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, provide results below.....

☐ ☐ ☒ ☐

Explain:.....

**7. SEWER SYSTEM**

N/A YES NO UNKNOWN

(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 ("Home Package Plant")

☐ ☒ ☐ ☐

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal

☐ ☐ ☒ ☐

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster

☐ ☐ ☒ ☐

treatment system.....

☐ ☐ ☒ ☐

7. Category VII. No Treatment/Unknown.....

☐ ☐ ☒ ☐

Name of Servicer (if known):.....

(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:.....

Initials (Seller)

Date/Time 7/3/2019

Initials (Buyer)



Date/Time

Form M105 revised 3/2016

Page 2 of 4



PROPERTY ADDRESS:

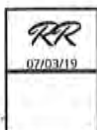
1055 stoney point Rd.

8. **CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN
- (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** N/A YES NO UNKNOWN
- (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... ☐ ☐ ☒ ☐
2. If yes, what is the yearly assessment? \$ \_\_\_\_\_
3. Homeowner's Association Name: \_\_\_\_\_
- HOA Primary Contact Name: \_\_\_\_\_
- HOA Primary Contact Phone No. \_\_\_\_\_
- (b) Are you aware of any condition that 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** N/A YES NO UNKNOWN
- (a) Was this house built before 1978? ..... ☐ ☐ ☒ ☐
- (b) Are you aware of any use of urea formaldehyde, 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 there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... ☐ ☐ ☒ ☐

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

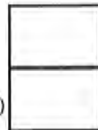
A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?..... ☐ ☐ ☒ ☐
- (g) Are you aware of any damage due to wood infestation?..... ☐ ☐ ☒ ☐
- (h) 1. Has the house or other improvements ever been treated for wood infestation? ☐ ☐ ☒ ☐
2. If yes, when, by whom, and any warranties? \_\_\_\_\_
- (i) Are you aware of any existing or threatened legal action affecting this property?..... ☐ ☐ ☒ ☐
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?..... ☐ ☐ ☒ ☐
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... ☐ ☐ ☒ ☐
- (l) Are you aware of any other conditions that are defective with regard to this property?..... ☐ ☐ ☒ ☐
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? ..... ☐ ☐ ☒ ☐
- (n) Are there any warranties to be passed on?..... ☐ ☒ ☐ ☐
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? ☐ ☐ ☒ ☐
- If yes, please explain: \_\_\_\_\_
- (p) Are you aware of the existence of mold or other fungi on the property?..... ☐ ☐ ☒ ☐
- (q) Has this house ever had pets living in it? ..... ☐ ☐ ☒ ☐
- If yes, Explain \_\_\_\_\_
- (r) Is the property in a historic district?..... ☐ ☐ ☒ ☐



Initials (Seller)

Date/Time 7/3/2019



Initials (Buyer)

Date/Time \_\_\_\_\_

Form M105 revised 3/2016

Page 3 of 4



PROPERTY ADDRESS: 1055 Stoney Point Rd.

**SPACE FOR ADDITIONAL INFORMATION**

---

---

---

---

---

---

---

---

---

---

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Seller Date

Seller Date

\*\*\*\*\*  
THE REAL ESTATE AGENT NAMED HERE, \_\_\_\_\_, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS 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 REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: Richard Roy dotloop verified  
07/03/19 7:36 AM EDT  
MX1M-UG5Q-W8CQ-DJEC  
Date: \_\_\_\_\_

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

\*\*\*\*\*  
THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent:

Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer Date

Buyer Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Seller)  RR  
07/03/19 Date/Time \_\_\_\_\_

Initials (Buyer)  Date/Time \_\_\_\_\_





***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!***

BIEDERMAN  
REAL ESTATE • AUCTIONEERS

---

**WWW.BIEDERMANREALESTATE.COM**

1076 Wellington Way . Lexington, KY . 40513  
(859)277-2030