



5007 Lupreese Lane
1.253 Acres | Woodford County
\$1,200,000

Offered Exclusively By:

KIRKPATRICK & Co.



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This serene one-owner brick residence is nestled on a private road backing to a horse farm.

The attractive façade and columns beckon visitors to the front porch and its charming filigreed door. The home's undeniable charm lies in its warmth, created by the abundant sunlight flowing through its many windows & warm, fine woodwork across the home.

Design details reflect a Craftsman style with inlaid hardwood floors and artful stained-glass windows. The floor plan balances appealing open spaces with distinct rooms for a gracious lifestyle. The primary level includes living and family rooms (each with a fireplace), dining room, den, large eat-in kitchen with two ovens, utility room and half bath. Of special appeal is the inviting sunroom with views of the gardens and manicured yard. Two first-floor primary bedrooms share a spa-like bath. An enclosed breezeway includes a mud room with ample storage leading to the oversized garage.

On the second level is a large bedroom, full bath, & a bonus room perfect for a home office. The verdant +/-1.253 acre lot is enhanced by contemplative, Asian-inspired gardens complete with a pagoda-like mini gazebo perfect for two.

Situated in the charming LuPreese neighborhood, this Woodford County gem is convenient to Lexington & Midway. From its desirable location to its impeccable craftsmanship, this is a very special opportunity in the heart of the Bluegrass.







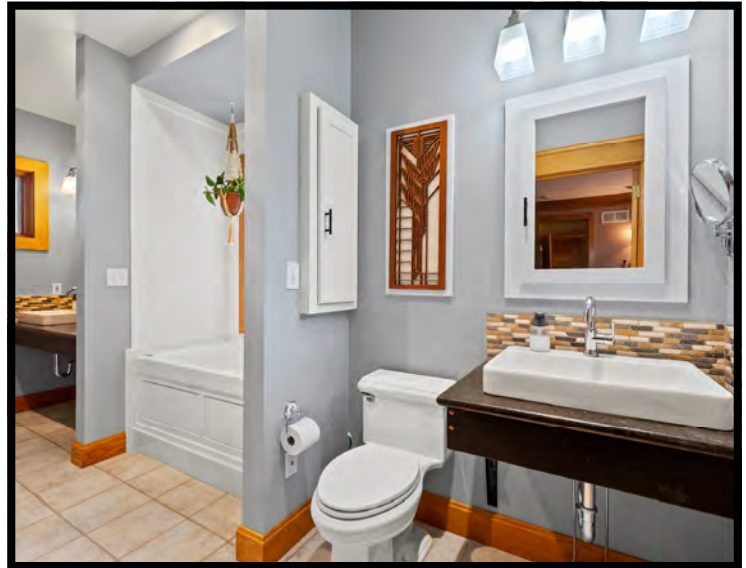






All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.











SKETCH ADDENDUM

Intended User Hannah Emig, Realtor

Property Address 5007 Lupreese Lane

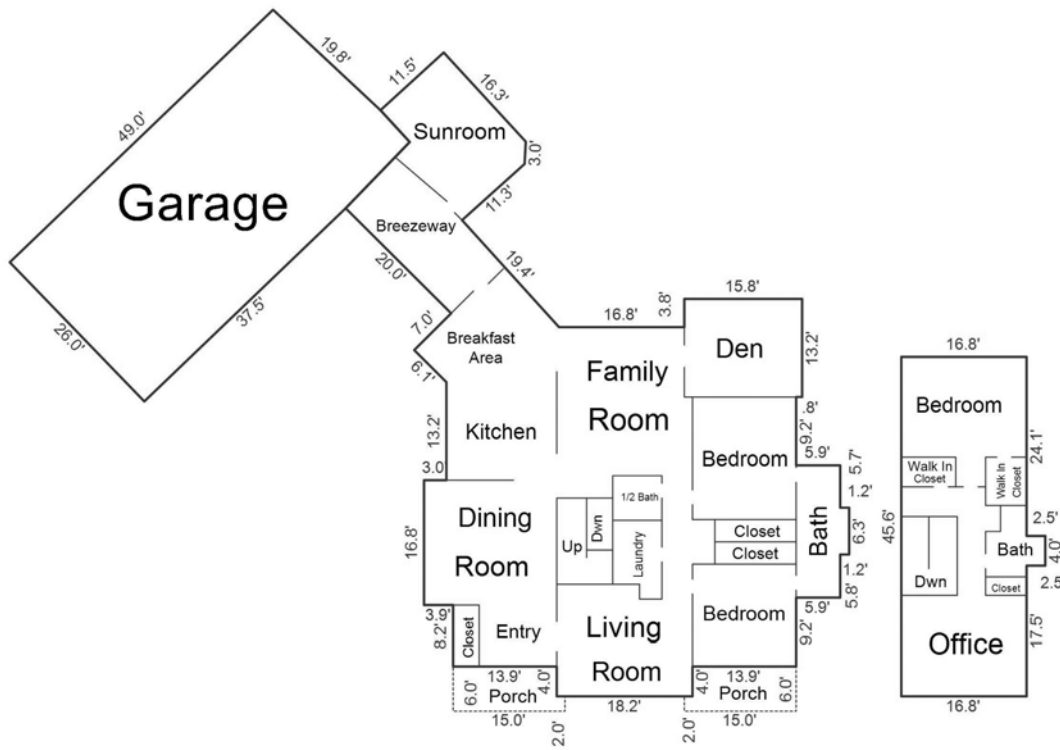
City Versailles

County Woodford

State KY

Zip Code 40383

Client Hannah Emig c/o Kirkpatrick & Co



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	2956.1	312.7	2956.1	First Floor		18.2 x	4.0 =	72.8
GLA2	Second Floor	1.0	776.1	129.8	776.1			6.3 x	1.2 =	7.6
GAR	Garage	1.0	1286.7	150.4	1286.7			17.8 x	5.9 =	105.0
P/P	Porch	1.0	85.6	42.0				11.5 x	5.8 =	66.7
	Porch	1.0	85.6	42.0	171.2			32.6 x	7.4 =	241.2
							0.5 x	11.0 x	5.5 =	30.3
							0.5 x	14.7 x	7.4 =	54.1
							0.5 x	9.8 x	4.9 =	23.8
								7.0 x	6.1 =	42.7
							0.5 x	3.2 x	0.2 =	0.4
							0.5 x	17.1 x	1.1 =	9.6
								12.2 x	3.2 =	38.7
							0.5 x	1.6 x	0.8 =	0.6
							0.5 x	2.8 x	1.4 =	1.9
							0.5 x	2.1 x	1.0 =	1.1
								2.8 x	1.6 =	4.3
Net LIVABLE				(rounded)	3,732	23 addl items				
						39 total items			(rounded)	3,732

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

5007 Lupreese Lane

City	State	Zip
Versailles	KY	40383

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	N/A	YES	NO	UN- KNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time:	☐	☒	☐	☐
b. List the date (month / year) you purchased the house. We built the house March 2021 thru January 2022				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain: Individuals				
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: We built the house beginning 3/21 and completing 1/22.				


Seller Initials _____ Date/Time _____

Seller Initials _____ Date/Time _____

Buyer Initials _____ Date/Time _____

Buyer Initials _____ Date/Time _____

PROPERTY ADDRESS: 5007 Lupreese Lane Versailles, Kentucky 40383

2. HOUSE SYSTEMS		N/A	YES	NO	UN- KNOWN
Whether or not they have been corrected, state whether there have been problems affecting:					
a.	Plumbing	☐	☐	☒	☐
b.	Electrical system	☐	☐	☒	☐
c.	Appliances	☐	☐	☒	☐
d.	Ceiling and attic fans	☐	☐	☒	☐
e.	Security system	☒	☐	☐	☐
f.	Sump pump	☐	☒	☐	☐
g.	Chimneys, fireplaces, inserts	☐	☐	☒	☐
h.	Pool, hot tub, sauna	☒	☐	☐	☐
i.	Sprinkler system	☒	☐	☐	☐
j.	Heating system	age of system: 13 years	☐	☐	☒
k.	Cooling/air conditioning system	age of system: 13 years	☐	☐	☒
l.	Water heater	age of system: 23 years	☐	☐	☒
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:					
Sump pump wore out and failed to function. We replaced it in early 2025.					

3. BUILDING STRUCTURE		N/A	YES	NO	UN- KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:					
1)	The foundation or slab	☐	☐	☒	☐
2)	The structure or exterior veneer	☐	☐	☒	☐
3)	The floors and walls	☐	☐	☒	☐
4)	The doors and windows	☐	☐	☒	☐
b.	1) Has the basement ever leaked?	☒	☐	☐	☐
	2) If so, when did the basement last leak? There is no basement; there is only a storm cellar.				
	3) Have you ever had any repairs done to the basement?	☒	☐	☐	☐
	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?	☐	☐	☒	☐
d.	Are you aware of any damage to wood due to moisture or rot?	☐	☐	☒	☐
e.	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?	☐	☐	☒	☐
f.	Are you aware of any damage due to wood infestation?	☐	☐	☒	☐
	1) Has the house or any other improvement been treated for wood infestation?	☒	☐	☐	☐
	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:					
The earth under the foundation was pretreated for any current or future infestation at the time of construction under the auspices of the builder, Mac Crawford. No subsequent infestation or damage to the structure has ever occurred.					

4. ROOF		N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? Age of the roof if known: 23 years	☐	☒	☐	☐
b.	Has the roof leaked at any time since you have owned or lived at the property?	☐	☐	☒	☐
c.	Has the roof leaked at any time before you owned or lived at the property?	☒	☐	☐	☐
d.	When was the last time the roof leaked?				
e.	Have you ever had any repairs done to the roof?	☐	☐	☒	☐

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Seller Initials	Date/Time
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Buyer Initials	Date/Time
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Buyer Initials	Date/Time

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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?	☐	☐	☒	☐
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:				
5. LAND / DRAINAGE	N/A	YES	NO	UN- KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	☐	☐	☒	☐
2) Drainage, flooding, or grading	☐	☐	☒	☐
3) Erosion	☐	☐	☒	☐
4) Outbuildings or unattached structures	☒	☐	☐	☐
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	☐	☐	☒	☐
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?	☐	☐	☒	☐
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:				
6. BOUNDARIES	N/A	YES	NO	UN- KNOWN
a. Have you ever had a staked or pinned survey of the property performed?	☐	☐	☒	☐
b. Are you in possession of a copy of any survey of the property?	☐	☒	☐	☐
c. Are the boundaries marked in any way?	☐	☒	☐	☐
Explain: Metal rods detectable with a metal detector.				
d. Do you know the boundaries?	☐	☒	☐	☐
Explain: Our agent has an official plat of the property.				
e. Are there any encroachments or unrecorded easements relating to the property?	☐	☐	☒	☐
Explain:				
7. WATER	N/A	YES	NO	UN- KNOWN
a. Source of water supply: Kentucky American				
b. Are you aware of below normal water supply or water pressure?	☐	☐	☒	☐
c. Has your water ever been tested? If so, attach the results or explain.	☐	☒	☐	☐
Explain: Kentucky American probably tests. We have no record, however, of any results.				
8. SEWER SYSTEM	N/A	YES	NO	UN- KNOWN
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, 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	☒	☐	☐	☐
Name of Servicer: Hogue Septic & Pumping; Martin's Sanitatin Service				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic): Fall 2024		Date last cleaned (septic): Fall 2024		
c. Are you aware of any problems with the sewer system?	☒	☐	☐	☐

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Buyer Initials _____ Date/Time _____	Buyer Initials _____ Date/Time _____
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PROPERTY ADDRESS: 5007 Lupreese Lane Versailles, Kentucky 40383

Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING

- a. Have there been any additions, structural modifications, or other alterations made? N/A YES NO UN-
KNOWN
- b. If so, were all necessary permits and government approvals obtained? ☐ ☒ ☐ ☐
- Explain: Permits for sunporch addition were obtained from Woodford Co. government ☐ ☒ ☐ ☐

10. HOMEOWNERS ASSOCIATION (HOA)

- a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? N/A YES NO UN-
KNOWN
- 2) If yes, what is the annual or monthly assessment? \$600.00 per month year ☐ ☒ ☐ ☐
- 3) HOA Name: Lupreese Place Property Owners Assoc., Inc.  
- HOA Primary Contact Name: James Williams, President
- HOA Primary Contact Phone No. and email address: (301) 455-1918 jbwill32@gmail.com
- b. Is the property a condominium? ☐ ☐ ☒ ☐
- 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? ☐ ☐ ☒ ☐
- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? ☐ ☒ ☐ ☐
- 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? N/A YES NO UN-
KNOWN
- b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) ☐ ☐ ☒ ☐

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? ☐ ☐ ☒ ☐
- d. Are you aware of the existence of lead-based paint in or on this house? ☐ ☐ ☒ ☐

RADON DISCLOSURE REQUIREMENTRadon 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? ☐ ☒ ☐ ☐
- 2) If yes, what were the results? Below 4
- f. 1) Is there a radon mitigation system installed? ☐ ☐ ☒ ☐
- 2) If yes, is it functioning properly? ☒ ☐ ☐ ☐

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? ☐ ☐ ☒ ☐
- 2) If no, has the property been professionally decontaminated from methamphetamine contamination? ☒ ☐ ☐ ☐
- Explain: This property is a one owner property NEVER contaminated by meth.

12. MISCELLANEOUS

- a. Are you aware of any existing or threatened legal action affecting this property? N/A YES NO UN-
KNOWN
- b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)? ☐ ☐ ☒ ☐

Seller Initials  Date/TimeSeller Initials  Date/Time

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KREC Form 402 12/2022

Buyer Initials  Date/TimeBuyer Initials  Date/Time

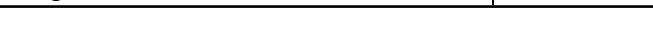
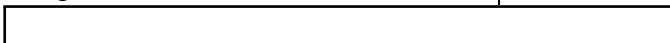
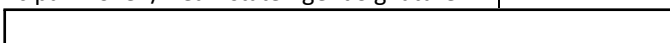
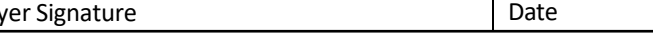
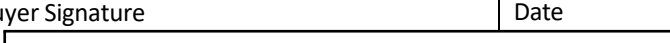
PROPERTY ADDRESS: 5007 Lupreese Lane Versailles, Kentucky 40383

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: Bath Fitters lifetime warranty on primary first floor shower (2023)					
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: One or two cats lived here periodically; none have lived here in the last 18 months.					
h.	Is this house in a historic district or listed on any registry of historic places?	☐	☐	☒	☐
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.					

The fire hydrants and the road are owned & maintained by the HOA Association and covered by the annual dues.

All fences (on both sides and across the back) are owned and maintained by those property owners. No fences are the property of 5007 Lupreese Lane.

PLEASE SEE ATTACHED FOR SPECIAL INFORMATION RE: 5007 LUPREESE.

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		Date	
			
☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (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		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	
			
☐ 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	
			
The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.			
Buyer Signature		Date	
			

	
Seller Initials	Date/Time
	
Seller Initials	Date/Time

	
Buyer Initials	Date/Time
	
Buyer Initials	Date/Time

**SPECIAL INFORMATION REGARDING
5007 LUPREESE LANE VERSAILLES, KENTUCKY 40383
PER OWNER**

- All woodwork is native Kentucky white oak
- All exterior walls are 2X6 studs
- All insulation in exterior 2X6 walls is R19
- Complete weatherization by Kentucky Utilities (for example: foamed around all exterior electrical boxes on exterior walls)
- Brick is imported Quebec, Canada, Alba Brick solids (translation: no interior holes in brick)
- Most windows and doors treated with 3M window film—blocks up to 99% of the sun's UV rays to prevent fading
- Plumbed for central vac system
- 16kW natural gas powered auxiliary generator (not whole house)
- Geothermal heating and cooling
- Lupreese neighborhood wired for cable
- TV on sun porch will remain
- Chest freezer & refrigerator in garage are negotiable

Non Conveyed Items

Key rack in breezeway; washer/dryer; 2 wall mounted nightstands; antique telephone attached to family room wall; lace curtains on 2nd floor.

James Edgar Hoskins Jr.
dotloop verified
04/30/25 5:05 PM EDT
HBUM-HJY8-0WZE-DI8T

SELLER

BUYER

Mary Sue Hoskins
dotloop verified
04/30/25 5:03 PM EDT
ATGR-LTHY-6EIJ-SKK6

SELLER

BUYER