

453 Spencer Park

Lexington | Fayette County

$539,000

Offered Exclusively By:

KIRKPATRICK & CO.

Robin Owens | Agent
+1 .615.838.5203
www.kirkfarms.com
hicksro@mac.com



This immaculate ranch home features an open floor plan, on a full walk out basement. The home has a beautifully updated kitchen with breakfast room, designated dining room, living room with vaulted ceilings and an inviting wall of windows.

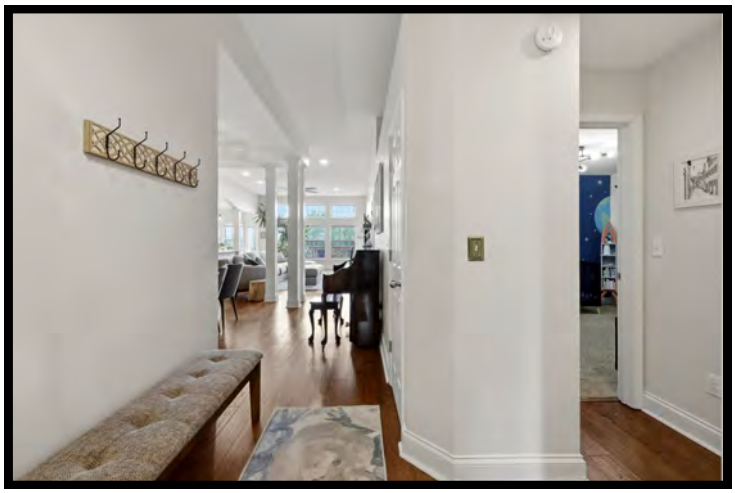
Primary ensuite has coffered ceilings, large walk-in closet, soaking tub, separate shower and double vanities. Two more bedrooms, a full bathroom, laundry room with utility sink and an oversize 2-car garage (extended an extra 2 feet, to include plenty of storage) finish out the main level.

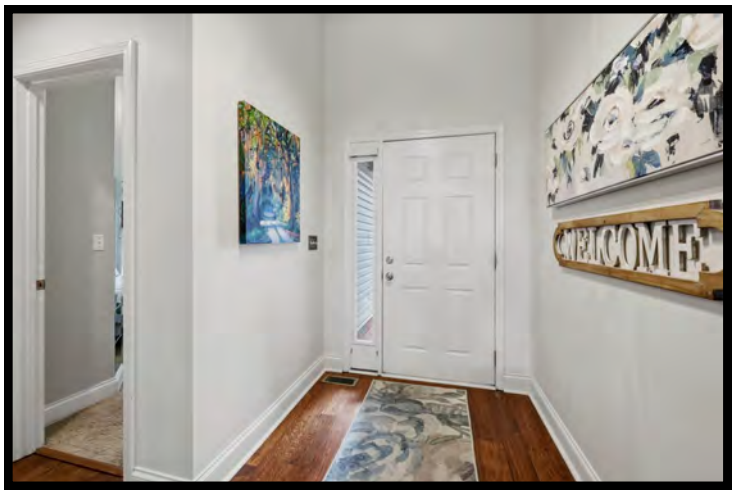
Walk downstairs to beautifully custom crafted sliding doors hiding a generous storage closet, an optional 4th bedroom (currently being used as an indoor play room), a flex-room, complete with custom bar with ice maker/beverage cooler, specialty lighting and 10' ceilings. The pool table stays! Additionally there is 442-sq-ft of storage space (currently used for golf simulator, podcast space and storage).

Walk outside to the patio, fully privacy fenced back yard and new deck!




WELCOME




WELCOME





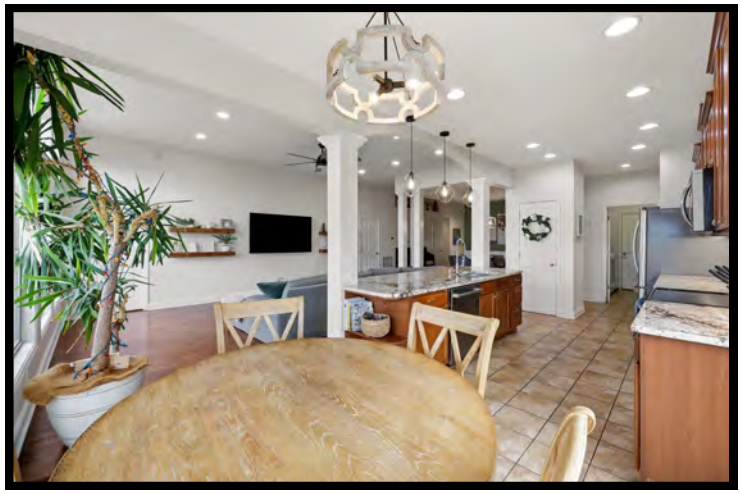




















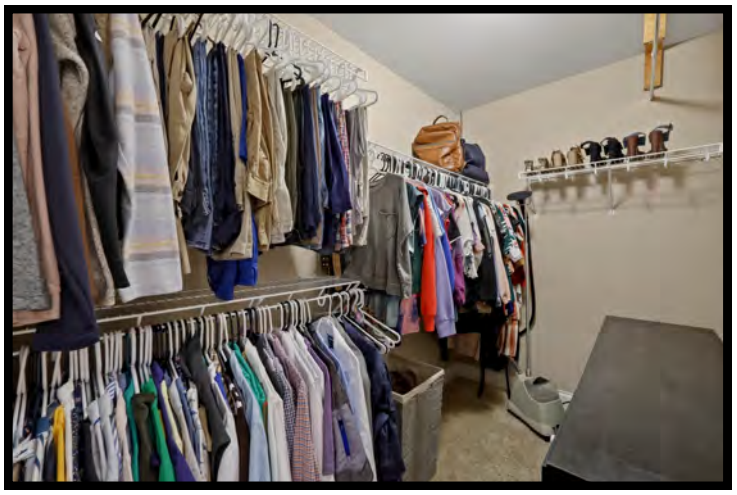












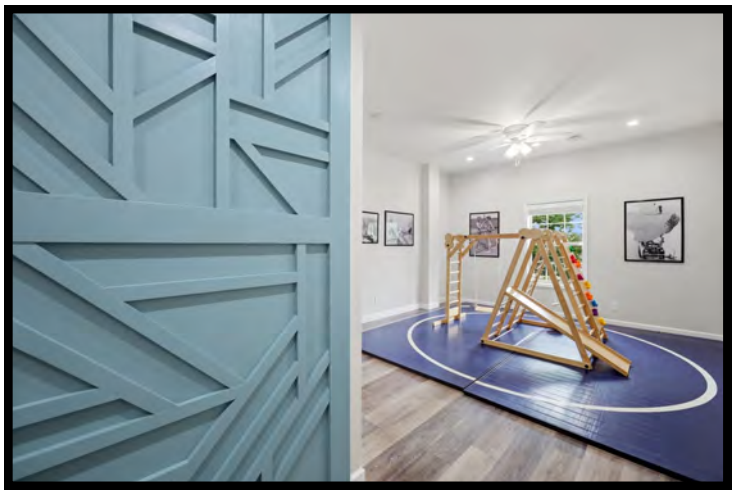

DAX



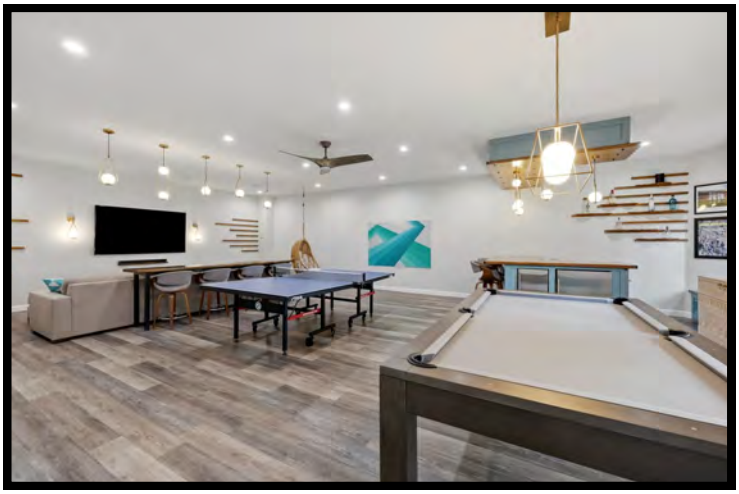



BOONE












WINNER




GAME ON


RIBERY
22
20













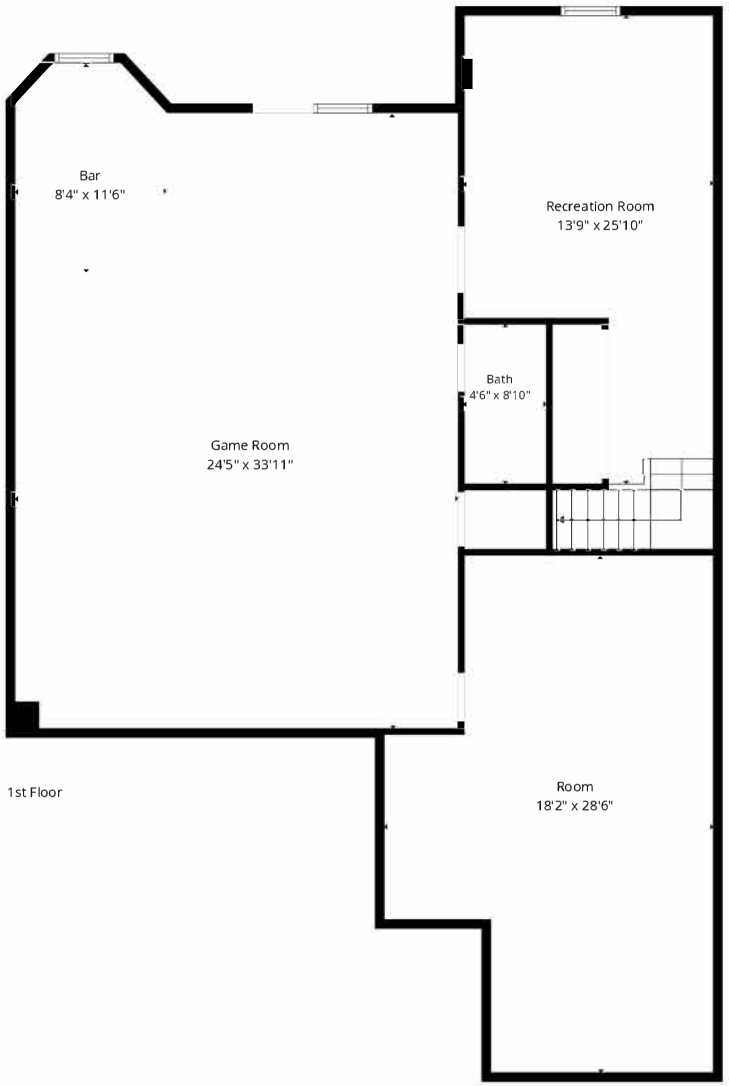


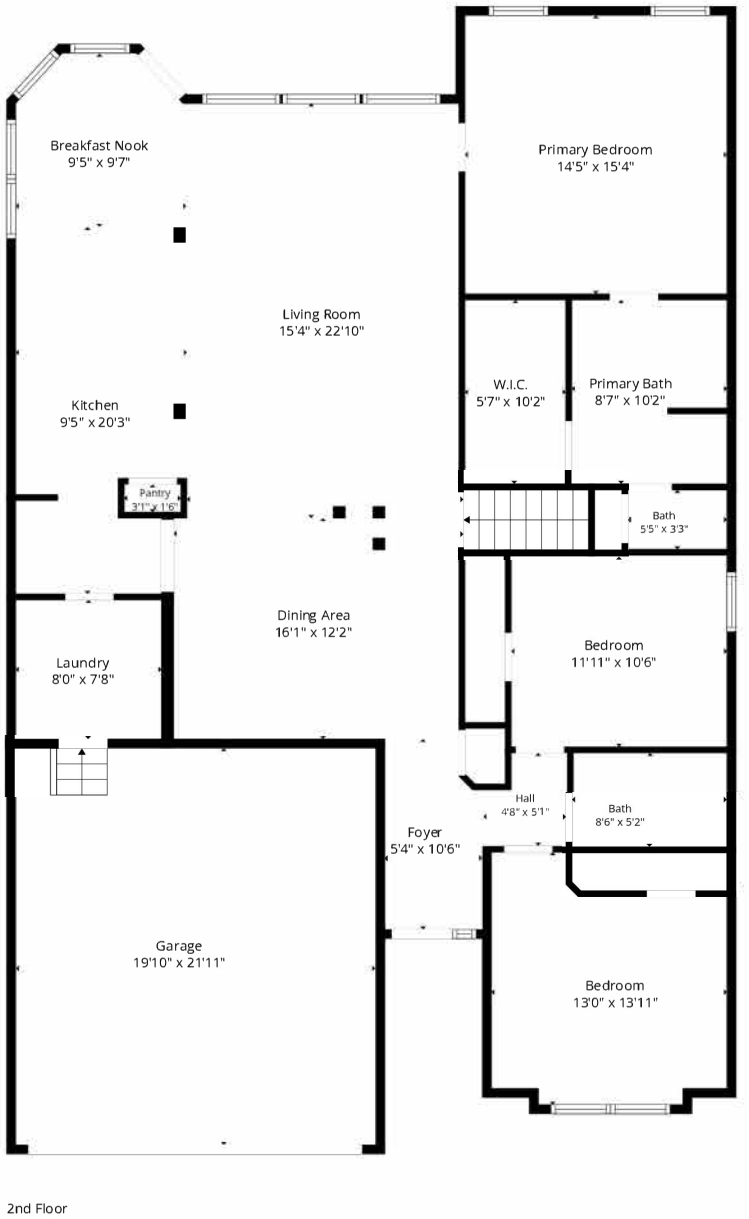






All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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.





453 Spencer Park, Lexington, KY

TOTAL: 3050 sq. ft

1st floor: 1268 sq. ft, 2nd floor: 1782 sq. ft

EXCLUDED AREAS: ROOM: 424 sq. ft, GARAGE: 435 sq. ft, WALLS: 226 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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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		
453 Spencer Park		
City	State	Zip
Lexington	KY	40515

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: 6 years and 3 months	☐	☑	☐	☐
b.	List the date (month / year) you purchased the house. April 2020				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: Individual				
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:				

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2. HOUSE SYSTEMS					
Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO	UN-KNOWN
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: 3 years	☐	☑	☐	☐
k. Cooling/air conditioning system	age of system: 3 years	☐	☑	☐	☐
l. Water heater	age of system: 16 years	☐	☐	☑	☐

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

HVAC system failed June 2023 and was replaced with a new HVAC system.

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?				
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:

4. ROOF	N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? Age of the roof if known: 16 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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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: Survey pins exist				
d.	Do you know the boundaries?	☐	☑	☐	☐
	Explain: Survey pins in front, fenced in yard in back				
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: Public (Kentucky American Water)				
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:				

8. SEWER SYSTEM		**N/A**	**YES**	**NO**	**UN-KNOWN**
a.	Property is serviced by: Public (City of Lexington / LEXserv)				
	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: LEXserv				
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?	☐	☐	☑	☐

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Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN-KNOWN
a. Have there been any additions, structural modifications, or other alterations made?	☐	☐	☑	☐
b. If so, were all necessary permits and government approvals obtained?	☐	☐	☐	☐
Explain:				

10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	UN-KNOWN
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	☐	☑	☐	☐
2) If yes, what is the annual or monthly assessment? $225 annually				
3) HOA Name: Alpha Association Management				
HOA Primary Contact Name: Jane Best-Corey				
HOA Primary Contact Phone No. and email address: 606-521-1488				
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: Short term rental restriction				

11. HAZARDOUS CONDITIONS	N/A	YES	NO	UN-KNOWN
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	☐	☐	☑	☐
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 REQUIREMENT				
Radon 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? Previous owners tested, unsure of exact results. Radon mitigation system installed 2020.				
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:				

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

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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:				
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: Hypoallergenic dog, Airedale Terrier				
h.	Is this house in a historic district or listed on any registry of historic places?	☐	☐	☑	☐

13. ADDITIONAL INFORMATION	**N/A**	**YES**	**NO**	**UN-KNOWN**
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.

-In the master bathroom, a faulty shower head previously sprayed water toward the wall , causing localized peeling of the drywall tape and paint. The shower head has been replaced, the issue has been corrected, and no further problems have occurred. The cosmetic paint repair has not been completed.
-One window (window to the right of the deck door) does not remain open on its own. It opens normally but will not stay in the open position unless propped.
-One brick in the front walkway is loose.
-Replaced all internal components in the upstairs hallway toilet (2022) and the primary bathroom toilet (2024) to resolve inconsistent flushing.

Improvements:
-In September 2024, the deck was rebuilt using new pressure-treated pine lumber of the same design and dimensions as the original deck. Footers for the deck landing were improved to 4x6 and cemented in 2 ft. The existing 6x6 support posts were retained.
-In January 2024, the kitchen was remodeled with new granite countertops, a new dishwasher, under-cabinet lighting, pendant lights above the sink, and a new garbage disposal.
-In January 2026, dryer vent was professionally cleaned.

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	Seller Signature	Date
Shannon Marie Headley dotloop verified 07/09/26 11:59 AM EDT UWJB-UVQS-XST6-54TF		Garrison Lee Headley dotloop verified 07/09/26 12:22 PM EDT BQH6-VIHN-FSXX-XGZE	

☐ **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	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	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	Date

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.

Buyer Signature	Date	Buyer Signature	Date