

341 Meadow Valley Road

Lexington | Fayette County

$399,000

Offered Exclusively By:

KIRKPATRICK & CO.

Hannah Emig | Agent
+1 .859.221.8055
www.KirkFarms.com
Hannah@KirkFarms.com





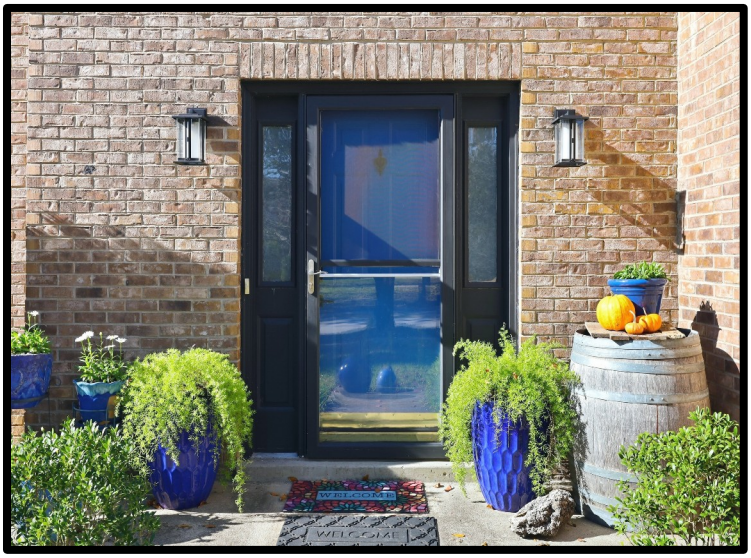
Park views, thoughtfully updated interiors, and an established garden distinguish this four-bedroom, two-and-a-half-bath home with direct access to Masterson Station Park.

Separate living and dining rooms offer flexibility for entertaining and everyday living, while the bright, fully renovated kitchen opens to a welcoming family room with a fireplace and built-in shelving and cabinetry. A large island, updated appliances, and a farmhouse sink beneath an expansive window bring both function and natural light to the kitchen. Interior improvements include updated paint and luxury vinyl plank flooring throughout.

Outdoors, mature trees frame generous front and back lawns, complemented by colorful perennials, a shady fern garden, raised beds, and fruit trees. The covered, screened-in patio and paver patio provide space for morning coffee, outdoor dining, and evening sunsets.

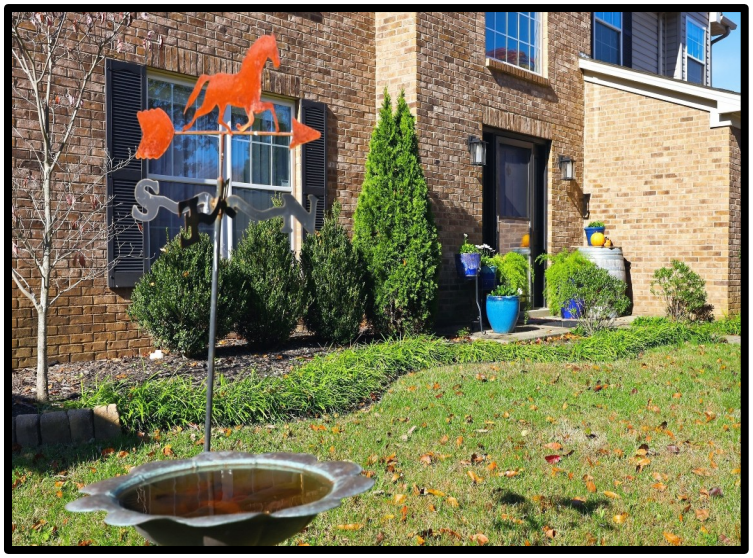
Three storage sheds and a two-car garage with cabinets and shelving offer ample room for tools, gardening supplies, and seasonal storage. Coordinated paint on the shutters, garage door, and front door adds a cohesive finishing touch.

Conveniently located near downtown Lexington, Gatton Park, and the Distillery District.


WELCOME























































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.

















































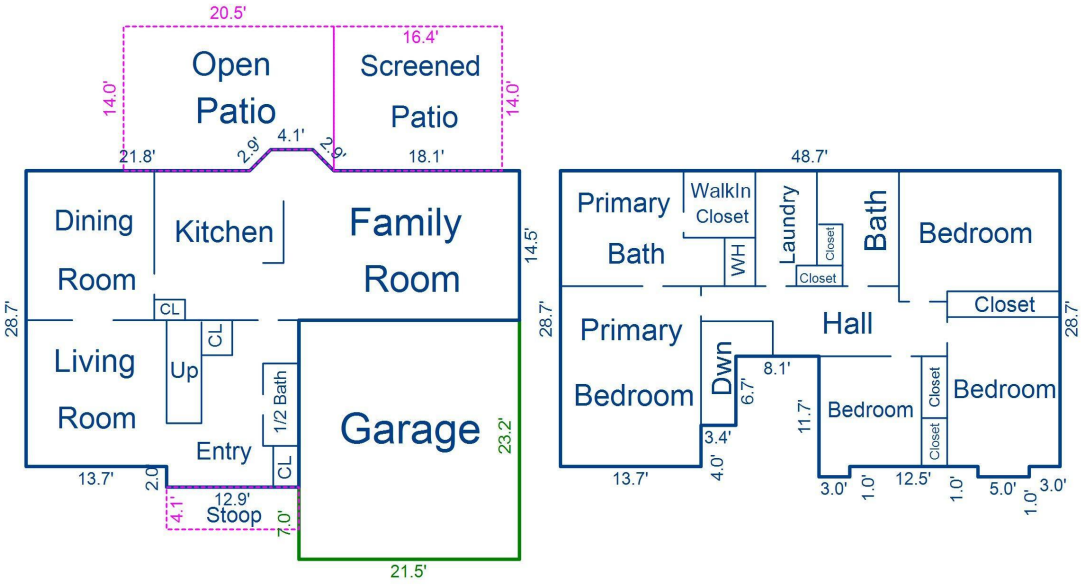
341 Meadow Valley Road Lexington KY 40511
Improvements Per Owner

Date	Description
5/18/22	New flooring - stairwell and 2nd floor
6/2/22	Interior paint
9/26/22	Dogwood tree
10/24/22	Tree fertilizing - weeping cherry
11/23/22	Tree trimming - elderberry and pear
12/9/22	Interior paint - kitchen
12/31/22	Three outdoor Sheds
1/9/23	Interior paint - kitchen final
1/23/23	Kitchen Remodel
7/22/22	Kitchen Remodel appliances
2/7/23	Downstairs flooring
12/20/22	Kitchen tile
	Kitchen and bath lighting fixtures
11/2/22	Garage door opener replaced
3/29/24	Expanded back patio with pavers
2/23/23	Apple x2, Saturn peach, blackberry
March	Compost for raised beds
April	Vermiculite for raised beds
10/5/23	Planted 2 holly bushes at front door
2/3/24	Garden soil x4
2/8/24	Replaced exterior lights x4
2/20/24	Radon fan replaced and exhaust pipe lengthened
3/23/34	Raised bed supplies (2 new raised beds)
3/29/24	Planted tulip poplar and additional tree In front
May 2025	Painted garage door, front door and shutters
	Upgraded landscaping - planted native garden on SW fence
	Planted perennial liriope along front bed
	Expanded hosta bed
April 2026	Put in fern garden on north side.

File No. 2026141

SKETCH ADDENDUM

Intended User	Hannah Emig, Realtor						
Property Address	341 Meadow Valley Road						
City	Lexington	County	Fayette	State	KY	Zip Code	40511
Client	Hannah Emig c/o Kirkpatrick & Co						



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1113.6	159.3	1113.6
GLA2	Second Floor	1.0	1305.4	180.2	1305.4
GAR	Garage	1.0	498.8	89.4	498.8
P/P	Porch	1.0	52.9	34.0	
	Patio	1.0	229.6	60.8	
	Patio	1.0	274.4	70.7	556.9
	Net LIVABLE	cnt	2	(rounded)	2,419

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			4.1	x	2.1	=	8.4
	0.5	x	2.9	x	1.5	=	2.1
	0.5	x	2.9	x	1.5	=	2.1
			30.7	x	12.9	=	396.0
			28.7	x	13.7	=	393.2
			14.5	x	3.4	=	49.3
			18.1	x	14.5	=	262.4
Second Floor			5.0	x	1.0	=	5.0
			28.2	x	18.0	=	507.6
			11.7	x	3.0	=	35.1
			17.1	x	6.7	=	114.6
			28.7	x	20.5	=	588.4
			13.7	x	4.0	=	54.8
13 total items					(rounded)		2,419

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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		
341 Meadow Valley Road		
City	State	Zip
Lexington	KY	40511

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	UNKNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time: 4yrs. 4mos	☐	☒	☐	☐
b. List the date (month / year) you purchased the house. 3/2022				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? Individual				
Explain:				
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:				

JC Squared Trust Under Agreement Dated 8/28/22

JC 10/25/26 11:50am
Seller Initials Date/Time

Seller Initials Date/Time

Buyer Initials Date/Time

Buyer Initials Date/Time

PROPERTY ADDRESS: 341 Meadow Valley Road Lexington, Kentucky 40511

2. HOUSE SYSTEMS Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UNKNOWN
a. Plumbing	☐	☐	☒	☐
b. Electrical system	☐	☐	☒	☐
c. Appliances Induction cooktop	☐	☐	☒	☐
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: Replaced 3/2024	☐	☐	☒	☐
k. Cooling/air conditioning system age of system: Replaced #1 3/2024 #2	☐	☐	☒	☐
l. Water heater age of system: 9 yrs. 10 yrs.	☐	☐	☒	☐
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:				

3. BUILDING STRUCTURE	N/A	YES	NO	UNKNOWN
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	UNKNOWN
a. How old is the roof covering? Age of the roof if known:	☐	☐	☐	☒
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?	☐	☐	☒	☐

LC Signed Seller Disclosure Updated 8/28/22

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	UNKNOWN
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	UNKNOWN
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: Property has a fence around the back yard.				
d.	Do you know the boundaries?	☐	☑	☐	☐
	Explain: Assume it aligns with the fence line.				
e.	Are there any encroachments or unrecorded easements relating to the property?	☐	☐	☐	☒
	Explain:				

7. WATER		N/A	YES	NO	UNKNOWN
a.	Source of water supply: City				
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	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, 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:				
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?	☐	☐	☒	☐

LC Amended Trust Under Agreement Dated 8/28/22

PROPERTY ADDRESS: 341 Meadow Valley Road Lexington, Kentucky 40511

Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING	N/A	YES	NO	UNKNOWN
a. Have there been any additions, structural modifications, or other alterations made?	☐	☒	☐	☐
b. If so, were all necessary permits and government approvals obtained?	☐	☒	☐	☐
Explain: Half wall in Kitchen was removed.				

10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	UNKNOWN
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? $1229.5 in 2026 - annual				
3) HOA Name: Masterson Station Neighborhood Assoc.				
HOA Primary Contact Name: Rachel Wright				
HOA Primary Contact Phone No. and email address: 859-246-0911 manager@mastersonstation.org				
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.? Fences	☐	☒	☐	☐
e. Are there any pet or rental restrictions?	☐	☐	☒	☐
Explain:				

11. HAZARDOUS CONDITIONS	N/A	YES	NO	UNKNOWN
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? 3/23/22	☐	☒	☐	☐
2) If yes, what were the results? 0.3 picocuries				
f. 1) Is there a radon mitigation system installed?	☐	☒	☐	☐
2) If yes, is it functioning properly? Replaced fan & brought exhaust pipe up to code in 2024.	☐	☒	☐	☐

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	UNKNOWN
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)?	☐	☐	☒	☐

Le Signed Dual Under Agreement Dated 8/28/22

Seller Initials	10/25/26 11:50am Date/Time	Buyer Initials	Date/Time
Seller Initials	Date/Time	Buyer Initials	Date/Time

PROPERTY ADDRESS: 341 Meadow Valley Road Lexington, Kentucky 40511

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: 1 dog & 1 cat currently				
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.

The cooktop is Induction, not glass-top electric.
Two steps have cracks in the LVP.

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.** LE Spousal Trust Under Agreement Dated 8/28/22

Seller Signature	Date	Seller Signature	Date
Trustee	10/25/24		

☐ **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

LE Spousal Trust Under Agreement Dated 8/28/22

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