

Search Criteria: Status (OR) SLD|Status Date 1/1/2007-12/31/2008|Selling Agent ID Starts with "2352"|Status <> H and <> XF
COMPARATIVE MARKET ANALYSIS Friday, January 16, 2009 12:34:26 AM

SEMONIN CLIENT CARE



MLS#	1170280	1208861	1161971
Status	Sold	Sold	Sold
Cat	RES	RES	RES
Prop Type	SFR	SFR	SFR
Address	623 FLORAL TER	512 BELGRAVIA CT	1915 HARVARD DR
City	LOUISVILLE	LOUISVILLE	LOUISVILLE
Area	Downtown/Old&WLouisville/Shively	Downtown/Old&WLouisville/Shively	Butchrtwn/Hinds/Germantn
Subdiv	OLD LOUISVILLE	OLD LOUISVILLE	NONE
List Amt	\$220,000	\$275,000	\$129,900
Sale Amt	\$219,000	\$260,000	\$120,000
Sold Date	09/24/2007	12/23/2008	06/01/2007
Sqft Source	List Agent	Appraiser	List Agent
Acres			0
Price/Sqft	\$90.16	\$104.84	\$159.78
Terms	FHA	Conventional	Cash
DOM	81	148	48
AG Finished	2,440	2,623	813
BG Finished	0	0	0
BG	0	440	120
Unfinished			
Energy	CentralAir, FrcAirHeat, GasHt, Other	CentralAir, FrcAirHeat, GasHt	CentralAir, FrcAirHeat, GasHt
Parking	Off St Prk, EntryRear	Off St Prk, See Remarks	2CarGar, Detached, EntryRear
Basement	Bsmt Unfin	BsmtPartFin	Bsmt Unfin
Stories	2.5 Story	2.5 Story	1 Story
Style	Traditional	Traditional	Shotgun
Constrc	Frame/Wood, Vinyl	Brick, Frame/Wood, Stone	Vinyl
Beds	3	4	1
Baths	2	3	1
Age	102	117	97
Lot Size	34 X 94	21X80	28X150
Sch District	JEFFERSON	JEFFERSON	JEFFERSON
Remarks	Neat 2.5 story off walking court. Great wood floors, period windows, white kitchen & appliances. Recent breakfast room with wet bar overlooks landscaped yard and patio. Newly finished loft with loads of storage.	The structure was built in 1891. A unique side entrance opens to the foyer with oak flooring and a beautiful staircase with carpeted runner. To your left you will enter the formal living room through an arched opening. This formal area overlooks the spectacular walking court through oversized painted windows and offers parquet floors, crown molding and a wood-burning fireplace with unique iron facade. To the right of the foyer is the formal dining room with oak flooring, crown molding and 2 large windows with custom fabric treatments. There is an adorable powder room tucked off the hallway leading to the fully equipped eat-in kitchen all with parquet flooring. All appliances including washer and dryer to remain. The master bedroom on the front of the 2nd floor boasts beautiful arched windows, yellow heart of pine flooring and a fireplace mantel. The middle bedroom is currently used as a den and has full shutters over the 2 large windows. The rear bedroom has	Rare Find! Home under \$150k near Douglass Loop. Perfect for the first time home buyer. Built in 1910, this 1BR home offers transoms over the front & rear door, near maintenance-free exterior, covered rear patio & covered front porch, lots of natural light, pine flooring, nice 2 car garage & 10'+ ceiling height. Pre-listing home inspection is available upon request. Home is walking distance to Bellarmine University & many local restaurants in the Douglass Loop area. All offers to be accompanied by letter of pre-approval or pre-qualification from a financial institution. Sellers to provide a 12 month Home Trust warranty at closing. Stove & refrigerator remain along with all window treatments. Owner/agent

a built in closet organizer at one end. There are also 2 walk-in closets, a full bath and dressing area on this floor. The 3rd floor offers a very unique stained glass skylight at the top of the staircase opening to a bedroom w/exposed brick, an office/den or dressing area along with the new full bath. In the lower level is the laundry room w/folding counter & storage cabinetry and lots of storage. Access the basement off the kitchen or from an exterior door. A small rear courtyard, dual HVAC, one deeded parking space & one rented one on the alley and a 2-10 homebuyers warranty are added benefits.

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MLS# 1176878
Status Sold
Cat RES
Prop Type SFR
Address 2436 HAWTHORNE AVE
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv WELLINGTON
List Amt \$143,350
Sale Amt \$143,350
Sold Date 10/29/2007
Sqft Source List Agent
Acres 0
Price/Sqft \$84.32
Terms Conventional
DOM 0
AG Finished 1,700
BG Finished 500
BG 500
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 2CarGar, Detached
Basement BsmtPartFin
Stories 1.5Story
Style Cape Cod
Constrc BrickVeneer, Aluminum
Beds 4
Baths 2
Age 78
Lot Size 60X200
Sch District JEFFERSON

MLS# 1161672
Status Sold
Cat RES
Prop Type SFR
Address 2210 WADSWORTH AVE
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv MAPLE DALE
List Amt \$165,000
Sale Amt \$168,000
Sold Date 05/17/2007
Sqft Source Appraiser
Acres 0.14
Price/Sqft \$101.48
Terms Conventional
DOM 5
AG Finished 1,626
BG Finished 0
BG 0
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 1CarGar, Detached, EntryRear
Basement Bsmt Unfin
Stories 1.5Story
Style Traditional
Constrc Brick
Beds 3
Baths 1
Age 67
Lot Size < 1/4 ACRE

MLS# 1179669
Status Sold
Cat RES
Prop Type SFR
Address 2508 TALBOTT AVE
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv HIGHLANDS
List Amt \$184,900
Sale Amt \$175,000
Sold Date 10/23/2007
Sqft Source PVA
Acres 0.25
Price/Sqft \$115.20
Terms Conventional
DOM 175
AG Finished 1,605
BG Finished 100
BG 0
Unfinished
Energy CentralAir, ElecHeat, FrcAirHeat
Parking Driveway, Off St Prk
Basement BsmtPartFin
Stories 2 Story
Style Traditional
Constrc Vinyl
Beds 3
Baths 2
Age 78
Lot Size 40X113

Remarks Sold in "as is" condition. Accepted offer to be approved by court with a 30 day period after submitting to court.

Highlands charm. Open floor plan with 2 bedrooms, 1 bath on first floor. Large 2nd floor with room to add a bath. Full basement, screened in porch, garage plus carport. Needs a little "TLC".

This home offers great space to entertain. The large, open kitchen has an eat-in area that overlooks the back yard through three large windows. Plenty of space for the cook as well as guests. A formal dining room opens to the living room and then the den/family room area across the back. The steps of the stairwell have been hand painted. All the bedrooms are upstairs for added privacy. The basement has plenty of storage space and one room used as an office and another area used as a play area. Outside enjoy the yard that has been planted with perennials galore! Off street parking in the back allows extra space in front for your guests to park. The fenced yard is perfect for a pet. Low maintenance exterior. IMMEDIATE OCCUPANCY Under contract pending inspections DUE 9/27/07

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MLS# 1204428
Status Sold
Cat RES
Prop Type SFR
Address 2110 DOUGLASS BLVD
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv HIGHLANDS
List Amt \$685,000
Sale Amt \$678,500
Sold Date 06/30/2008
Sqft Source List Agent
Acres 0
Price/Sqft \$245.08
Terms Conventional
DOM 4
AG Finished 2,795
BG Finished 896
BG 587
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 2CarGar, Detached, EntryRear
Basement BsmtPartFin
Stories 2 Story
Style Other
Constrc BrickVeneer, Frame/Wood
Beds 3
Baths 4
Age 8
Lot Size 50X250
Sch District
Remarks

MLS# 1205560
Status Sold
Cat RES
Prop Type CND
Address 4875 SHERBURN LN #3J
City LOUISVILLE
Area Clifton/CresntHls/StMatt
Subdiv GASLIGHT SQUARE
List Amt \$99,740
Sale Amt \$92,500
Sold Date 06/24/2008
Sqft Source List Agent
Acres 0
Price/Sqft \$74.77
Terms VA
DOM 34
AG Finished 1,334
BG Finished 0
BG 0
Unfinished
Energy CentralAir, GasHt
Parking 1Carport
Basement None
Stories 3 Story
Style Ranch
Constrc Brick
Beds 2
Baths 2
Age 34
Lot Size 000

MLS# 1143157
Status Sold
Cat RES
Prop Type CND
Address 4875 SHERBURN LN #1A
City LOUISVILLE
Area Clifton/CresntHls/StMatt
Subdiv GASLIGHT SQUARE
List Amt \$102,900
Sale Amt \$101,000
Sold Date 02/14/2007
Sqft Source Other
Acres 0
Price/Sqft \$95.10
Terms Other
DOM 131
AG Finished 1,082
BG Finished 0
BG 0
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 1Carport
Basement None
Stories 3 Story
Style Ranch
Constrc Brick, BrickVeneer
Beds 2
Baths 2
Age 32
Lot Size 0

Priced reduced 5/28/08 \$5,000!!!
 Great location...right in the heart of St. Matthews. Spacious 3rd floor condo with a central elevator and a secured entry. Corner inside unit, with a little TLC this could be a real gem! Each bedroom has a balcony which overlooks the treed area, very serene. Full size washer and dryer in large master walk-in closet. Additional storage, assigned covered parking, clubhouse with a game and exercise rooms, sauna, a bar, kitchen, pool table, big screen TV and a large outdoor pool are some of the features that this condo can offer. Monthly maintenance fee of \$201 covers the following: trash, gas heat, water, sewer, master insurance, all you pay is personal electric bill. The present owner's monthly electric LG&E bill is between \$46 and \$56. Immediate Possession Available, Seller is Motivated.

Seller to add new HVAC system before 10/20/06! This 1st floor corner unit offers lots of updates including light fixtures, appliances, flooring & high efficiency sliding glass front doors. The stackable washer & dryer have been recently added. All appliances remain w/unit. There is one covered parking place which is included in the sale. Immediate occupancy.

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MLS# 1160976
Status Sold
Cat RES
Prop Type SFR
Address 129 S BAYLY AVE
City LOUISVILLE
Area Clifton/CresntHls/StMatt
Subdiv CRESCENT HILL
List Amt \$195,000
Sale Amt \$188,000
Sold Date 10/12/2007
Sqft Source Appraiser
Acres 0.08
Price/Sqft \$103.01
Terms Conventional
DOM 175
AG Finished 1,893
BG Finished 0
BG 0
Unfinished
Energy CentralAir, GasHt
Parking See Remarks, Street Parking
Basement Bsmt Unfin
Stories 2 Story
Style Traditional
Constrc Frame/Wood
Beds 3
Baths 2
Age 97
Lot Size
Sch District JEFFERSON

MLS# 1204239
Status Sold
Cat RES
Prop Type SFR
Address 500 WENDOVER AVE
City LOUISVILLE
Area Clifton/CresntHls/StMatt
Subdiv NONE
List Amt \$209,900
Sale Amt \$199,500
Sold Date 07/31/2008
Sqft Source Appraiser
Acres 0
Price/Sqft \$129.89
Terms Conventional
DOM 23
AG Finished 1,616
BG Finished 0
BG 795
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 2CarGar, Detached, EntrySide
Basement Bsmt Unfin
Stories 1.5Story
Style Traditional
Constrc Brick, Stone, Stucco
Beds 3
Baths 1
Age 78
Lot Size 55X130
Sch District JEFFERSON

MLS# 1158111
Status Sold
Cat RES
Prop Type SFR
Address 2630 PHOENIX HILL DR
City LOUISVILLE
Area Clifton/CresntHls/StMatt
Subdiv WINDING CREEK
List Amt \$399,900
Sale Amt \$399,900
Sold Date 08/30/2007
Sqft Source Builder
Acres 0.42
Price/Sqft \$155.00
Terms Conventional
DOM 168
AG Finished 2,580
BG Finished 410
BG 0
Unfinished
Energy CentralAir, GasHt
Parking 2CarGar, Attached, Driveway, EntryFront
Basement Walkout Part Fin
Stories 2 Story
Style Traditional
Constrc Brick, Other/NA
Beds 4
Baths 4
Age 1
Lot Size < 1/2 ACRE
Sch District

Remarks All the charm and style you'd expect in Crescent Hill. Enjoy Frankfort Ave. stores, coffee shops, restaurants, and galleries just one block away. This home offers a flexible floor plan allowing for various living configurations. It also has replacement windows, hardwood flooring, 2 full baths, an eat-in kitchen, and great space for a home office and/or nursery. HVAC is dual zoned for comfort on both levels. Charming front porch and balcony as well as a private fenced backyard with deck and patio. Laundry is located on 2nd floor / basement is cellar-style. Potential for off-street parking.

Remarks As of 6/25/08 contract may be falling apart-accepting back-up offers continuing to show. Charming & quaint! corner lot cottage all shined up & ready to move in! Most windows are high-efficiency w/screens. The furnace has been updated & is also a high-efficiency model. The roof was installed in 2005. The living room features a 14' vaulted ceiling & some other great architectural features. The dining room is 21.1x12.5 w/oak hardwood flooring & faux wood blinds. The kitchen is 17.8x9 w/a beautiful tile floor & new countertops, sink & faucet. the sunroom is 18.3x8 & features quarry tile flooring & granite window sills. the 2 car garage features an updated vinyl door & opener. Quick access for showings. 1 Year Home Trust Warranty. Owner/Agent

Remarks NEW PRICE! Unbelievable buy for new construction inside the Watterson! Brand new home at end of cul-de-sac. Beautiful wooded lot. Tons of privacy! Awesome great room with soaring windows, open kitchen with granite countertops, 1st floor master with tray ceiling and door out to deck. 3 BR, 2 Full BA on second floor with what could be separate in-law suite. Great views of creek and woods from deck in back. Walk-out lower level with family room and additional rooms that could be finished out. Great location adjacent to Indian Hills inside the Watterson Expressway!

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MLS#	1203093	1153053	1176465
Status	Sold	Sold	Sold
Cat	RES	RES	RES
Prop Type	SFR	CND	SFR
Address	710 FEHR RD	603 DONARD PARK AVE	3533 KERRY DR
City	LOUISVILLE	LOUISVILLE	LOUISVILLE
Area	Clifton/CresntHls/StMatt	Buechel/Hview/Okolona/Fern	Buechel/Hview/Okolona/Fern
Subdiv	NONE	DONARD PARK	BASHFORD MANOR GARD
List Amt	\$795,000	\$104,900	\$122,000
Sale Amt	\$770,000	\$99,000	\$117,000
Sold Date	07/07/2008	02/28/2007	12/28/2007
Sqft Source	Builder	Other	List Agent
Acres	0.59	0.0246	0.15
Price/Sqft	\$167.47	\$98.04	\$109.91
Terms	Conventional	Conventional	Conventional
DOM	28	13	122
AG Finished	4,747	1,070	1,110
BG Finished	0	0	750
BG	1,276	0	0
Unfinished			
Energy	CentralAir, FrcAirHeat, GasHt	CentralAir, FrcAirHeat, GasHt	CentralAir, FrcAirHeat, GasHt
Parking	3 CarGar, Attached, LowerLevel, Driveway, EntryRear	1CarGar, Off St Prk	2Carport
Basement	Walkout unfin, Bsmt Unfin	None	BsmtPartFin
Stories	2.5 Story	1 Story	1 Story
Style	Traditional	Ranch	Ranch
Constrc	BrickVeneer, Stone, Stucco	Brick	BrickVeneer
Beds	6	2	2
Baths	5	2	2
Age	78	22	52
Lot Size	0	< 1/4 ACRE	< 1/4 ACRE
Sch District	HENRY	JEFFERSON	
Remarks	The new price is well below the 2007 appraisal for this 1930's classic! The Tim Winters designed & Ben Tyler constructed 3-story addition includes a garage, large family room, exquisite breakfast room w/hardwood floors, columns, & recessed lighting. There are 3 floors of living space w/front & rear staircase. The master bedroom on the 2nd floor offers a 2nd fireplace, built-in bookshelves & French doors which lead to a private balcony. There is a finished 3rd floor w/a full bath. There are a total of 6 bedrooms & 4.5 baths (baths have been updated)! The enclosed side porch has updated windows, has been freshly painted & is filled w/light (not heated). The pool is 16x34 & is heated & has an updated liner. The kitchen is a Chef's dream & is very bright & cheery! This 2 yr recent remodel features granite counters, greenhouse window, Sub-Zero refrigerator, Wolf stove, wine chiller, beautiful cabinetry & an island that can serve many. The laundry is on the 2nd floor. The roof (Certain Teed's Centennial Slate) is 2 yrs old & there are 4 HVAC zoned systems. Walk to Cherokee Park! The co-agent is related to Sellers.	What a wonderful place to call home! Donard Park has it all: Pool, clubhouse, right across the street from the new Wal Mart super store, Lowe's and Target. On the bus line for easy travel around town. This unit is on the ground level and boasts many updates. Furnace and central air in 2003, hot water heater in 2004, newer disposal. Appliances that remain include: smooth top stove and side by side fridge with in-door icemaker (about 2 years old and almost never used!), newer full-sized washer and dryer. Updates include new neutral carpeting and neutral beige paint throughout. Crown molding in the great room along with a warm gas fireplace. The great room has a screened porch to enjoy cool summer evenings. This unit has tile surrounds in BOTH baths as well as tile flooring. The master bedroom has it's own private, screened porch too! Ceiling fans with light kits in the master, great room and kitchen. Loads of storage in the walk-in master closet, large hall closet, full sized pantry 2 linen closets and closet in the 2nd bedroom (used as a den). You literally don't need to do a thing to move in.	A large 2 bedroom home in the Bashford Manor area. You won't find any better. More than well maintained, this home has had a makeover. New roof, replacement windows, added den, updated kitchen, HVAC, electrical panel, deck. Finished basement with built-in bar, laundry complete with washer and dryer and half bath. Equipped kitchen, five ceiling fans. 2 car carport, outdoor storage, and more. One Year Home Trust Warranty

The garage is located just a few yards
away and has an automatic garage
door opener and additional storage.

Come see for your self!

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MLS# 1181943
Status Sold
Cat RES
Prop Type SFR
Address 2923 YORKSHIRE BLVD
City LOUISVILLE
Area FernCk/HikesPt/Jeffersntn
Subdiv LINCOLNSHIRE
List Amt \$156,900
Sale Amt \$156,900
Sold Date 10/26/2007
Sqft Source List Agent
Acres 0.24
Price/Sqft \$120.69
Terms Conventional
DOM 13
AG Finished 1,300
BG Finished 0
BG 0
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 2CarGar, Detached
Basement None
Stories 1.5Story
Style Cape Cod
Constrc Brick, BrickVeneer
Beds 4
Baths 1
Age 56
Lot Size
Sch District
Remarks Great Brick Cape Cod features 4 bedrooms, 2 car garage, Large Original Front Picture Window, Laminate flooring in Living Room, Dining area and Hall, Recent carpet in several bedrooms, Updated Kitchen with Lots of Cabinet Space, Pantry and Ceramic Tile floor, First Floor Master, Original Tiled Bath with Recently installed Pedestal sink , Updated lighting fixtures throughout, Ceiling fans in every Bedroom, Laundry area off the Kitchen, Super Landscaping and Lawn, Recessed Lighting in the Living room, Beautiful recently installed Deck, Full Fenced Yard with lots of Privacy and Loads of storage space throughout. This immaculate home is superbly decorated and a must see!

MLS# 1221215
Status Sold
Cat RES
Prop Type SFR
Address 3331 ALLISON WAY
City LOUISVILLE
Area FernCk/HikesPt/Jeffersntn
Subdiv HIGHGATE SPRINGS
List Amt \$173,000
Sale Amt \$165,000
Sold Date 12/19/2008
Sqft Source Other
Acres 0
Price/Sqft \$99.77
Terms Conventional
DOM 29
AG Finished 1,734
BG Finished 350
BG 0
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 2CarGar, Attached, See Remarks
Basement BsmtPartFin
Stories 1 Story
Style Traditional
Constrc Brick
Beds 3
Baths 3
Age 52
Lot Size 90 X 105
Sch District
Remarks What a well-cared for, updated, and stylish home this is!!! Updates to this home include new windows, new HVAC, water softener, ceramic tile floors in upstairs baths, new full bath in the basement, new carpet in the basement, 2-car garage with new garage doors and openers, new kitchen counter-tops, ceiling fans in most rooms, and new water heater. Hardwood floors THROUGHOUT the first floor. Crown moldings throughout most of the first floor. In addition to the previously mentioned features, on the first floor you'll find a large family room with bay window (with window seat), beautiful fireplace mantel, and gas log fireplace. This large room is perfect for your everyday needs. The formal dining room is large enough to accommodate your furniture. The eat-in kitchen has updated oak cabinets, new countertops, a movable center island, and all appliances will remain for your convenience. There is also a reverse-osmosis filtration system on the kitchen sink. The sun porch is heated and cooled and has lots of windows for your enjoyment. All bedrooms have hardwood floors and ample closet space. One bedroom is

MLS# 1150135
Status Sold
Cat RES
Prop Type SFR
Address 1014 FENLEY AVE
City LOUISVILLE
Area AnchrG/Lyndn/Prosct/UpRvr
Subdiv WARWICH VILLA
List Amt \$114,900
Sale Amt \$117,900
Sold Date 07/29/2007
Sqft Source Other
Acres 0.2
Price/Sqft \$109.43
Terms Conventional
DOM 181
AG Finished 1,050
BG Finished 500
BG 0
Unfinished
Energy CentralAir
Parking None
Basement BsmtPartFin
Stories 1 Story
Style Ranch
Constrc Other/NA
Beds 3
Baths 2
Age 39
Lot Size
Sch District
Remarks Buyer to inspect every aspect of this property sold in "as is" condition with no warranty or representation.

currently being used as a VERY spacious office. The basement has a MULTITUDE of potential uses and features a large family room with a gas log fireplace. You'll find two other rooms that can be used as bedrooms (each has a closet), office space, exercise room, teenager quarters, etc. There is a newly added full bathroom. The unfinished portion of the basement has a large laundry area (with work space), storage room, and a shop area. A fully fenced back yard is perfect for the kids or pets. In addition to a two car garage, the extra wide driveway allows for additional parking for vehicles. A very nice home in a nice location - convenient to all amenities.

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MLS# 1163740
Status Sold
Cat RES
Prop Type SFR
Address 4402 WESTWOOD DR
City CRESTWOOD
Area OldhamCo S-171
Subdiv NORTHWOOD
List Amt \$399,900
Sale Amt \$388,000
Sold Date 06/27/2007
Sqft Source Appraiser
Acres 2.83
Price/Sqft \$137.05
Terms Conventional
DOM 7
AG Finished 2,918
BG Finished 1,400
BG 0
Unfinished
Energy CentralAir, ElecHeat, FrcAirHeat, HeatPump
Parking 2 1/2CarGar
Basement WalkoutFin
Stories 1.5Story
Style Traditional
Constrc Brick
Beds 5
Baths 4
Age 24
Lot Size 218X440X316X386
Sch District OLDDHAM
Remarks Wide open spaces, beautiful views of lake, trees, rolling hills and stars from the deck or on a float in the middle of your private in-ground pool. This 1 1/2 story offers 4,318 sq. ft. of total living space - 2,918 on 1st & 2nd and 1,400 in the finished walkout. Features a dramatic foyer with ceramic tile flooring, leaded glass door with sidelights and palladium window and coat closet. Enter the formal living room with columns, Brazilian cherry hardwood flooring, crown and dentil molding with corner blocks and open to dining room. The formal dining room with crown, Brazilian cherry hardwood flooring, dentil molding and corner blocks with chair rail and crystal chandelier. The comfortable family room with recessed lighting, crown molding, built-in bookcases with propane gas log fireplace with remote control, two ceiling fan and lights, electrical outlets in floor and NEW French door to deck and new windows. The eat-in kitchen features raised panel hardwood cabinets, ceramic tile flooring, microwave, stainless appliances including GE Potscrubber dishwasher, smooth cook top with

convection oven and NEW refrigerator, bayed eating area overlooks backyard, pool and lake. Spacious owner suite with crown molding, ceiling fan and light, double closet and walk in closet with organizers, recently painted and carpet 2 years. Large attached bath with skylight, whirlpool tub, separate shower, opposite vanities, one with knee well and cultured marble tops and marble tile flooring. Two additional bedrooms with double closets and organizers, one currently being used as office, one with ceiling fan and light, 2nd full bath in hall and laundry off kitchen with two windows finish out the first floor. The second level offers two bedrooms, one with walk in cedar closet one with double closet with organizers, 3rd full bath and Two large walk-in attic storage areas. The finished walkout lower level offers a family room and with propane fireplace, NEW daylight window, door to patio, game or family room area-light over pool table does not remain, office niche, exercise room, bar area-refrigerator and wine cooler do not remain and large storage area. Additional information about this property include a One year home protection plan-pool coverage included, tiered patio with 15 inch porcelain tile on upper patio, cool decking on lower patio and surrounding pool (approximately 44x22' Grecian style, vinyl liner approximately 3 yrs old, with Polaris automatic pool sweep, deciduous earth filter), expansive cedar deck with Trex floor and handrail, copper end caps, NEW landscaping, shared stocked lake-approximately 1 to 1.5 acres and Award winning Oldham County Schools. Numerous updates throughout. BONUS – oversized garage fits 4 cars tandem style.

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Status	Total	Avg Price	Avg \$ per Sqft	Median	Low	High	Avg DOM
ACT	0	\$0	\$0.00	\$0	\$0	\$0	N/A
PND	0	\$0	\$0.00	\$0	\$0	\$0	0
SLD	19	\$239,924	\$117.77	\$168,000	\$92,500	\$770,000	69
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
WTH	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	19	\$239,924	\$117.77	\$168,000	\$92,500	\$770,000	69