

Consumer Detail 2 Column Report

Listings as of 02/04/11 at 6:49am

Sold 02/03/11 **Listing # 1017507** **3474 Ipswich Ct Lexington, KY 40503** **Listing Price: \$134,900**
County: Fayette



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Fayette County SW 4	Subdivision	Robinwood
Beds	4	Total Living Area	1532
Baths(FH)	2 (1 1)		
Age	38	Lot Sq Ft (approx)	14553
Tax ID	21530900	Lot Acres (approx)	0.334

[See Additional Pictures](#)

School District Fayette County **ELEM** Stonewall **MIDL** Jessie Clark **HIGH** Lafayette

Directions Clays Mill Road (outbound), left onto Cromwell, left onto Ipswich Court.

Marketing Remark This Inviting and Comfortable Split Level Home offers 1,534 sq ft living space, per PVA, and a generous 1-1/2 car Attached Garage! Features include Living Room with large Bay Window, Spacious eat-in Kitchen, 4 Bedrooms, 1 Full Bath, & One Half Bath with Utility area; 4th Bedroom could be Office. Large Family Room with attractive Masonry Fireplace! All Bedrooms have center-of-the-room lights! Kitchen offers Range with Double Oven, Dishwasher and nice Oak Cabinetry with pull out shelves! Kitchen also has 2 ceiling fans and sliding glass door which leads to patio and backyard! Family Room has 2 ceiling fans, Mantel above Fireplace (to hang those stockings for Santa!) and sliding glass door which leads to large and Private Backyard with lots of plants & TREES! This Special Home is located in CUL-DE-SAC in desirable Robinwood! Convenient to Schools, Parks, Shopping, & Man-O-War. This wonderful home is a short sale, and needs some TLC.

Selling Price \$123,220 **Selling Date** 02/03/11 **Pending Date** 12/28/10
SP % LP 91.34

Finished		Finished 2nd Floor	528 (per PVA)
Finished 1st Floor	476 (per PVA)	Finished Total	1532 (per PVA)
Finished Below	528 (per PVA)		
UnFinished			
Tax District	4		
Room Location/Level			
Living Room - 1st	#1	Kitchen - 1st	#1
Family Room - Lower	#1	Utility Room - Lower	#1
Bedrooms - 2nd	#3	Full Bath - 2nd	#1
Half Bath - Lower	#1	Home Office - Lower	#1 (Could be 4th Bedroom)
Site Information			
Location Description	Wooded Lot, Schools Nearby, Shopping Nearby, Park(s) Nearby		
Property Features		Construction	Brick Veneer & Other
Type/Style	Split Level	Garage	Yes
Basement	Partial, Finished	Foundation	Concrete Block
Garage/Carport Type	1 Car Attached (over sized)	Dining Facilities	Eat In Kitchen
Fireplaces	Masonry	Heating	Forced Air
Air Conditioning	Electric	Water Heater	Gas
Fuel	Gas	Roof	Shingle Composition
Attic	Access Only	Appliances	Range, Double Oven, Dishwasher
Flooring	Carpet and Other, Ceramic Tile, Vinyl	Exterior Features	Storm Windows, Window Screens, Patio, Trees
Interior Features	Ceiling Fan(s), Window Blinds, Washer-Dryer Hook-up	Water	City
Miscellaneous	Formal Living Room, Home Office, Short Sale		
Sewer	Sewer		

Presented By:	Anna E Lowery	Prudent Man Real Estate, LLC
 February 2011	Primary: 859-277-5562 Secondary: 859-608-0700 Other:	213 David Drive Lexington, KY 40503 859-277-5562 See our listings online:
	E-mail: Anna@PrudentManRealEstate.com Web Page: http://www.PrudentManRealEstate.com	http://www.PrudentManRealEstate.com

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U.S. Patent 6,910,045

