

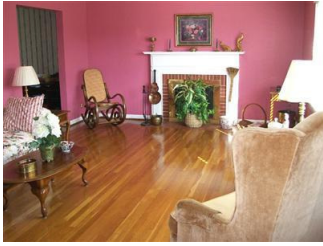
Consumer Detail with Addl Pics Report

Listings as of 05/15/09 at 11:31am

Sold 05/15/09	Listing # 901647 County: Fayette	3509 Arden Pl Lexington, KY 40517	Listing Price: \$153,750
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Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Fayette County SE 3	Subdivision	Gainesway
Beds	3	Approx Square Feet	1725
Baths(FH)	2 (1 1)	Lot Sq Ft (approx)	12332
Age	49	Lot Acres (approx)	0.283
Tax ID	10450200		



School District Fayette County	ELEM Tates Creek	MIDL Tates Creek	HIGH Tates Creek
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Directions Tates Creek Road, turn onto Gainesway Drive, right (2nd street) onto Arden Place.
Marketing Remark Sharp Bedford Stone Split Level Home features 3 Bedrooms, and 1-1/2 Baths, Dining Room, Eat-in Kitchen, and Living Room with cozy Fireplace! Den in lower level; Side entry Garage! Beautiful Hardwood Floors! Quality Replacement Windows are double pane with argon gas, new as of July 2007 per owner! Maintenance carefree exterior; eaves vinyl clad in August 2008! Economical Heat Pump system with Fossil Fuel Conversion; Heat Pump new in July 2007 and Furnace new in October 2006 per owner! Sliding glass door opens to covered Patio and partially Fenced Backyard with mature shade Trees! Located on low-traffic street; corner lot in desirable and established Gainesway neighborhood! Convenient to Shopping, Schools, Parks, New Circle Road, Man-O-War. And, just a few minutes drive to UK!

Selling Price \$147,000	Selling Date 05/15/09 SP % LP 95.61	Pending Date 04/28/09
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Market Range Pricing

Below Grade Unfinish 300 (per PVA)
1st Floor 675 (per PVA)
Total Square Footage 1725 (per PVA)

Below Grade Finished 375 (per PVA)
2nd Floor 675 (per PVA)
Tax District 1

Room Location/Level

Living Room - 1st #1
Kitchen - 1st #1
Master Bed. - 2nd #1
Full Bath - 2nd #1

Dining Room - 1st #1
Den - Lower #1
Bedrooms - 2nd #2
Half Bath - 1st #1

Site Information

Location Description Schools Nearby, Shopping Nearby

Property Features

Type/Style Split Level
Basement Partial
Garage/Carport Type 1 Car Basement, Side/Back Entry
Fireplaces Living Room
Air Conditioning Heat Pump
Fuel Electric, Multi-Fuel
Attic Access Only
Flooring Carpet and Other, Hardwood, Vinyl

Construction Bedford Stone
Garage Yes
Foundation Concrete Block, Crawlspace

Dining Facilities Formal Dining Room, Eat In Kitchen
Heating Heat Pump (with Fossil Fuel Conversion)
Water Heater Gas
Roof Shingle Composition
Appliances Surface Unit (& Built in Oven), Dishwasher, Refrigerator
Exterior Features Insulated Glass, Storm Doors, Patio, Partially Fenced, Trees, Cable Available
Water City

Interior Features Smoke Alarm(s), Washer-Dryer Hook-up

Miscellaneous Sewer Basement, Den Sewer

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