

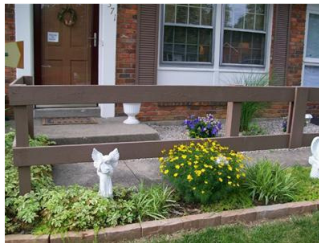
Consumer Detail with Addl Pics Report

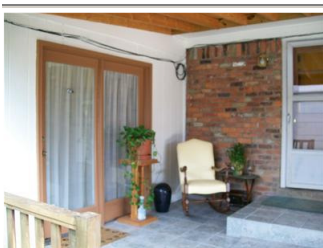
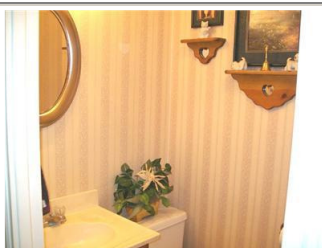
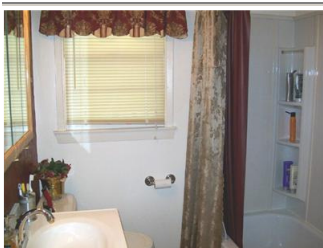
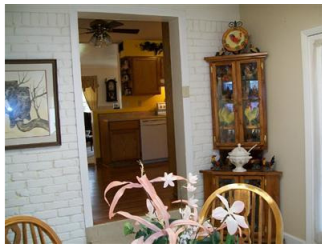
Listings as of 06/24/09 at 6:19am

Active 06/21/09	Listing # 912943 County: Fayette	2371 Allen Dr Lexington, KY 40505	Listing Price: \$137,500
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Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Fayette County NW 1	Subdivision	Thoroughbred Acres
Beds	3	Approx Square Feet	1495
Baths(FH)	2 (1 1)	Lot Sq Ft (approx)	9089
Age	47	Lot Acres (approx)	0.209
Tax ID	13225654		







School District Fayette County

ELEM Mary Todd

MIDL Winburn

HIGH Bryan Station

Directions North Broadway, (cross New Circle Road & pass I-75 entrance/exits) left onto Kingston, left onto Allen Drive.

Marketing Remark This SHARP & EXCITING Brick Ranch offers 1,495 sq ft approx of ONE-LEVEL living space; & Large Covered Deck! From the front door to the back, you will enjoy the extensive remodeling & decorator touches throughout! Comfortable Floorplan includes SPACIOUS Master Bedroom, One & Half Baths, Formal Living Room, Kitchen with lots of cabinetry for Storage, and a Laundry Room! NICE Family Room has Fireplace that has been used for decorative purposes only. Separate Dining Room has a Skylight & Atrium Door leading to Large Covered Deck overlooking Private Backyard! HVAC only 4 yrs old, per owners. Furnace & Hot Water Heater are stored in Hall Closet for convenience and ease! Over-sized 2-car Detached Garage, enough space for Workshop area & extra storage! LEVEL lot with trees & flowers; yard ornaments are sentimental & do not remain. Located on quiet street off North Broadway/Paris Pike, one of Lexington's best kept secrets! Convenient to Schools, Parks, Shopping, I-75, Hamburg Place!

Market Range Pricing

1st Floor 1495

Total Square Footage 1495

Tax District 1

Room Location/Level

Living Room - #1

Kitchen - 1st #1

Utility Room - #1

Bedrooms - 1st #2

Half Bath - 1st #1

Dining Room - #1

Family Room - #1

Master Bed. - 1st #1

Full Bath - 1st #1

Site Information

Location Schools Nearby, Shopping Nearby, Park(s)

Description Nearby

Property Features

Type/Style Ranch

Basement None

Construction Brick Veneer & Other

Garage Yes

Garage/Carport Type	2 Car Detached (Over-Sized), Off Street Parking	Foundation	Concrete Block, Crawlspace
Fireplaces	Masonry, Living Room (decorative purpose only)	Dining Facilities	Formal Dining Room
Air Conditioning	Electric	Heating	Forced Air
Fuel	Gas	Water Heater	Gas
Attic	Access Only	Roof	Shingle Composition
Flooring	Carpet Wall to Wall, Vinyl, Laminate	Appliances	Range, Self Cleaning, Dishwasher
Interior Features	Ceiling Fan(s), Window Blinds, Smoke Alarm(s), Washer-Dryer Hook-up	Exterior Features	Storm Windows, Storm Doors, Deck, Wood Fence
Miscellaneous	Master Bdrm 1st Flr., Formal Living Room, Family Room, Separate Utility Rm.	Water	City
Sewer	Sewer		

	Presented By: Anna E Lowery Primary: 859-277-5562 Secondary: 859-608-0700 Other: E-mail: Anna@PrudentManRealEstate.com Web Page: http://www.PrudentManRealEstate.com	Prudent Man Real Estate, LLC 213 David Drive Lexington, KY 40503 859-277-5562 See our listings online: http://www.PrudentManRealEstate.com
	June 2009	

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