

Consumer Detail with Addl Pics Report

Listings as of 07/01/09 at 9:49pm

Active 06/01/09	Listing # 911733 County: Fayette	741 Morgan Hills Dr Lexington, KY 40509	Listing Price: \$147,500
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Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Fayette County NE 2	Subdivision	Country Hill
Beds	3	Approx Square Feet	2144
Baths(FH)	3 (2 1)	Lot Sq Ft (approx)	9704
Age	12	Lot Acres (approx)	0.223
Tax ID	19966220		



School District Fayette County

ELEM Liberty

MIDL Crawford

HIGH Bryan Station

Directions New Circle Road, turn onto Liberty Road (outside New Circle), turn right onto Liberty Hill Drive (just past Fayette County School Bus parking area), turn left onto Morgan Hills Drive. Home is at the end in the cul-de-sac.

Marketing Remark Spacious One-Owner Home in Move-in Condition offers 2,144 sq ft living space, approx. Exciting & Comfortable Floorplan features One-Level Living - NO Steps! Wide Hallways can accommodate a wheelchair; Handicap Accessible! Level Drive-way! Cul-de-Sac location! Excellent home to move in & age in place! 3 Bedrooms, 2-1/2 Baths, Living Room, Office with private entry; a separate Laundry Room with Half Bath; and Generous eat-in Kitchen opens to Family Room! Stand-alone Hutch in Kitchen does not remain. Family Room has lots of windows and could be used as a Game Room, and is wired to accommodate a Hot Tub! Glass Atrium Door leads to Large Patio & nice Backyard! Part of Back Yard is fenced to accommodate pet. Warm Gas Heat, Electric Central Air! Covered Front Porch! 2-Car Attached Garage! Located in desirable Country Hills! Convenient to Liberty Elementary School, Hamburg Place, Man-O-War, New Circle Rd! Owner/Seller is a Kentucky Licensed Real Estate Broker.

Market Range Pricing

1st Floor	2144 (per appraisal)	Total Square Footage	2144
Room Location/Level		Living Room - 1st	#1
Foyer - 1st	#1	Family Room - 1st	#1
Kitchen - 1st	#1	Master Bed. - 1st	#1
Utility Room - 1st	#1	Full Bath - 1st	#2
Bedrooms - 1st	#2	Home Office - 1st	#1
Half Bath - 1st	#1		
Site Information			
Location	Underground Utility, Schools Nearby, Shopping		
Description	Nearby		
Property Features		Construction	Siding - Vinyl
Type/Style	Ranch	Garage	Yes
Basement	None	Foundation	Slab
Garage/Carport	2 Car Attached	Dining Facilities	Eat In Kitchen
Type		Heating	Forced Air
Fireplaces	None	Water Heater	Electric
Air Conditioning	Electric	Roof	Shingle Composition
Fuel	Gas	Appliances	Surface Unit (with Built-in Oven), Microwave, Dishwasher, Disposal
Attic	Pull Down Stairs	Exterior Features	Insulated Glass, Window Screens, Storm Doors, Patio, Partially Fenced, Cable Available
Flooring	Carpet and Other, Vinyl, Laminate	Water	City
Interior Features	Ceiling Fan(s), Window Blinds, Walk-in Closets, Smoke Alarm(s), Carbon Monoxide Det., Washer-Dryer Hook-up		
Miscellaneous	Master Bdrm 1st Flr., Bedroom 1st Floor, Formal Living Room, Family Room, Separate Utility Rm., Home Office, Handicap Accessible		
Sewer	Sewer		

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	July 2009	

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