

## Consumer Detail with Addl Pics Report

Listings as of 10/12/09 at 11:01pm

<b>Active</b> 09/17/09	<b>Listing #</b> 921277 <b>County:</b> Fayette	<b>426 W Sixth St Lexington, KY 40508</b>	<b>Listing Price:</b> \$237,700
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Area</b>	Fayette County NW 1	<b>Subdivision</b>	Downtown
<b>Beds</b>	5	<b>Approx Square Feet</b>	3200
<b>Baths(FH)</b>	2 (2 0)	<b>Lot Sq Ft (approx)</b>	14365
<b>Age</b>	114	<b>Lot Acres (approx)</b>	0.330
<b>Tax ID</b>	14461800		



<b>School District</b> Fayette County	<b>ELEM</b> Harrison	<b>MIDL</b> Lexington Trad	<b>HIGH</b> Lafayette
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**Directions** North Broadway (going north, away from town), left onto West 6th St. House is on left side of street.  
**Marketing Remark** If these walls could talk, what memories they would tell! UNIQUE & RARE OPPORTUNITY for the History Enthusiast with desire and vision to restore a tangible piece of history to its original beauty! Built circa 1895, this special Victorian home offers a gentle nostalgia of yesteryear's charm along with today's conveniences. Several unspoiled architectural details remain and include a covered wrap-around porch, high ceilings, large rooms, tall elegant pocket doors, and more! Other features are approximately 3,200 sq. ft. living space, 5 Bedrooms, 2 Full Baths, spacious Entry, Security System, warm Gas Heat, walk-up Attic for storage, and partial unfinished Basement. First floor Bedroom could be used for Family Room or Office. The large lot with level backyard and mature trees reflect the comfort of an established neighborhood! Located in Downtown Lexington's Historic section with H-1 Overlay, and very convenient to Transylvania University!

<b>Market Range Pricing</b>		<b>1st Floor</b>	
<b>Below Grade Unfinish</b>	400 (approx)	<b>Above Grade Unfinish</b>	1800 (approx)
<b>2nd Floor</b>	1400 (approx)	<b>Tax District</b>	1000 (approx, walk-up attic)
<b>Total Square Footage</b>	3200 (approx)		1
<b>Room Location/Level</b>		<b>Living Room - 1st</b>	#1
<b>Foyer - 1st</b>	#1 (Large entry room!)	<b>Kitchen - 1st</b>	#1
<b>Dining Room - 1st</b>	#1	<b>Bedrooms - 1st</b>	#1
<b>Utility Room - 1st</b>	#1	<b>Full Bath - 1st</b>	#1
<b>Bedrooms - 2nd</b>	#4		
<b>Full Bath - 2nd</b>	#1		
<b>Site Information</b>		<b>Location Description</b>	Wooded Lot, Inside New Circle Rd
<b>Lot Dimensions</b>	65' x 221'	<b>Construction</b>	Solid Masonry
<b>Property Features</b>		<b>Garage</b>	No
<b>Type/Style</b>	2 Story, H-1 Overlay	<b>Foundation</b>	Stone
<b>Basement</b>	Partial, Unfinished	<b>Dining Facilities</b>	Formal Dining Room
<b>Garage/Carport Type</b>	Off Street Parking		
<b>Fireplaces</b>	Masonry (All Fireplaces are Non-Functional)	<b>Heating</b>	Forced Air
<b>Air Conditioning</b>	None	<b>Water Heater</b>	Electric
<b>Fuel</b>	Gas	<b>Roof</b>	Shingle Composition, Flat, Rubber Membrane (flat roof part)
<b>Attic</b>	Permanent Stairs	<b>Appliances</b>	Surface Unit, Dishwasher
<b>Flooring</b>	Hardwood & Other	<b>Exterior Features</b>	Deck, Trees, Cable Available
<b>Interior Features</b>	Window Blinds, Security Sys.-Owned	<b>Water</b>	City
<b>Miscellaneous</b>	Basement, Foyer, Bedroom 1st Floor,		

**Sewer** Formal Living Room, Separate Utility Rm.  
Sewer

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