

Consumer Detail with Addl Pics Report

Listings as of 07/07/10 at 8:33pm

Sold 07/07/10	Listing # 1009028 County: Fayette	700 Kingston Rd Lexington, KY 40505	Listing Price: \$108,500
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Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Fayette County NW 1	Subdivision	Thoroughbred Acres
Beds	3	Total Living Area	1226
Baths(FH)	2 (1 1)	Lot Sq Ft (approx)	9849
Age	44	Lot Acres (approx)	0.226
Tax ID	10285650		



School District Fayette County	ELEM Mary Todd	MIDL Winburn	HIGH Bryan Station
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Directions North Broadway/Paris Pike (outside New Circle Road), left onto Kingston Road.

Marketing Remark Brick Ranch offers Comfortable Floorplan, Living Room with a large picture window, generous eat-in Kitchen, 3 Bedrooms and 1 & 1/2 Baths, a Full Unfinished walk-out Basement with Windows and one-car Garage! Level Backyard also offers privacy! Warm forced air Gas heat & Electric central air! There is Carpet over Hardwood in Living Room, Hallway & 3 Bedrooms! This home is an estate sale; and while the estate cannot warrant or repair the home, a little TLC will produce handsome dividends! Located in established neighborhood in desirable Thoroughbred Acres; and spacious neighborhood park closeby! Convenient to Paris Pike, I-75, New Circle Road, and more!

Selling Price \$90,000	Selling Date 07/07/10 SP % LP 82.95	Pending Date 04/28/10
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Finished		Finished Total	
Finished 1st Floor	1226 (per PVA)		1226 (per PVA)
UnFinished		Unfinished Total	1226
Unfinished Below	1226		
Tax District	1		
Room Location/Level			
Living Room - 1st	#1	Kitchen - 1st	#1
Master Bed. - 1st	#1	Bedrooms - 1st	#2
Full Bath - 1st	#1	Half Bath - 1st	#1
Site Information			
Location Description	Schools Nearby, Park(s) Nearby		
Property Features			
Type/Style	Ranch	Construction	Brick Veneer & Other
Basement	Full, Unfinished, Exterior Entrance, Walk Out, Windows	Garage	Yes
Garage/Carport Type	1 Car Basement (with opener), Side/Back Entry, Off Street Parking	Foundation	Concrete Block
Fireplaces	None	Dining Facilities	Eat In Kitchen
Air Conditioning	Electric	Heating	Forced Air
Fuel	Gas	Water Heater	Gas
Attic	Access Only	Roof	Shingle Composition
Flooring	Carpet Over Hardwood, Vinyl	Appliances	Range (not warranted)
Interior Features	Window Blinds, Washer-Dryer Hook-up (basement)	Exterior Features	Storm Windows, Storm Doors, Cable Available

Miscellaneous	Basement, Master Bdrm 1st Flr., Bedroom 1st Floor, Formal Living Room	Water	City
Sewer	Sewer		

 July 2010	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
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