

Agent Detail Report

Listings as of 04/10/09 at 3:39pm

Pending 04/10/09	Listing # 810363 County: Fayette	1800 Blue Ridge Dr Lexington, KY 40505 Cross St:	Listing Price: \$135,900
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Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Fayette County NW 1	Subdivision	Radcliffe
Beds	3	Approx Square Feet	2320
Baths(FH)	2 (2 0)	Lot Sq Ft (approx)	11509
Age	51	Lot Acres (approx)	0.264
Tax ID	21486500		
Occupant	Owner		
DOM	333		

School District Fayette County	ELEM Deep Springs	MIDL Bryan Station	HIGH Bryan Station
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Directions New Circle Road onto North Broadway (going away from town), left onto Southridge & then immediately right onto Northridge; right onto Blue Ridge.

Marketing Remark Nice, Affordable, and Convenient! This Spacious and Comfortable Home offers 2,320 sq.ft. living space and 2-car Garage! Features include 3 Bedrooms and 2 Full Baths! Tub in Hall Bath reglazed in May 2008; refinishing appears very well done but not warranted. Hardwood Floors! Two Fireplaces! All Kitchen Appliances REMAIN! Generous Lot is 80' x 144' per PVA! Sliding Glass door opens to Deck overlooking nice Level Fenced Backyard! Forced Air Gas heat, Electric Central Air! ELECTRIC UPGRADED in 2008, with new breaker box and outside main to meter! This Northside Beauty is located on Quiet Low-Traffic Street in desirable Radcliffe area! Convenient to Shopping, Applebee Park, and Interstate! Owners will consider LEASE-PURCHASE or LEASE-OPTION!

Agent-Only Rmrks Easy to show! Call Anna, 608-0700, for CBS code.

Listing Agent	Anna E Lowery (ID:70029) Primary:859-277-5562 Secondary:859-608-0700, FAX: 859-293-8791		
Listing Office	Prudent Man Real Estate, LLC (ID:564) Phone: 859-277-5562, FAX: 859-293-8791		
Agreement Type	Excl. Right to Sell	Listing Date 05/12/08	Expiration Date 05/05/09

Commission	3%	Variable Rate No	Comments SOBB
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Pending Date	04/10/09	Estimated Selling Date
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Market Range Pricing	Below Grade Unfinish 696
Range Pricing No	1st Floor 783
Below Grade Finished 745	Total Square Footage 2320
2nd Floor 792	Tax Rate 1.0695
Tax District 5	Dining Room - 1st #1
Room Location/Level	Family Room - Lower #1
Living Room - 1st #1	Master Bed. - 2nd #1
Kitchen - 1st #1	Full Bath - 2nd #2
Utility Room - Lower #1	
Bedrooms - 2nd #2	
Listing Information	Possession With Deed
Showing Instructions CBS Code, Call Listing Agent (608-0700)	
Site Information	Location Description Schools Nearby, Shopping Nearby, Park(s) Nearby
Lot Dimensions 80 x 144	
Property Features	Construction Stone & Other
Type/Style Split Level	Garage Yes
Basement Partial, Finished	Foundation Concrete Block
Garage/Carport Type 2 Car Basement	Dining Facilities Living Room Combo
Fireplaces Masonry, Family Room, Living Room	Heating Forced Air
Air Conditioning Electric	Water Heater Gas
Fuel Gas	Roof Shingle Composition
Attic Access Only	Appliances Surface Unit, Dishwasher, Refrigerator
Flooring Carpet and Other, Hardwood, Ceramic Tile, Vinyl	Exterior Features Storm Windows, Storm Doors, Deck, Chain Link Fence, Trees, Cable Available
Interior Features Ceiling Fan(s), Window Treatments, Smoke Alarm(s), Washer-Dryer Hook-up	Water City
Miscellaneous Basement, Formal Living Room, Lease Option (Owners will consider)	
Sewer Sewer	

Presented By: Anna E Lowery / Prudent Man Real Estate, LLC Phone: 859-277-5562

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