

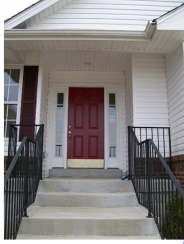
## Consumer Detail with Addl Pics Report

Listings as of 08/04/09 at 2:21pm

<b>Sold 08/03/09</b>	<b>Listing # 901538</b> <b>County: Jessamine</b>	<b>1124 Orchard Dr Nicholasville, KY 40356</b>	<b>Listing Price: \$145,000</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Area</b>	Jessamine County	<b>Subdivision</b>	Brittany Heights
<b>Beds</b>	3	<b>Approx Square Feet</b>	1538
<b>Baths(FH)</b>	2 (2 0)		
<b>Age</b>	New		
<b>Tax ID</b>	NEW OR UNDER CONSTRUCTION Lot Acres (approx)		





**School District** Jessamine County      **ELEM** Brookside      **MIDL** E Jessamine      **HIGH** East Jess HS

**Directions** Nicholasville Road (going toward downtown Nicholasville; you will pass Walmart), turn LEFT onto Orchard Drive (between KFC & Natl City Bank); go through THREE 4-way Stop Signs - home is on the RIGHT (where Brittany Heights begins)!

**Marketing Remark** New Construction! Exciting Raised Ranch on deep crawl space offers 1,538 sq. ft. living space (per PVA)! Private Split Bedroom Floorplan! Features of this Quality Built Home include 3 Bedrooms, 2 Full Baths, Living Room with Cathedral Ceiling, a Cook's Dream Kitchen with All Appliances, attached 2-car Garage, covered Front Porch, and more! Laminate Hardwood floors in Living Room and Hallways; Carpet in Bedrooms; and Ceramic Tile flooring in Kitchen, Dining Area, and Baths! Atrium Glass door opens to Deck overlooking Backyard with Tree line! Economical Heat Pump System! One Year Home Builder Warranty included! This Special Home is Built Right and Value Priced! Very convenient to Walmart, Downtown Nicholasville, and By-pass! Located in the New Brittany Heights area! Also, the new East Jessamine Middle School can be seen a short distance away, at the end of Orchard Drive! 100% RHS financing available for this home if you qualify!

**Selling Price** \$140,000      **Selling Date** 08/03/09      **Pending Date** 06/04/09  
**SP % LP** 96.55

**Market Range Pricing**

**1st Floor** 1538 (per PVA)      **Total Square Footage** 1538 (per PVA)

**Tax District** City of Nicholasville

**Room Location/Level**

<b>Living Room - 1st</b>	#1	<b>Dining Room - 1st</b>	#1
<b>Kitchen - 1st</b>	#1	<b>Utility Room - 1st</b>	#1
<b>Master Bed. - 1st</b>	#1	<b>Bedrooms - 1st</b>	#2
<b>Full Bath - 1st</b>	#2		

**Site Information**

**Lot Dimensions** 71' x 110' irregular per PVA      **Location Description** Shopping Nearby

**Property Features**

<b>Type/Style</b> Ranch (Raised Ranch)	<b>Construction</b> Brick Veneer & Other
<b>Basement</b> None	<b>Garage</b> Yes
<b>Garage/Carport Type</b> 2 Car Attached	<b>Foundation</b> Concrete Block, Crawlspace

<b>Fireplaces</b> None	<b>Dining Facilities</b> Dining Area
<b>Air Conditioning</b> Heat Pump	<b>Heating</b> Heat Pump
<b>Fuel</b> Electric	<b>Water Heater</b> Electric
<b>Attic</b> Access Only	<b>Roof</b> Dimensional Style
<b>Flooring</b> Carpet Wall to Wall, Carpet and Other, Ceramic Tile, Laminate	<b>Appliances</b> Range, Self Cleaning, Microwave, Dishwasher, Disposal, Refrigerator
<b>Interior Features</b> Vaulted Ceiling (Cathedral Ceiling), Ceiling Fan(s), Walk-in Closets, Smoke Alarm(s), Washer-Dryer Hook-up	<b>Exterior Features</b> Insulated Glass, Deck, Trees

**Miscellaneous** Master Bdrm 1st Flr. (Split Bedroom floorplan!), Bedroom 1st Floor, Great Room, Separate Utility Rm.      **Water** City

**Sewer** Sewer

**New Construction** Written Builders Wty (1-Year Builder Warranty),  
**Construction** New Construction

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