

Consumer Detail with Addl Pics Report

Listings as of 06/18/09 at 10:31pm

Active 04/08/09	Listing # 907094 County: Fayette	413 Lakeshore Dr Lexington, KY 40502	Listing Price: \$329,900
------------------------	---	---	---------------------------------



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Fayette County SE 3	Subdivision	Lakeview
Beds	6	Approx Square Feet	3842
Baths(FH)	4 (3 1)	Lot Sq Ft (approx)	21953
Age	40	Lot Acres (approx)	0.504
Tax ID	12316099		



School District Fayette County **ELEM** Cassidy **MIDL** Morton **HIGH** Henry Clay

Directions Richmond Road (going away from town), turn right onto Lakeshore - home is on right. OR, New Circle Road, take Richmond Road exit in toward town, turn left onto Lakeshore - home is on right.

Marketing Remark MOTIVATED SELLERS! Rare Opportunity and Unique Find! This IMPRESSIVE Custom Built ONE-OWNER HOME offers Luxurious Comfort, Space & Style that most can only dream of! Features include MASTER Bedroom and Bath on the FIRST FLOOR; a total of 6 Bedrooms, 3-1/2 Baths, Eat-in Kitchen, and a formal Dining Room! There is also a Family Room with a Masonry Fireplace on both 1st and 2nd floors! Full Unfinished Walk-out Basement includes the Utility and a laundry shoot! A 2-car garage is in Basement, with a WORKSHOP area or large storage room! The previous owner was in process of making upgrades, which include Quality Replacement Windows, Dimensional Style Roof with 3 solar powered roof exhaust vents, and guttering. While the estate cannot attest to these, there are supporting documents available. This wonderful property is value priced Under Appraisal! A little TLC will produce handsome dividends! Located INSIDE New Circle Road in Desirable Lakeview area; Convenient to almost everything!

Market Range Pricing

1st Floor 2572	2nd Floor 1270
Total Square 3842 (per PVA)	Tax District 1

Room Location/Level

Foyer - 1st #1	Living Room - #1
Dining Room - #1	1st #1
1st	Kitchen - 1st #1
Family Room - #1 (with Masonry FP)	Family Room - #1 (with Masonry FP)
1st	2nd
Master Bed. - 1st #1	Bedrooms - 1st #2
Bedrooms - 2nd #3	Full Bath - 1st #2

Full Bath - 2nd #1

Half Bath - Lower #1

Site Information

Lot Dimensions 100' x 219'

Location Description Schools Nearby, Shopping Nearby, Park(s) Nearby, Inside New Circle Rd

Property Features

Type/Style 1 1/2 Story
Basement Full, Unfinished, Walk Out, Windows
Garage/Carport Type 2 Car Basement, Side/Back Entry, Off Street Parking
Fireplaces Masonry, Family Room (1/1; 2 FRs)
Air Conditioning Electric
Fuel Gas
Attic Access Only
Flooring Carpet and Other, Hardwood, Vinyl
Interior Features Ceiling Fan(s), Window Blinds, Walk-in Closets, Smoke Alarm(s), Washer-Dryer Hook-up (Basement)
Miscellaneous Basement, Foyer, Master Bdrm 1st Flr., Formal Living Room, Family Room
Sewer Sewer

Construction Brick Veneer & Other (Mostly Brick)
Garage Yes
Foundation Concrete Block
Dining Facilities Formal Dining Room
Heating Forced Air
Water Heater Gas
Roof Dimensional Style
Appliances Range, Dishwasher
Exterior Features Insulated Glass, Storm Doors, Trees, Cable Available
Water City

	<p>Presented By: Anna E Lowery</p> <p>Primary: 859-277-5562 Secondary: 859-608-0700 Other:</p> <p>E-mail: Anna@PrudentManRealEstate.com Web Page: http://www.PrudentManRealEstate.com</p>	<p>Prudent Man Real Estate, LLC</p> <p>213 David Drive Lexington, KY 40503 859-277-5562 See our listings online: http://www.PrudentManRealEstate.com</p>
	<p>June 2009</p>	

Information has not been verified, is not guaranteed and subject to change.
 Copyright ©2009 Rapattoni Corporation. All rights reserved.

