

Consumer Detail 2 Column Report

Listings as of 07/31/13 at 4:58pm

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Active 07/31/13	Listing # 1315326 County: Fayette	565 Cecil Way Lexington, KY 40503	Listing Price: \$169,900
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Prop Type Area	Residential Fayette County SW	Prop Subtype(s) Subdivision	Single Family Ridgeview Estates
Beds Baths (FH)	3 2 (2 0)	Sq Ft (approx)	1493
Age Tax ID	33 55342000	Lot Acres (approx)	

School District	Fayette County	ELEM Clays Mill	MIDL Jessie Clark	HIGH Lafayette
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Directions Clays Mill Road inbound. Right on Cecil Way. Home will be on the left.

Marketing Remarks Fabulous all electric ranch, in Ridgeview Estates. Well maintained by loving owners this home features a gourmet kitchen, separate utility room, sunroom, covered front porch, 2 large decks, beautifully landscaped yard, and 1 car attached garage. Updates include: Gourmet Kitchen with custom Kraftmaid cherry cabinets, granite countertops, stainless steel appliances, & maple hardwood flooring 2010; Remodeled master bath with Kraftmaid custom cherry vanity, Granite top, and custom ceramic tile walk-in shower; HVAC system replaced in 2009; Hot water heater replaced in 2008; New fence & storm doors 2011. Tons of little extras make this house the perfect fit. Extras like pull down stairs to your floored attic for storage, custom workbench in garage with pegboard, living room wired for surround sound, crown molding in 2 bedrooms, ceiling fans in every bedroom plus the living room & sunroom. This house won't last! Priced to sell! Call today for your private showing before its too late!

Finished 1st Floor	1493	Finished Total	1493
Tax District	01	Living Room - 1st	#1
Kitchen - 1st	#1	Bonus Room - 1st	#1
Utility Room - 1st	#1	Master Bed. - 1st	#1
Bedrooms - 1st	#2	Full Bath - 1st	#2
Location Description	Schools Nearby, Shopping Nearby, Park(s) Nearby, Inside New Circle Rd	Type/Style	Ranch
Construction	Brick Veneer	Basement	None
Garage	Yes	Garage/Carport Type	1 Car Attached, Garage Door Opener, Remote Ctrl Included (2)
Foundation	Crawlspace	Fireplaces	None
Dining Facilities	Kitchen Bar	Air Conditioning	Electric
Heating	Heat Pump	Fuel	Electric
Water Heater	Electric	Attic	Pull Down Stairs, Floored
Flooring	Carpet and Other, Hardwood, Ceramic Tile	Appliances	Range, Dishwasher, Disposal, Refrigerator
Interior Features	Ceiling Fan(s) (5, Bedrooms, Living Rm & Bonus Rm), Window Blinds, Security Sys.-Owned (ADT-\$40/month), Washer-Dryer Hook-up	Exterior Features	Deck, Wood Fence, Partially Fenced, Landscaped, Trees, Cable Available, Satellite Dish
Miscellaneous	Master Bdrm 1st Flr., Bedroom 1st Floor, Bonus Room, Separate Utility Rm.	Water	City
Sewer	Sewer	HOA/CONDO Fee(s) Inc	No Fee

Presented By: Jim Halfhill Jr.



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