

# Consumer Detail 2 Column Report

Listings as of 05/02/14 at 11:44am

Page 1

<b>Active 11/12/13</b>	<b>Listing # 1322151</b> <b>County: Fayette</b>	<b>3410 Spangler #6 Dr Lexington, KY 40517</b>	<b>Listing Price: \$141,900</b>
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<b>Prop Type Area</b>	Residential Fayette County SE	<b>Prop Subtype(s) Subdivision</b>	Townhome Forest Ridge
<b>Beds Baths (FH)</b>	3 3 (2 1)	<b>Sq Ft (approx)</b>	1356
<b>Year Built Tax ID</b>	1985 20023130	<b>Lot Sq Ft (approx) Lot Acres (approx)</b>	2047 0.0470

<b>School District</b>	Fayette County	ELEM Southern	MIDL Southern	HIGH Tates Creek
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**Directions** Tates Creek Road outbound right on Wilson Downing, right on Ridgepoint, left on Spangler, right into Forest Ridge.

**Marketing Remarks** Well maintained townhome in the secluded Forest Ridge Townhomes! This beautiful townhome features hardwood floors throughout, vaulted living room with fireplace opening to dining room with exposed brick wall, updated kitchen with stainless appliances, 3 bedrooms, 2.5 baths and an attached 1 car garage! Convenient location enveloped in trees! Ready to move into! Property is being sold to settle Estate!

<b>Finished 1st Floor</b>	688	<b>Finished 2nd Floor</b>	668
<b>Finished Total</b>	1356	<b>Tax District</b>	1
<b>HOA/CONDO Fee</b>	\$100.00	<b>HOA/CONDO Frequenc</b>	Monthly
<b>Living Room - 1st</b>	#1	<b>Dining Room - 1st</b>	#1
<b>Kitchen - 1st</b>	#1	<b>Utility Room - 2nd</b>	#1
<b>Master Bed. - 2nd</b>	#1	<b>Bedrooms - 2nd</b>	#2
<b>Full Bath - 2nd</b>	#2	<b>Half Bath - 1st</b>	#1
<b>Location Description</b>	Homeowners Assoc., Park(s) Nearby, Tennis Nearby, Pool Nearby		
<b>Construction</b>	Brick Veneer		
<b>Garage</b>	No		
<b>Foundation</b>	Crawlspace		
<b>Dining Facilities</b>	Formal Dining Room		
<b>Heating</b>	Heat Pump		
<b>Water Heater</b>	Electric		
<b>Flooring</b>	Hardwood, Tile, Vinyl		
<b>Interior Features</b>	Specialty Ceilings, Ceiling Fan(s), Window Treatments, Window Blinds, Walk-in Closets, Washer-Dryer Hook-up		
<b>Miscellaneous Sewer</b>	Formal Living Room, Separate Utility Rm. Sewer		
		<b>Basement</b>	None
		<b>Garage/Carport Type</b>	1 Car Attached, Garage Door Opener, Remote Ctrl Included
		<b>Fireplaces</b>	Living Room
		<b>Air Conditioning</b>	Electric
		<b>Fuel</b>	Electric
		<b>Roof</b>	Shingle Composition, Dimensional Style
		<b>Appliances</b>	Range, Microwave, Dishwasher, Disposal, Refrigerator
		<b>Exterior Features</b>	Insulated Glass, Storm Doors, Deck
		<b>Water</b>	City
		<b>HOA/CONDO Fee(s) Inc</b>	Common Area Maint., Snow Removal

**Presented By: Jim Halfhill Sr**



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