



4802 S. 4th St.

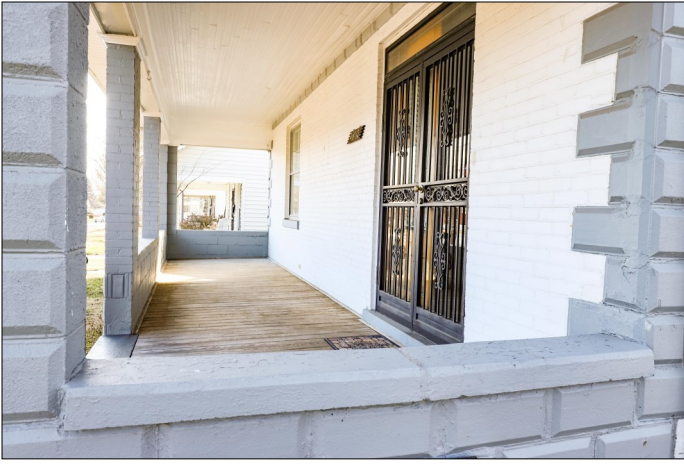


Built in the early 1900's this historic and distinctive home has been in the same family for over 110 years. In 1905 a large tract of land was sold to a developer named R.I. Nugent. Also in 1905, Nugent had a plat recorded (P.B. 1 #105) which was titled "R.I. Nugent's Addition to Beechmont". On November 29, 1909 R.I. Nugent deeded to Henrietta Buetgenbach Lot 20 (a large corner lot) and 20'4" of Lot 19. Family members are certain that no one else outside of their family as ever lived in the house. However, we have not been able to determine exactly who had the house built or exactly when it was built. The family has a postcard that is postmarked 1908 that was mailed to a family member at this address. The property has changed ownership over the years, but always within the family. Marjorie Buetgenbach Tune was raised in this house since she was an infant and has lived in this house until just recently. Marjorie is 97 years young.



One off street parking space off the alley in rear.

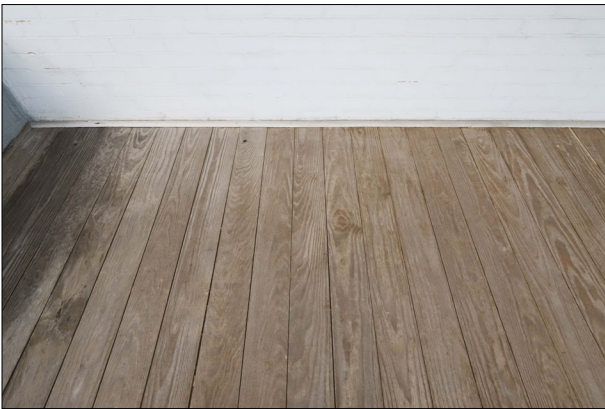




Notice the brick and block work on all four corners of the house. This design is called Quoin, which is French for corner. Quoin (pronounced coin) is an architectural feature which is often both structural and decorative. They usually differ in joining, color, texture, and often size from the masonry used in the adjoining walls.

Quoin is also often a indication of a well built structure as it was an additional cost to the construction of the property.

Also, I have been told that the decorative concrete block from the early 1900's like what was used for this house is usually much thicker, heavier, and stronger than the modern concrete block used today.



Covered Front Porch approx. 31' x 6'10", ceiling height 9'6". Wide front steps are approx. 8'9" wide. Double front security doors. Notice the unusual wood floor on this porch. There are no exposed nails or nail heads visible and the family said they believe this floor is extremely old and may even be the original porch floor. This is another indication of an well built home.



Covered Back Porch approx. 30'6" x 8'4", excluding a small area above the basement stairway. Ceiling height 9'7". Wood flooring. Single security door leading into the eat-in kitchen. Porch also leads to the large wood handicapped ramp. Note: One corner column has settled and some repair is needed.



All room measurements shown are approximate and may have been rounded.



Parlor Foyer approx. 14'10" x 11'10", slightly irregular shape, ceiling height 8'4" with a recessed florescent light . Double front doors with double security doors. A beautiful pair of Birdseye maple pocket doors leading into the dining room (yes, they work and we have the key), a single birdseye maple door leading into the hallway and second floor stairway. Double wide doorway leading into the living room.

**Single side replacement window.
Oak hardwood flooring, 8" baseboard with natural finish. Note: The Birdseye maple doors all have natural finish on the other side.**



Living Room approx. 14'8" x 12'9", slightly irregular shape, ceiling height 9'1". Gas fireplace with beautiful tile front and hearth with a 6'2" wide oak finish mantel. Double door wide doorway leading into the parlor foyer. Oak hardwood floor, 8" painted baseboard. Large front window.

Note: The antique gas converted chandelier with crystal prisms will be sold separately from the house in the personal property online auction closing Tuesday, March 2nd.

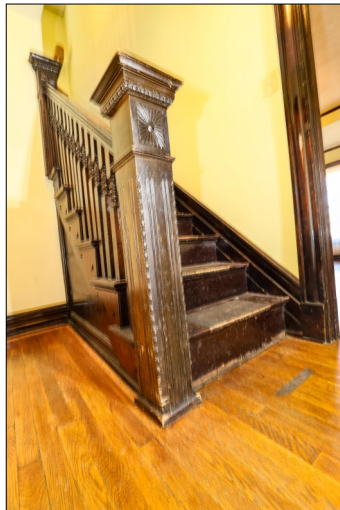
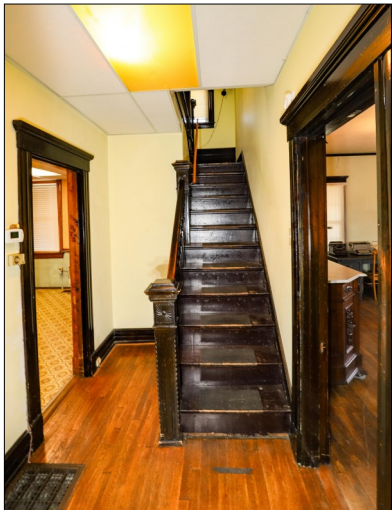


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Large Dining Room approx. 11'7" x 17'1", plus, an bay window approx. 4'2" x 8'4", ceiling height 9'6". A pair of natural finish double pocket doors leading to the parlor foyer, single door leading to the hallway and second floor stairway. Single door leading to the rear hall to the basement and kitchen. Bay window area has a front and a side window. The main area has a large rear window. Oak hardwood flooring, 8" baseboard with natural finish, and 2" picture crown molding.

Note: The antique gas converted chandelier with crystal prisms will be sold separately from the house in the personal property online auction closing Tuesday, March 2nd.



Hallway with Second Floor Stairway approx. 6' x 11'3" (includes the stairway), slightly irregular shape, ceiling height 8'11". Single doors to parlor foyer and dining room, both with natural finish. Doorway into eat-in kitchen. Oak banister, oak steps, oak hardwood flooring, and 8" baseboard with natural finish. The stairwell has an approx. 6'2" x 4' landing with a single replacement window, and natural finished trim with 8" baseboard.

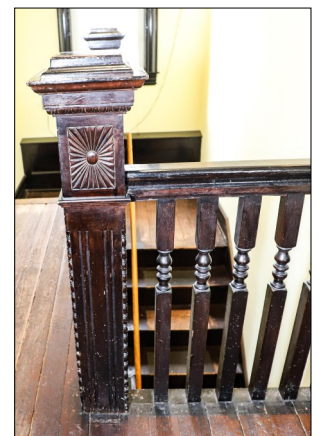
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Eat-in Kitchen approx. 11'11" x 16'7", ceiling height 8'4". Oak finished cabinetry and a pantry closet (approx. 3'11" w x 32" d). Natural finish doors and baseboard including a single door with a security door leading to the back porch. Single door leading to the rear hall. Single side replacement window, single rear window. Two recessed florescent lights and linoleum flooring. The GE refrigerator, G.E. electric range, and the Maytag dishwasher will remain with the home.



Rear Hallway approx. 6'3" x 3'10", ceiling height 7'8", rear replacement window, natural finished trim. Three doors - to the dining room, to the basement, and to the kitchen. All three doors have natural finish. Linoleum flooring. Commode was installed to accommodate Mrs. Tune when she moved her bedroom down to the first floor.



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Hallway at the top of the stairs is a slightly irregular L shape, approx. 6'8" x 4'3" & 5'6" x 10'. Ceiling height 8'2" with a recessed fluorescent light. Oak hardwood flooring, natural finished trim with 8" baseboard. The built-in large ladder leads to the attic entrance. Three doors to the bedrooms, a door to the bathroom, and a door to the unfinished storage room.



Second floor full bathroom was updated in the early 1960's in turquoise for what now would be called a retro-kitsch look. Yes, the bathroom appears to be in very good condition. Approx. 8'4" x 7'4", ceiling height 8' with florescent lighting. Ceramic tile floor, walls, and ceramic tile bathtub enclosure. The 8'1" vanity has a 6' x 4' mirror with a 4' fluorescent light. There is one side replacement window.



Left Front Bedroom approx. 15'3" x 12'2", slightly irregular shape, plus a 6'9" x 3'9" front window area. Ceiling height 8'3" with fluorescent lighting. Two closets, both with natural finish and a beveled mirror. Front and side replacement windows. Oak hardwood flooring. Painted trim with 8" baseboard. The door into the hallway is natural finished and the door to the rear bedroom is painted. Some cracks in the plaster.



Right Front Bedroom approx. 15'3" x 12', slightly irregular shape, plus a 6'9" x 3'9" front window area. Ceiling height 8'3" with fluorescent lighting. Single closet, with natural finish and a mirror. Front and side replacement windows. Oak hardwood flooring. Natural finished trim with 8" baseboard. The door into the hallway is natural finished. Damage and cracks to the plaster.



Right Rear Bedroom approx. 11'8" x 11'2". Ceiling height 8' slanting down to 5'10" with fluorescent lighting. Small single closet, painted, and with a mirror. Side replacement window. Oak hardwood flooring. Painted trim with 8" baseboard. The door into the hallway is natural finished, the door to the left front bedroom is painted.

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Second Floor Unfinished Storage Room approx. 12'4" x 6'6". The wood slat ceiling is 7'2" slanting down to 4'2". Single small side window. Oak flooring.



Basement

**More Basement Photos
and
Information Next Page.**



All room measurements shown are approximate and may have been rounded.



The home has a cut stone foundation up to the concrete blocks.



The unfinished basement does have some walls with paneling. The main "L" shaped area is approx. 30'10" x 18' & 15'2" x 12'2" which includes the bathroom.

The bathroom is approx. 4'7" x 8'9" and has a shower stall, commode, and sink.

The separate room is approx. 12' x 12' with 2 paneled walls, and a 7'4" drop ceiling with florescent lighting.

The basement has both a interior stairway and an exterior door with security door and outside steps.

The basement has the washer and gas dryer hook-ups, a Zoller sump pump, and an utility sink.

There is a storage closet under the steps and a small door to the front porch crawl space.

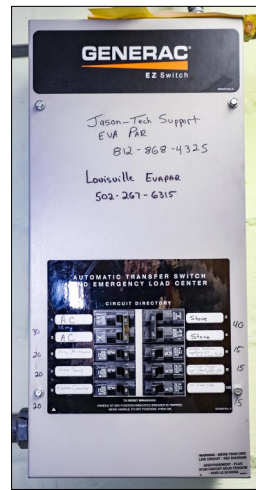
Mold Remediation - There was some mold at the bottom edge of two basement walls and a small section of another wall. Servpro did a mold remediation on the effected areas on Jan. 20, 2021. This process did leave those areas of the walls discolored and did remove some paint.

Please see work order in "Documents".

Or phone Auctioneer/Broker Joe Gribbins at (502) 550-7045 for details.

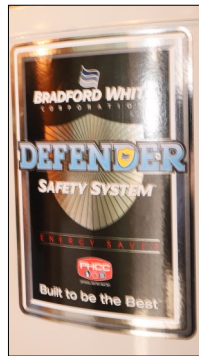
The basement does not have a dehumidifier.





Generac Back-Up Generator was installed by Royce Electric on 3-22-11. Generator been maintained and serviced by Louisville Evapar, Inc.

The generator is 10KW Air Cooled Generac 10, Circuit 100 AMP, ATS, S/N 6237237.



40 gallon, gas Bradford White water heater was installed on 8-22-20.

A Zoeller Sump Pump was installed on 2/12/2019.



American Standard central air unit was installed on 6-10-15.



The electrical breaker box is located in the basement.

The inspection sticker is dated 10-11-78.

The current Orkin pest control plan has been in place since 1988.

Recent Inspection Report is available in "Documents".



American Standard Freedom 78 gas furnace has an inspection stuck dated 12-94.



New roof was installed on 7/20/15 with 25 year Tamko Antique Slate shingles by Middletown Roofing Windows & Siding, Inc.

House Attic



As can be seen in these photographs there was a fire at some time in the attic. The family members that we are working with were unaware of the fire. None of them had ever been in the attic. There obviously was some damage, but also repair work was done. The attic is insulated. The antennas in the attic were most likely placed there by Marjorie's husband, Mr. Lloyd Tune, he was an electrical engineer at WHAS radio and apparently also a ham radio operator.

