

**Forest Garden Ln.
Comparable Sales 2022 and 2023**

		Full	Half		Finished	Sale	Closing
Address	Bedrooms	Bath	Bath	Basement	Sq. Ft.	Price	Date
10403 Forest Garden Ln.	5	4	0	Yes	3,581	\$ 407,500	2/7/2022
10512 Forest Garden Ln.	3	3	0	None	2,057	\$ 375,000	4/4/2023

Note: The above is provided for informational purposes only and is based on past listing and sale information contained in the following MLS pages and is not guaranteed.

Each patio home is unique.

Potential bidders should conduct their own independent research.

10410 Forest Garden Ln.

		Full	Half		Finished	Sale	Closing
Address	Bedrooms	Bath	Bath	Basement	Sq. Ft.	Price	Date
10410 Forest Garden Ln.	4	4	0	Yes	3,321	Online Auction	

Residential - Single Family Residence



List Number: 1599358
Address: 10403 Forest Garden Ln,
 Louisville, KY 40223
Area: 08-
 DglasHls/Hurstbrn/Mdltwn/Anchrg/StMatt
Sub Area: A
Preservation Dist: None
Total Living Area: 3,581
Basement: Walkout Finished
Total # Bedrooms: 5
Disclosure: Yes
Style: 1.5 Stories

Status: Closed
School District:
 Jefferson
Above Grade
Finished: 2,181
Total Baths: 4
Sqft - Total Unfin: 88
Nonconform SqFt
Fin: 0
Nonconform SqFt
UF: 0

Listing Price: 440,000
County: Jefferson
Subdivision/Condo:
 FOREST GREEN
Baths - Full: 4
Baths - 1/2: 0
Age: 22
Year Built: 1999
Stories: 1

**Open House Info:**

Directions: U S 60 to Dorsey Ln then about 1.30 miles to Forest Garden Lane on left, home will be right.

Beautiful Patio Home with a great location. Home features five bedrooms and 4 full baths. Really neat floor plan the first floor features a split plan with living room, dining room and kitchen being open to each other. Also on the first floor the Primary bedroom primary bath room, another full bath and extra bedroom, a sun room and laundry. The second floor offers a bedroom, full bath and an extra storage room. The walk-out basement is the cool part of the home offering two bedrooms a full bath, family room with kitchenette a room for an office, a cedar lined closet and a screened in patio. These kind of homes are hard to find and this one is really nice. Vacant easy to show call me for your personal showing. A lot of square footage for the money. Thanksgiving dinner at your new

Room Name	Level	Width	Length	Remarks
Living Room	First			
Dining Area	First			
Kitchen	First			
Primary Bedroom	First			
Primary Bathroom	First			
Bedroom	First			
Full Bathroom	First			
Florida Room	First			
Laundry	First			
Bedroom	Second			
Full Bathroom	Second			
Other	Second			
Bedroom	Basement			
Bedroom	Basement			
Full Bathroom	Basement			
Family Room	Basement			
Office	Basement			

	(Fin)	(UF)
AG	2,181	0
BG	1,400	88
NC	0	0
Total	3,581	88
SgFtSrc:	Other	

Basement: Walkout Finished
Construction: Brk/Ven
Cooling: Central Air
Exterior: Porch
Foundation: Poured Concrete
Fencing: None
Heating: Natural Gas
Monthly Maintenance: Yes
Lot Description: Covt/Restr; DeadEnd
Garage/Parking: Attached; Entry Side
Garage: Yes
Garage Spaces: 2
Roof: Shingle
Utilities: Public Sewer; Public Water
M Struct Flood Plain: No

Total # of Rooms: 9 **First Floor PBR:** Yes **First Floor Laundry:** Yes **Laundry Level:** 1st **# Closets** **# Fireplaces**

Lot SF Source: PVA**Acres:** 0.17**Sold As-Is:** Yes**HOA Y/N:** Yes **HOA Fee:** \$3,600**Condo Features:****Farm Features:**

City Tax: 0 **County Tax:** 0 **Deed Bk:** 8862 **Pg #:** 0358 **Block:** 0 **Lot:** 21 **Sub-Lot:** 0

, Lic. # **DOM/CDOM:** 74/74
 , Lic. # **Listing Date:** 10/23/2021

Coop Comm: 2.5**Sold Price:** \$407,500**DUC:** 33**Sold Price Sqft:** \$186.84**Sold Date:** 02/07/2022**Sold Terms:** Conventional**Contract Acceptance Date:** 01/05/2022

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Residential - Condominium



List Number: 1630859
Address: 10512 Forest Garden Ln,
 Louisville, KY 40223
Area: 08-
 DglasHls/Hurstbrn/Mdltwn/Anchrg/StMatt
Sub Area: A
Total Living Area: 2,057
Basement: None
Total # Bedrooms: 3
Disclosure: Yes
Style: Patio
Basement: No

Status: Closed
School District: Jefferson
Above Grade
Finished: 2,057
Total Baths: 3
Sqft - Total
Unfin: 0
Nonconform
Sqft Fin: 0
Nonconform
Sqft UF: 0

Listing Price: 375,000
County: Jefferson
Subdivision/Condo: FOREST GREEN
Baths - Full: 3
Baths - 1/2: 0
Age: 24
Year Built: 1999
Stories: 2



Open House Info:

Directions: Shelbyville Road or Hurstbourne Pkwy to Dorsey Lane to Forest Garden Lane

Forest Garden Lane & Court is a beautiful setting of 40 inviting, well maintained homes, situated on a cul-de-sac, encircled by a shelter of trees. Enjoy a maintenance free lifestyle in this Beautiful 3 BEDROOM, 3 FULL BATH, 1.5 Story, Open Floor Plan Fee Simple Patio Home - Soaring 2 story Entry way - Beautiful Hardwood Floors - Large Formal Dining Area with tray ceiling - Great Room with double tray ceiling, Gas Fireplace & Custom crown molding - Additional space off the Great room with lots of windows, perfect for entertaining, a home office or just relaxing and enjoying the PRIVATE WOODED VIEW - Kitchen features a Pantry closet, Custom white cabinets, Large eating area & Breakfast bar seating - Primary Bedroom with NEW CARPET, Large walk-in closet and Private full bath & tile -

Room Name	Level	WidthLengthRemarks
Great Room	First	
Dining Area	First	
Kitchen	First	Eat in Kitchen
Office	First	Office/Family Room
Primary Bedroom	First	
Primary Bathroom	First	
Bedroom	First	
Full Bathroom	First	
Laundry	First	
Bedroom	Second	
Full Bathroom	Second	
Study	Second	Craft/Study Room
Other	Second	Walk-in Attic Storage

	(Fin)	(UF)
AG	2,057	0
BG	0	0
NC	0	0
Total	2,057	0
SqFtSrc:	Other	

Basement: None
Construction: Brick
Cooling: Central Air
Exterior: Patio; Porch
Foundation: Slab
Heating: Forced Air; Natural Gas
Incl. in Maintenance: Exterior Maint.; Groundskeeping; Mstr Ins; Snow Removal; Trash
Monthly Maintenance: Yes
Lot Description: DeadEnd; Level; Sidewalk
Garage/Parking: Attached; Entry Front
Garage: Yes
Garage Spaces: 2
Roof: Shingle
Utilities: Electricity Connected; Public Sewer; Public Water
M Struct Flood Plain: No

Total # of Rooms: 11 **First Floor PBR:** Yes **First Floor Laundry:** Yes **Laundry Level:** 1st **# Closets Level 1:** 6 **Level 2:** 2 **# Fireplaces Level 1:** 1

		Lot SF Source: PVA		Acres: 0.1		Sold As-Is: No							
HOA Y/N: Yes		HOA Fee: \$0											
Condo Features:		Location In Building: 0		Building #: 0		Maintenance Fee: 300		# Building Floors: 2		# Condo Units: 0			
Farm Features:													
City Tax: .		County Tax: 1.2		Deed Bk: 11322		Pg #: 351		Block: 3065		Lot: 0004		Sub-Lot: 0	
, Lic. #		DOM/CDOM: 1/1											
, Lic. #		Listing Date: 02/17/2023											
Coop Comm: 3													

Sold Price: \$375,000

DUC: 44

Sold Price Sqft: \$182.3

Sold Date: 04/04/2023

Sold Terms: Conventional

Contract Acceptance Date: 02/18/2023

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10512 Forest Garden Ln.

Forest Garden Lane & Court is a beautiful setting of 40 inviting, well maintained homes, situated on a cul-de-sac, encircled by a shelter of trees. Enjoy a maintenance free lifestyle in this Beautiful 3 BEDROOM, 3 FULL BATH, 1.5 Story, Open Floor Plan Fee Simple Patio Home - Soaring 2 story Entry way - Beautiful Hardwood Floors - Large Formal Dining Area with tray ceiling - Great Room with double tray ceiling, Gas Fireplace & Custom crown molding - Additional space off the Great room with lots of windows, perfect for entertaining, a home office or just relaxing and enjoying the PRIVATE WOODED VIEW - Kitchen features a Pantry closet, Custom white cabinets, Large eating area & Breakfast bar seating - Primary Bedroom with NEW CARPET, Large walk-in closet and Private full bath & tile -

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