



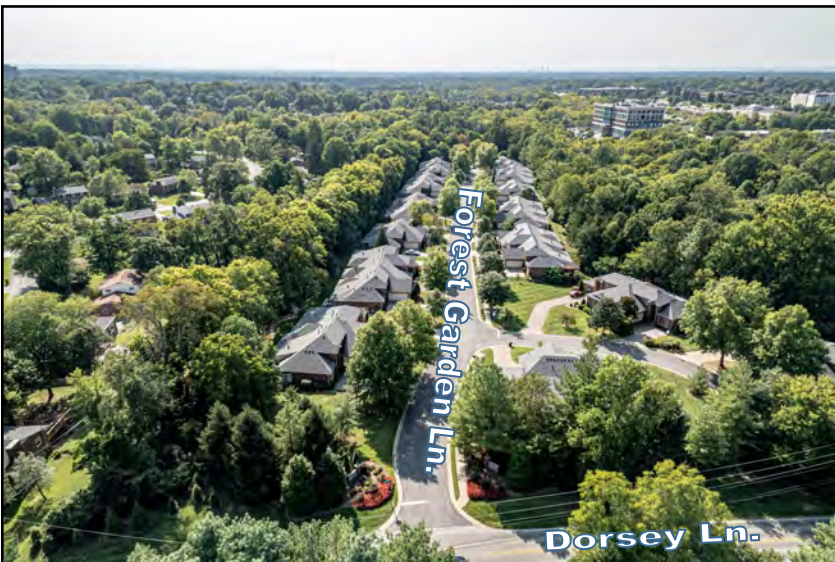
One owner patio home offered on the market for the first time in 24 Years!

Elegant and distinctive brick construction with front quoin corners for accent and rear vinyl on the Florida room. 1.5 story with walk-out basement.



Located on a quiet cul-de-sac in one of the most sought-after and convenient patio home communities.





Fantastic Location!

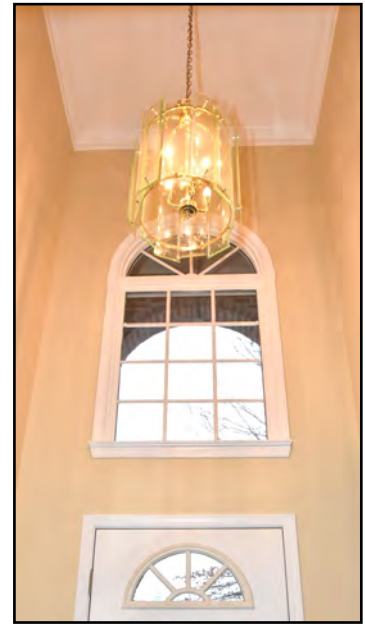
Located in one of Louisville's most sought-after patio home communities on a quiet cul-de-sac.

Forest Garden Ln. is directly off Dorsey Ln., just south of N. Hurstbourne Parkway.



The Two Story Foyer is approx. 6'3" x 8'11" and features an a clerestory window above the door for natural lighting and an impressive brass and beveled glass panel 8 light chandelier. The foyer opens into the stunning Great Room.

The stunning Great Room is approx. 16'10" x 29'5" and is truly the center of the home. The Great Room features beautiful Aged Harmony Collection Tennessee Red Birch engineered hardwood flooring.



The Open Elegant Dining Area is approx. 10'7" x 10'11" and features a 9' tall tray ceiling with crown molding, chair rail, and a beautiful traditional English Williamsburg style 12 light brass chandelier.

The area is also highlighted by the full circle symmetrically designed window that gracefully adds natural light to the area.

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



The Open Living Area is approx. 16'10" x 18'7" and has 11' tall, double tray ceiling with crown molding and recessed lighting. The living area also has two recessed floor electrical outlets and a pair of open double doorways with fluted casings that lead into the Florida Room.



The gas fireplace features a 5' wide and 4'5" tall fluted mantle with an absolute black granite hearth. Fireplace has a wall switch.



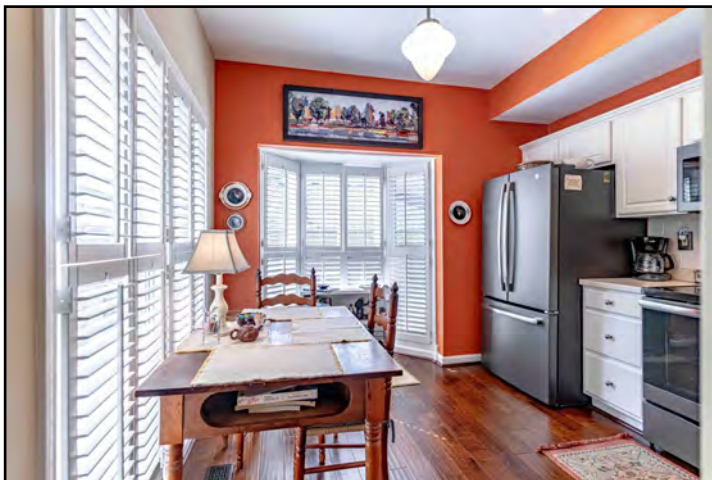
The Great Room features beautiful Diamond Living Aged Harmony Collection Tennessee Red Birch engineered hardwood flooring. This flooring is hand scraped with natural chatter effects, 7 ply structural hardwood, tongue and groove fit, seven layer UV Polyurethane with aluminum oxide coating and there is approximately half box of extra flooring planks in the laundry room storage closet.



The Florida Room is approx. 16'10" x 11' (including the chimney) and features 8 windows and a full light door to the deck to fill the room with natural light.

The room also has crown molding, recessed lighting, and a pair of open double doorways with fluted casings that lead into the Great Room and is just steps away from the kitchen.

The Florida Room features the same beautiful Tennessee Red Birch engineered hardwood flooring as in the Great Room and Eat-In Kitchen.

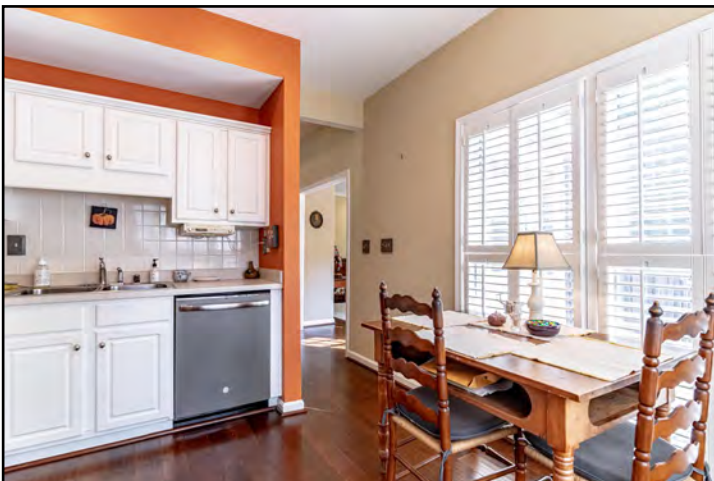


The Eat-In Kitchen is smaller, but well appointed.

The Kitchen is approx. 11'4" x 10'7" and is highlighted by a 5'8" wide Bay Window and two rear windows, all with Plantation shutters.

The Kitchen has beautiful white raised panel custom cabinetry with contrasting GE Slate appliances including a Energy Star 24.7 cu. ft. French door refrigerator, smooth top electric range, dishwasher, and microwave oven.

The Kitchen has recessed lighting with a center light fixture and it features the same beautiful Tennessee Red Birch engineered hardwood flooring as in the Great Room and in the Florida Room.



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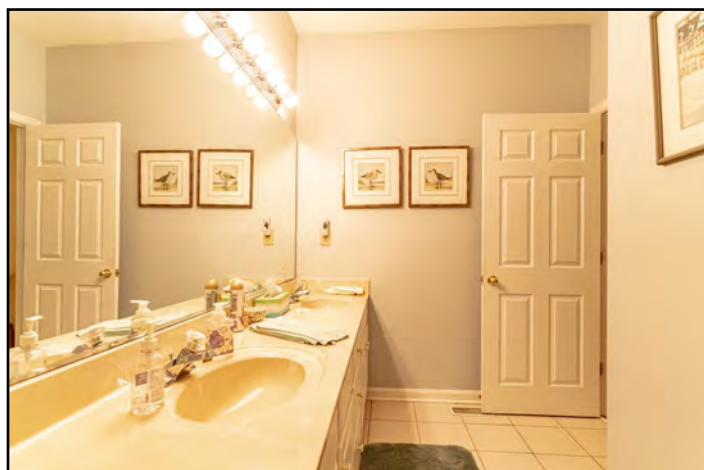
The Primary Bedroom is approx. 12'10" x 14'11" and features 3 rear windows with Plantation shutters, crown molding, recessed lighting, is carpeted, has a large en suite bathroom, and an extra large walk-in closet.

With the split design of this patio home first floor, this primary bedroom and the first floor guest bedroom are separated for privacy.



The en suite bathroom is approx. 12'10" x 5'5" has a 7' white vanity with cultured marble double sinks, a large 6'11" x 3'6" beveled mirror and a 4' Hollywood style 8 bulb light fixture.

The ceramic tiled bathtub has a shower and the bathroom also has ceramic flooring.



The Primary Bedroom large walk-in closet is approx. 9'1" x 4'7".

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





First Floor Guest Bedroom is approx. 11'5" x 10'7" and has two front windows with Plantation shutters, carpeted, and a double door closet, approx. 4'10" x 2'.

The Guest Bathroom is just steps away and with the split design this bedroom and the primary bedroom are separated for privacy.



First Floor Guest Bathroom is approx. 7'7" x 4'10", excluding the linen closet.

This bathroom is only steps away from the Guest Bedroom and the Great Room.

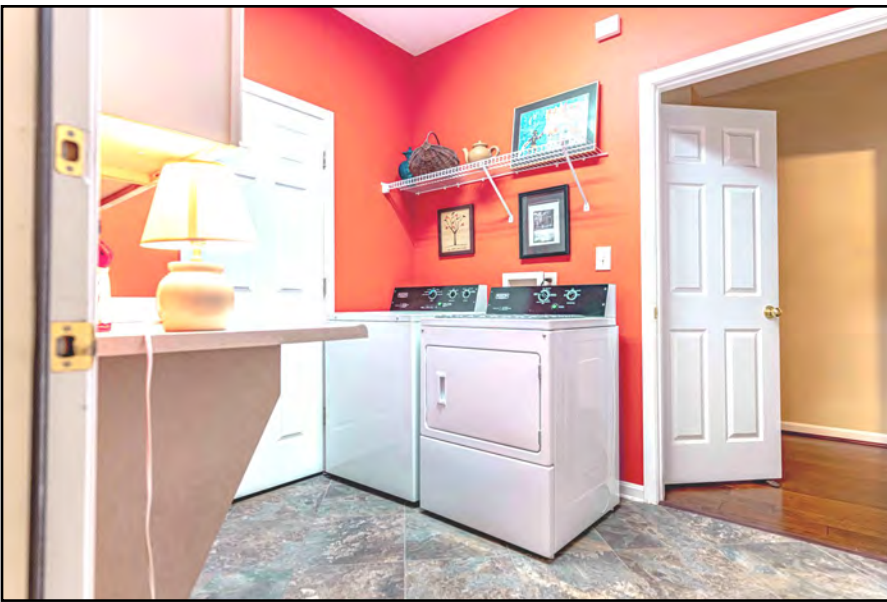
The fiberglass tub with shower is trimmed with ceramic tile for a more attractive look, plus easier cleaning.

This bathroom features a white vanity with single cultured marble sink, the beveled mirror is 30" w x 42" tall with a double bulb fixture above.

The linen closet is approx. 2'4" x 2'.

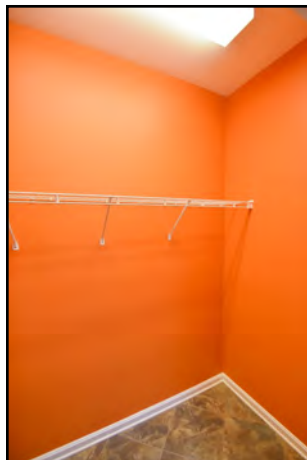
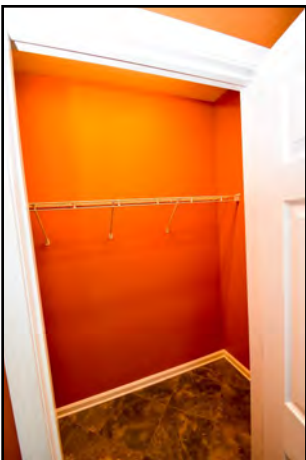
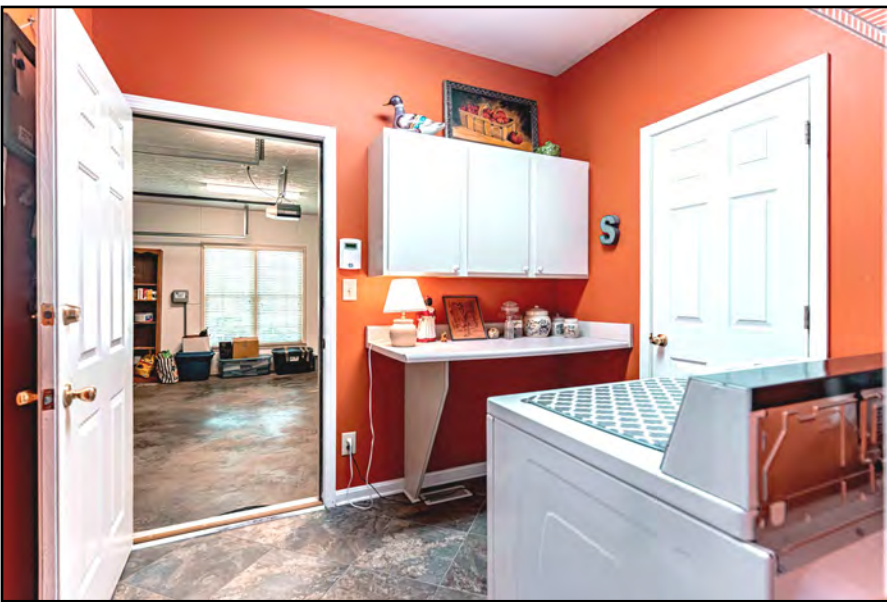
All room measurements shown are approximate and may have been rounded.

The Coat Closet is approx. 3'6" x 1'9" and is located just steps off the Great Room near the Guest Bathroom and the Guest Bedroom.



The Laundry Room is approx. 8'7" x 7'5" and has the washer and electric dryer hook-ups, triple wall cabinets with a folding counter with open storage underneath.

This room and the adjoining walk-in closet have Armstrong Allegheny Slate Italian Earth vinyl flooring.



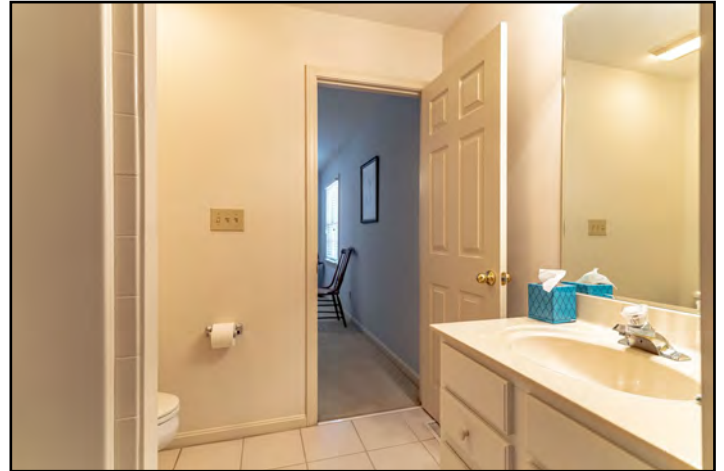
The adjoining large walk-in closet has a built-in four tier shelf unit and a 5'8" overhead storage shelf.

The flooring matches the Armstrong Allegheny Slate Italian Earth vinyl flooring in the laundry room.

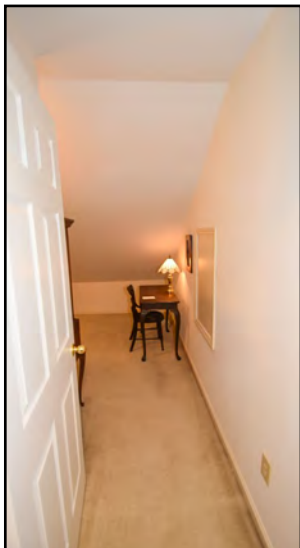
All room measurements shown are approximate and may have been rounded.



The Second Floor Guest Bedroom is approx. 10'8" x 10'10", excluding the walk-in closet, it has one front window, is carpeted and has an en suite bathroom. A small hallway, approx. 4'8" x 3'1", leads to the walk-in closet and the en suite full bathroom. The walk-in closet is approx. 3'6" x 4'4" and is also carpeted.



The en suite full bathroom is approx. 8'2" x 7'3" including the tub with shower and the linen closet. The fiberglass tub with shower is trimmed with ceramic tile for a more attractive look, plus easier cleaning. This bathroom has a white vanity with a single cultured marble sink, a 30" wide and 3'6" tall beveled mirror with a double light fixture, a ceramic floor, and a small linen closet.



The Second Floor Bonus Room would make a great small office, craft room, or a coinvent storage room! The floor is carpeted. This room has a slanted ceiling and is approx. 12'10" x 5'8" to the point where the ceiling is slanting down to 5' in height. From that point the ceiling continues slanting down to 2'1". At it's tallest point the ceiling is 10'6".



The Fourth Bedroom is located in the walk-out basement and is approx. 12'6" x 18'1", excluding the closet.

This bedroom has two full rear windows with Plantation shutters, recessed lighting, is carpeted, and has split ceiling heights of 7'9" and 6'10". The closet is 5'9" x 2'.

This bedroom is located next to the basement full bathroom.



Basement Full Bathroom is approx. 8'6" x 4'10" including the walk-in shower with sliding glass doors, but excluding the linen closet. It has a white vanity with a single white cultured marble sink, a round mirror, and a triple bulb light fixture.

The linen closet is approx. 2'4" x 2'.

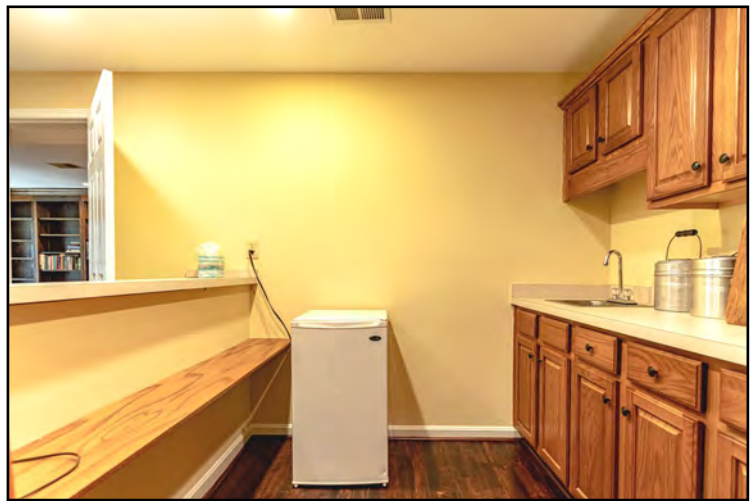
The bathroom flooring is a walnut finish vinyl planking.

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



Basement Family Room with Fireplace is approx. 16'7" x 17'2". The brick gas fireplace, which has a wall switch, is 5' wide and 7'8" tall with top crown molding, a crown molding mantel, and a 5' x 16" brick hearth.

Twin doors flank the fireplace leading to the screened-in porch. This area is carpeted and has recessed lighting.



The open Kitchenette is approx. 9'11" x 8' with a 6'8" serving counter, oak raised panel cabinetry with a small sink, and an open doorway to the family room. This flooring is a walnut finish vinyl planking.



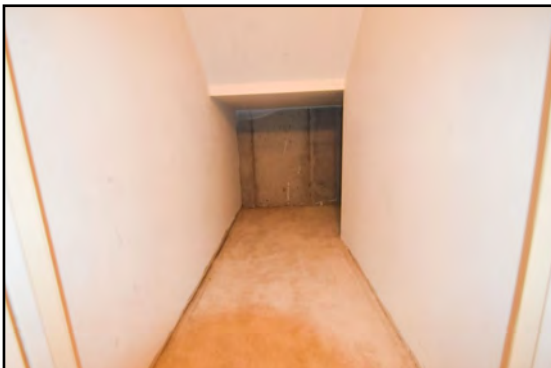
The custom-built Basement Library is approx. 10'10" x 29' with a total of approx. 50 linear feet of built-in book shelving plus a 5'8" laminated counter with top shelving and storage cabinets underneath.

All shelving units have adjustable shelves.

The Library also has double rear windows, recessed lighting, and is carpeted.



The Basement Large Walk-in Closet is cedar lined. It is "L" shaped and is approx. 6'3" x 9'9" and 3'11" x 3'5", the flooring is white vinyl.



The small Basement Storage Closet next to and under the stairway is "U" shaped and has a slanted ceiling. The easily accessed area is 3' x 3'5" to the point where the ceiling is slanting down to 5' in height. The ceiling continues to slant down to a lowest height of 3'6", this part of the closet is 9' deep. This part of the area is carpeted. The closet then "wraps around" and goes under the stairway, approx. 6'5" x 3'6" a part of this area is unfinished. This area under the stairway would be great for long term storage of smaller items.

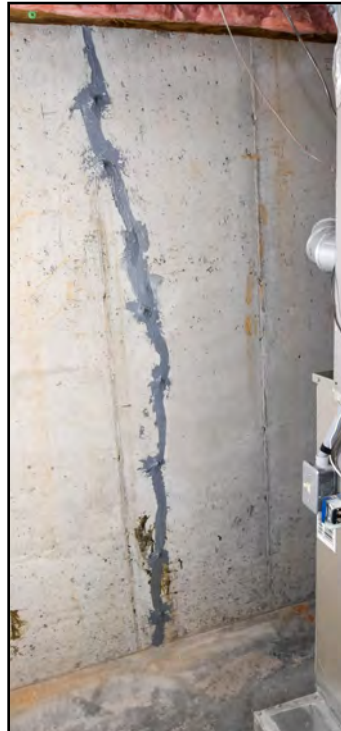
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**Basement Utility Room is approx. 7'5" x 13' and is unfinished.
The Carrier furnace and Bradford White water heater are
located in this room.**

This large room also has ample space for storage.

**Details on the furnace and water heater
are on the mechanicals page.**



**To review the Structural Engineering
Investigation Report and the Dwyer
Company repair invoice regarding two wall
cracks in this room, please click on "Documents".**

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





The Screened- In Patio is approx. 16'8" x 10'11" with an exposed aggregate concrete floor, two doors flanking the chimney entering into the basement Family Room, a pair of brass wall light fixtures, and an exterior door leading out to the open patio area under the deck. Some of the screening needs some repair.

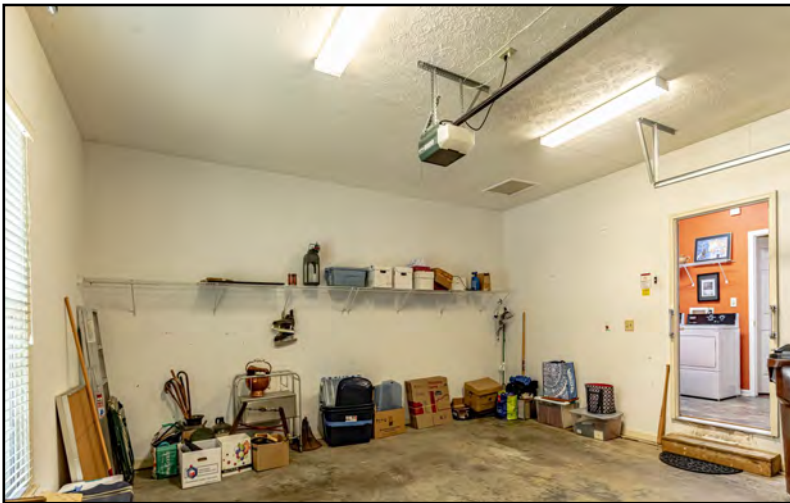


The Wood Deck is approx. 11'8" x 10'8" and is off the Florida Room near the Great Room and the Kitchen. The exterior steps lead down to the Open Patio and the Screened-In Patio.

The Open Patio is approx. 12' X 11' with an exposed aggregate concrete floor.

To review the Structural Engineering Investigation Report and the Dwyer Company repair invoice regarding the crack in the Open Patio, please click on "Documents".





The two car finished garage is approx. 20'7" x 19'10" and has a 16' overhead door with an Overhead Door Legacy garage door opener. The garage has double front facing windows and is designed for ample storage space including a 20' long storage single shelf on the back wall and two wood shelf units on the sides that will remain with the house.

There are some ceiling stains and drywall cracks from before the current roof was installed.



To review the Structural Engineering Investigation Report and the Dwyer Company repair invoice regarding the garage floor crack, please click on "Documents".

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Kitchen Appliances



GE Kitchen Appliances in Slate Finish

Energy Star French-Door Refrigerator, 24.7 cu. ft., Internal Water Dispenser, Ice Maker with Advanced Water Filtration System, Two Humidity-Controlled Drawers and Full Width Drawer, LED Lighting, Spill Proof Shelves, and Two-Level Freezer.

Free-Standing 30" Electric Range, Ceramic Glass Smooth Cooktop, 9" and 6" Power Boil Elements, Dual-Element Bake, and Self-Cleaning Oven.

Stainless Steel Interior Dishwasher with Hidden Controls, Bottle Jets, Easy Touch Adjustable Full-Extension Smooth-Glide Upper Rack with Two Stem Safe Shelves, and Piranha Hard Food Disposer with Filter.

Over-The-Range Microwave Oven, 1.6 cu. ft. with Charcoal Filter and Two Speed Venting System.

The major kitchen appliances described above will remain with the Patio Home.

Mechanical



Carrier gas furnace has a Date of Manufacture of July 2012 with an Inspection Sticker dated 5/10/13 and has a Pristine Air polarized electronic air cleaner. According to the Air Conditioning Unit serial number, this unit has a Date of Manufacture of June 2007.

Bradford White Defender, 50 gallon, gas water heater. According to the serial number the date of Manufacture is April 2020.



The electrical breaker box is located in a corner of the library behind a cabinet door. The inspection sticker is dated Sep. 30, 1999.



Hunter Pro-C Irrigation System was installed and maintained by Evergreen Irrigation Inc. of Louisville. Irrigation system is currently winterized.

House Attic

Area next to the second floor guest bedroom and above the Great Room.



Garage Attic





Roof and Gutter Protection System

The current roof was installed in 2018 under a contract with the Forest Garden Homeowners Association. The shingles are GAF Timberline High Definition with the GAF Weather Stopper Integrated Roofing System. To review information on the GAF Timberline HD shingles, please click on “Documents”.

The gutters have a wire mesh leaf guard system.



2019

Driveway Repair

The exposed aggregate concrete driveway repair and leveling was completed in 2019 by TFS. This included lift leveling uneven concrete, stabilizing the concrete, and sealing the driveway and front porch.

To review the TFS repair information, please click on "Documents".