

Agent Detail Report

Listings as of 05/26/08 at 10:18pm

Active 05/19/08	Listing # 810195 County: Scott	244 Agincourt Georgetown, KY 40324 Cross St:	Listing Price: \$214,900
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Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Scott County	Subdivision	Canewood
Beds	4	Approx Square Feet	3614
Baths(FH)	3 (2 1)		
Age	12		
Tax ID	8405000	Lot Acres (approx)	
Occupant	Vacant	Phone to Show	859-494-0865
DOM	7		

School District Scott County	ELEM Western	MIDL Scott Co	HIGH Scott Co
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Directions US 460 to Canewood subdivision, right on General John Payne, right on Agincourt. House at end of circle.

Marketing Remark Nice all brick home that backs up to golf course (1st tee). 2 story great room, formal dining room, roomy kitchen with nice view of course and 1st floor master. Walkout basement partially finished.

Agent-Only Rmrks Buyer to inspect every aspect of this property. Sold in as-is condition with no warranty or representation. All offers to purchase must be accompanied by Addenda A & B. Must call agent to get code.

Listing Agent Bev C Wallace (ID:15710) Primary:859-494-0865 Secondary:859-294-2318 Other:502-863-4141, FAX: 502-863-6513

Listing Office ERA Hamilton Real Estate Connection (ID:157) Phone: 502-863-6508, FAX: 502-863-6513

Agreement Type Excl. Right to Sell **Listing Date** 05/19/08 **Expiration Date** 09/19/08

Commission 3%SO **Variable Rate** No

Market Range Pricing

Range Pricing No	Below Grade Finished 1388
1st Floor 2226	Total Square Footage 3614
Tax Rate .7315	HOA/CONDO Fee \$1320.00
HOA/CONDO Frequency Annual	Mandatory Fees Yes

Room Location/Level

Foyer - 1st #1	Dining Room - 1st #1
Kitchen - 1st #1	Family Room - Lower #1
Great Room - 1st #1	Utility Room - 1st #1
Master Bed. - 1st #1	Bedrooms - 2nd #3
Full Bath - 1st #1	Full Bath - 2nd #1
Half Bath - 1st #1	

Listing Information

Showing Instructions CBS Code, Call Listing Agent, Call Listing Office **Possession** With Deed

Site Information

Location Description On Golf Course, Homeowners Assoc., Underground Utility, Schools Nearby, Shopping Nearby, Park(s) Nearby, Tennis Nearby

Property Features

Type/Style 1 1/2 Story	Construction Brick Veneer
Basement Full, Partially Finished, Exterior Entrance, Walk Out, Walk Up, Windows	Garage Yes
Garage/Carport Type 2 Car Attached, Garage Door Opener, Off Street Parking	Foundation Poured Concrete
Fireplaces Masonry, Gas Logs, Family Room	Dining Facilities Formal Dining Room, Breakfast Area
Air Conditioning Electric	Heating Forced Air
Fuel Gas	Water Heater Gas
Attic Access Only	Roof Shingle Composition
Flooring Carpet Wall to Wall, Ceramic Tile, Vinyl	Appliances Range, Dishwasher, Disposal
Interior Features Tray Ceiling, Window Treatments, Walk-in Closets, Whirlpool, Smoke Alarm(s)	Exterior Features Insulated Glass, Storm Doors, Deck, Landscaped, Trees, Cable Available
Miscellaneous Master Bdrm 1st Flr., Family Room, Great Room, Separate Utility Rm.	Water City
Sewer Sewer	

Presented By: Bev C Wallace / ERA Hamilton Real Estate Connection Phone: 859-494-0865

Featured properties may not be listed by the office/agent presenting this brochure.

Information has not been verified, is not guaranteed and subject to change.

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