

Active New Listing	MLS #: 26010293 DOM/CDOM: 0/0	122 Leesway Drive, Lexington, KY 40511	List Price: \$100,000
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Property Type:	Residential	Lot Size Source:	Public
Property Sub Type:	Single Family Residence	Lot Size Acres:	Records 0.294
County:	Fayette	Lot Size SqFt:	12,806.64
MLS Area Major:	001 - Fayette County NW	Living Area:	2,328
Inside New Circle Rd:	No	Living Area Source:	Public
Subdivision:	Leesway	Basement YN:	Records Yes
Beds:	3	Above Grade Fin:	1,164
Baths Total (F,H):	2 (2,0)	Below Grade Fin:	1,164
Cooling YN:	Yes	Above Grade Unfin:	0
Heating YN:	Yes	Below Grade Unfin:	0
Fireplace YN:	Yes	Non-Compliant Total SqFt:	0
Fireplaces Total:	2	Garage YN:	Yes
Levels:	Two	Garage Spaces:	2
Accessibility:	No	Carport YN:	No
Feat:		Horse YN:	No
Pool Private YN:	No	View YN:	No
Year Built:	1952	Waterfront:	No
Special Listing:	Auction	Water Body Acc:	No
Cond:			

Comp Sale YN:	No	High School District:	Fayette County - 1	Parcel Number:	41662750
Association YN:	No	Elementary School:	Meadowthorpe	Tax District:	05
		Middle/Jr School:	Leestown	Tax Rate:	1.2493
		High School:	Bryan Station		

Listing Contract Date:	Status Change:	05/08/2026
	Possession:	Close Of Escrow
	Original List Price:	\$100,000

Public Remarks: Absolute Auction Live On-Site Saturday, June 6th at 9:00 am Sharp. Doors will open at 8:00 am for final preview. Selling to the Highest Bidder Regardless of Listing Price. Please Visit www.bluegrassauction.com for Registration Form & Complete Terms & Conditions. This Very Generous Lot Boasts a 3 Bedroom, 2 Full Bath Home with spacious finished basement, Sun Room, Open Living & Dining, Dine-In Kitchen, Detached 2 Car Garage with Upper Garage Bonus Area. Don't Wait....Book Your Showing Today!

Directions: New Circle Rd. to Leestown Rd. 421. Right on Leesway Dr. bear to the right at curve house will be on the left. **Latitude:** 38.084827 **Longitude:** -84.547618

Architectural Style:	Raised Ranch	Lot Features:	Few Trees
Parking Features:	Detached Garage; Driveway; Garage Faces Front; Off Street	Fencing:	Chain Link; Partial
Basement:	Bath/Stubbed; Finished; Full; Interior Entry; Walk-Out Access	Construction:	Aluminum Siding; Vinyl Siding
Fireplace Features:	Basement; Electric; Gas Log; Living Room	Materials:	
Foundation Details:	Block	Appliances:	Dishwasher; Range; Refrigerator; Vented Exhaust Fan
Structure Type:	House	Attic Features:	Access Only
Other Structures:	Shed(s); Other	Flooring:	Carpet; Hardwood; Vinyl
Patio And Porch Details:	Covered Porch; Front Porch	Interior Features:	Entrance Foyer; Primary First Floor
Patio And Porch Features:	Deck; Porch	Laundry Features:	Washer Hookup
Heating:	Forced Air; Natural Gas	Window Features:	Storm Window(s)
Cooling:	Electric	Amenity Fee Details:	Amenity Fee YN: No
Water Heater:	Gas		
Roof:	Composition; Shingle		
Exterior Features:	Storm Door(s)		
Water Source:	Public		
Sewer:	Public Sewer		
Utilities:	Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected		

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	First				Bathroom 2	Lower			Below Grade
Bedroom 1	First				Bathroom 2	Lower			
Living Room	First				Den	Lower			
Kitchen	First				Other	First			Sun Room
Bonus Room	Lower				Other	Lower			Laundry Room
Bonus Room	Lower								
Dining Room	First								
Foyer	First								
Office	Lower								

Provided as a Courtesy of: Bluegrass Auction, Appraisal & Realty, LLC



Seller Disclosure Exempt Form

For properties exempt from completing a seller disclosure, please upload this document instead.

Exemptions include:

- Auction
- COMP/FSBO
- Foreclosure
- Multi Housing
- New Construction

BLUEGRASS REALTORS
2250 Regency Road 276-3503

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of Bluegrass Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY’S DATE: 05/08/2026 CONTRACT DATE: CONTRACT #

PROPERTY ADDRESS: 122 Leesway Drive, Lexington, KY 40511

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller’s possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller’s Disclosure (Initial)

PMD

05/07/26
10:20 PM EDT
dotloop verified

☐

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or paint hazards are present in the housing. (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

PMD

05/07/26
10:20 PM EDT
dotloop verified

☐

(b) Records and Reports available to the seller (check one below):
☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser’s Acknowledgment (Initial)

☐

(c) Purchaser has received copies of all information listed above

☐

(d) Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**

☐

(e) Purchaser has (check one below):
☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as “Other Inspections”. (See the offer to purchase contract.)
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent’s Acknowledgment (Initial)

TM

05/06/26
6:41 PM EDT
dotloop verified

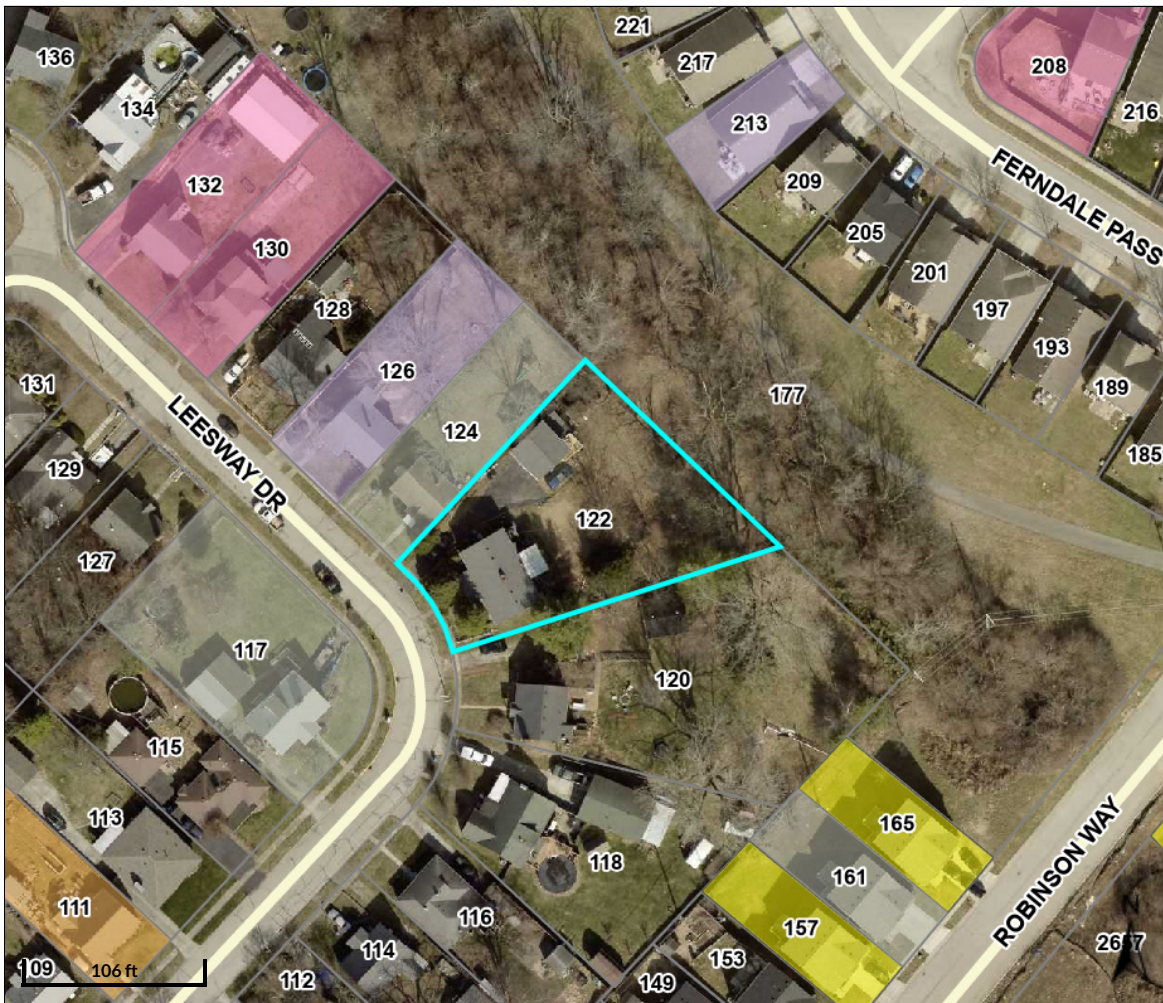
☐

(f) Agent has informed the seller of the seller’s obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

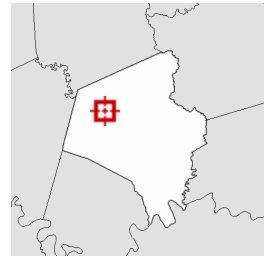
Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Phillip Michael Ditchen dotloop verified 05/07/26 10:20 PM EDT POAD-BRNV-CK6U-1HNE	Buyer	
Seller		Buyer	
Agent	Tanya M. McKee dotloop verified 05/06/26 6:41 PM EDT RGFL-PCYH-82HP-KT7W	Agent	



Overview



Legend

- Parcels
- Yearly Sales
 - 2026
 - 2025
 - 2024
 - 2023
 - 2022
- Roads

Parcel ID	41662750	Physical Address	122 LEESWAY DR	Fair Cash Value	\$147,400	Last 2 Sales			
Class	R	Owner	DITCHEN PHILLIP H & M F	Agricultural	\$0	Date	7/31/1991	Price	\$46000
Code				Land Value					
Taxing	05		C/O PHILLIP	Agricultural	\$0				
District			DITCHEN ADM	Total Value		8/12/1976	0		
Acres	0.294		4400 VIRGINIA AVE	Taxable Value	\$147,400				
			CHARLESTON WV						
			25304						

Date created: 5/8/2026
Last Data Uploaded: 5/8/2026 8:01:29 AM

Developed by **SCHNEIDER**
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Bluegrass Auction, Appraisal & Realty, LLC - Referring Agent Registration Form

Complete ONLY if Bidder has agent representation

To be completed by Referring Agent/Broker and Buyer

Email to: tandy@bluegrassauction.com or text to 859-361-5043

Property: **122 Leesway Dr, Lexington, KY 40511**

Auction Date: **Saturday, June 6th at 9:00AM**

By signing below the interested bidder ("Buyer") hereby registers the Agent or Broker below as their representative and Agent/Broker certifies he/she is acting as said representative solely of the Buyer.

We understand there will be a 10% Buyer's Premium added to the winning bid to determine contract selling price for the Property. We also will agree to the registration terms and submit our Bidder Registration form with this document and sign the auction purchase agreement and abide by the terms of the auction if we have the winning and last bid.

A Referral Fee of **1%** of the final bid price ("hammer price") of the property will be paid to the registered Broker/Agent whose Buyer is the winning bidder, provided all of the following conditions are met:

- 1) This registration form is properly completed and received by Auctioneer prior to the day of auction (prior to 12:01am the day of auction). **Time is of the essence and no exceptions will be made.**
- 2) Agent shows the property to Buyer prior to the day of auction (attending the auction on day of auction does not constitute a showing).
- 3) Agent or Agent's assigned Realtor representative must attend the auction with the Buyer.
- 4) Registered Buyer is the winning and high bidder.
- 5) The transaction closes.
- 6) If a minimum bid has been published for this property an initial bid must be submitted on the Bidder Registration form as specified.

This form is required even if agent is representing himself/herself as a bidder.

Buyer's Name (Please Print)

Buyer's Signature

Date

Broker/Agent's Name (Print)

Broker/Agent's Signature

Date

Broker/Agent's Information:

Phone: _____

Email: _____

Accepted by:

Name of Accepting Party

Date

Date and Time Accepted: _____

Bluegrass Auction, Appraisal & Realty LLC Auction Registration Form

If Submitting Prior to Day of Auction email to: tandy@bluegrassauction.com, or text to (859) 361-5043

Property: 122 Leesway Dr, Lexington, KY 40511

Auction Date: Saturday June 6th, 9:00 AM

Bidder hereby agrees to the following terms for this auction of the above described real property:

- Seller agrees to convey the Property to Purchaser by warranty deed with the usual covenants of record on date of settlement.
- Bidder will sign an auction sales contract as the winning bidder immediately following the sale (or as soon as is practical if bidding by proxy) and provide a non-refundable deposit of 10% of the total and final purchase price to be held by Broker. The contract is not contingent on Buyer obtaining financing or any other contingencies.
- Settlement shall be made on or before **Tuesday, July 16th, 2026** or as soon thereafter as title can be examined and necessary documents prepared, with allowance of a reasonable time for seller to correct any defects reported by the title examiner or correct questions of right to sell. **Regarding the closing date, time is of the essence.**
- 10% Buyer's Premium will be added to final bid to determine contract sales price.
- Bidder represents that an inspection satisfactory to Bidder has been made of the Property, including inspections for lead based paint, mold, asbestos, wood infestation and any and all other hazardous or negative substances or conditions, or Bidder has declined in their sole discretion to inspect Property despite ample opportunity to do so and is purchasing with full acceptance of the possibility of any or all of the above negative substances or conditions, and **Bidder agrees to accept the Property in its present "as is" condition, including all faults and defects, known or unknown, with no warranties whatsoever as to condition or suitability of purpose.**
- Bidder acknowledges this is an estate or living estate auction and accepts that Seller and Seller's agents, including but not limited to Auctioneer, Broker, Realtor and their representatives ("Agents"), have limited knowledge of the Property and its history, accepts responsibility for fully assessing the Property without reliance on Seller's or Agent's knowledge or information and acknowledges Bidder is participating without any such reliance.
- Seller and Agents will provide information as they are able but make no guarantees as to the accuracy of any provided information (including but not limited to square footages, room counts, systems or other information) and Bidder holds Seller and Agents harmless for errors or omissions in any provided information or materials and acknowledges Bidder is participating without any reliance on that information. Bidder accepts that Seller and Agents are making no warranties, expressed or implied, about the Property or Property's suitability for any particular purpose and Bidder accepts responsibility to do necessary research with government agencies or other entities to determine limitations or suitability for a particular use with no reliance on Seller or Agents.
- Announcements on day of sale take precedence over any prior written or electronic announcements.
- All decisions of the Auctioneer are final as to methods of bidding, bidding increments, cancellation or any other matters that may arise before, during or after the Auction. Auctioneer reserves the right to remove any bidder from the auction and/or Property for being a disruptive or negative influence, in his sole discretion.
- Any contents remaining on the Property at time of CLOSING will convey to Buyer with the Property.

Bidder Name: _____

Phone: _____

Address: _____

Email: _____

☐ Opt out of Real Estate Emails

☐ Opt out of Personal Property Emails

Pre-Auction Bidding (if desired, not required)

Understanding the 10% Buyer's Premium will be added to the bid/offer below to determine final sales price and that all other terms and conditions apply, I wish to:

☐ Make an absentee bid for the maximum amount of \$_____.

☐ Make an opening bid in the amount of \$_____.

Bidder Signature

Date

Rev. 25.11