

7713 OLD RICHMOND RD

Lexington, Fayette County, Kentucky

32.94 ACRES



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ABOUT 7713 OLD RICHMOND ROAD

Country living at its best! Lovely, completely renovated two story Bedford stone and vinyl home on 32.94 acres. Located within the Hunt County neighborhood and Jack's Creek— 7 miles from Jacobson Park. This four large bedroom, three bath home is approximately 4,808 square feet, including a first floor primary suite or family room, a second floor primary suite— both with custom new baths, and a finished lower level.

The first floor shows a large living room with gas fireplace, a dining room with a year round heated and cooled sun porch with new windows surrounding and a separate entrance. The gourmet kitchen has all new appliances including two refrigerators. There are new double paned windows, engineered hardwood floors, and tile throughout the home.

The lower basement level contains a recreation area with a gas log fireplace, bedroom, full bath, kitchenette, and walk out to a private patio.

The converted tobacco barn has a new metal roof and siding. This beautiful barn houses 12 stalls- each with antique exterior doors; iron stall doors; and hand hewn cherry paneling in the new black topped aisle way. There is also a wash room; feed room; and for your convenience— a large limestone faced office with full bath, washer & dryer, and refrigerator.

The lush property fields have been reseeded and are surrounded by four board plank fencing with an old stone wall on the back boundary. An extra- new black topped parking space for trailers lays just behind the barn. Mature trees and new landscape add to the scenic views and gracious living.

The property has two deeds: one containing 32.92 acres and one containing the 2 acre corner lot (see aerial on last page). There is PDR availability. This farm , house, and barn are move-in ready!

A MUST SEE!



Sun Porch: 19' x 11'5"





Gourmet Kitchen: 23' x 15'
Living room with gas fireplace and new windows





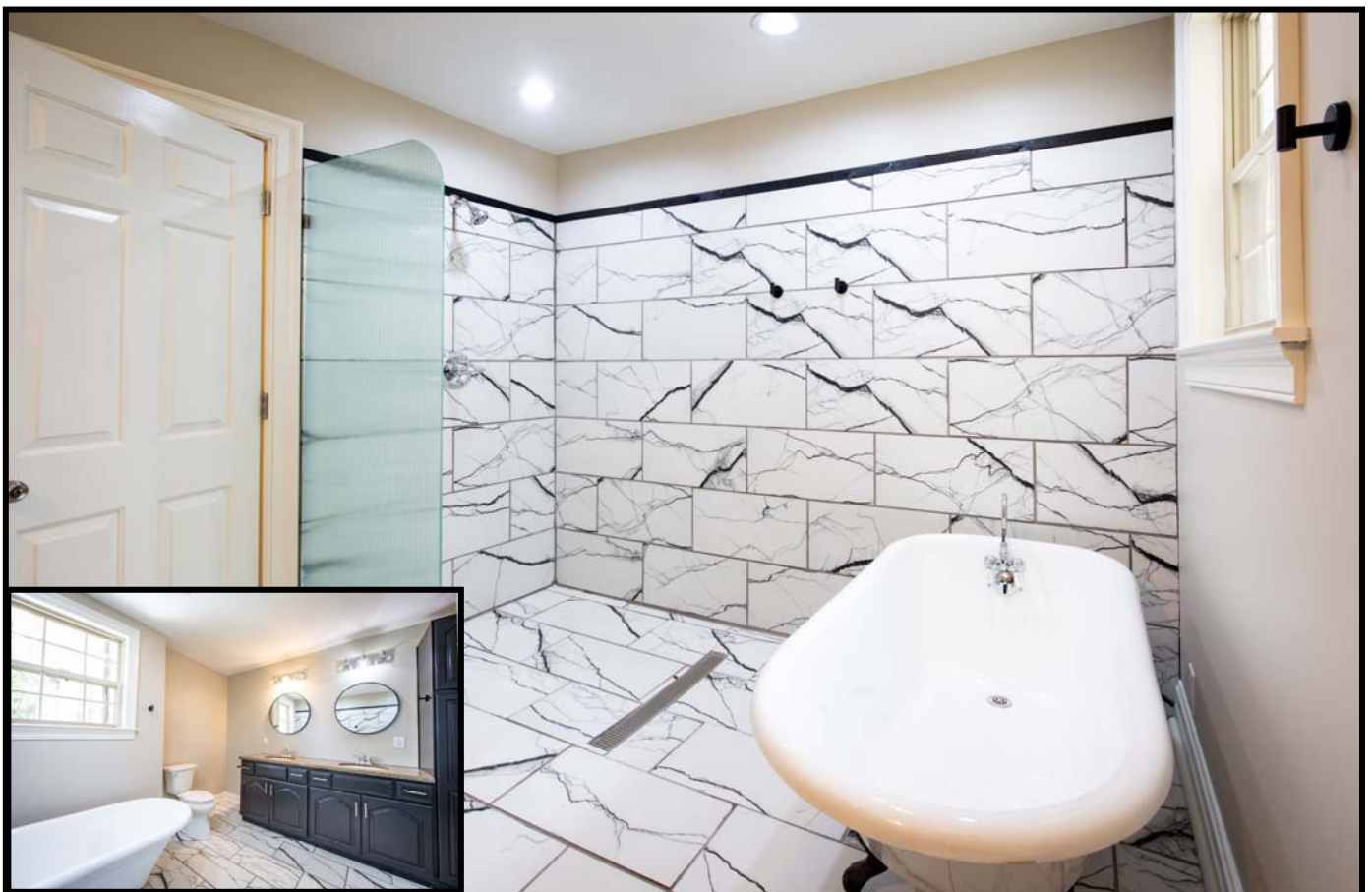
Dining Room: 15' x 21' 8"

Year around sun porch off of dining room: 19' x 11' 5"





1st floor primary suite or family room with gas log fireplace: 18'3" x 22'
1st floor primary bath with double sinks, tile floor, walk-in shower, and soaking tub





2nd floor primary suite: 50' 6" x 16'

2nd floor primary bath with double sinks, tile floor, walk-in shower, and soaking tub





2nd floor bedroom: 14' 7" x 12'
2nd floor bath with tiled bath and shower





Lower Level Apartment with recreation room & fireplace, bedroom, full bath, and separate entrance.





12 stall barn with hand hewn cherry tongue & groove paneling; exterior doors; blacktop aisle; limestone faced office w/ full bath, w/d, refrigerator, feed and wash room.





Information contained herein is believed to be accurate but is not warranted.

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PRICE: 1,600,000.



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