

# 305 S. YARNALLTON PIKE

Lexington, Fayette County, Kentucky

50 +/- ACRES



*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

518 East Main Street, Lexington, Kentucky, 40508 (859) 255-3657



Encircled by mature trees, this stately white-pillared colonial with 16,541 +/- square feet of luxurious living is in the area of renowned horse farms. The Kentucky Horse Park, Keeneland, and dinner in downtown Lexington are just 15 minutes away.

Each level of this gracious home affords large comfortable, light-filled spaces that can accommodate large gatherings of people for a party or allow views of pool, trees, and paddocks or provide a wonderful quiet time.

Approximately 40 of the 50 acres are currently being used as hay fields and generally supply two cuttings a year.



Breathtaking great room features a 22' ceiling, twin Swarovski chandeliers, Brazilian cherry floor, fireplace with marble surround, and sweeping views from multiple arched windows and multiple French doors to the patio. Foyer entrance features marble floor and multiple arched doorways to great room.



The formal dining room affords an air of sophistication that easily seats 12 and is graced by a crystal chandelier.



Formal office to the left of the foyer is warmed by a fireplace with marble surround, cherry paneling, and has an adjacent half bath.





Culinary perfection in this spacious kitchen with top-of-the-line appliances, huge bar, entertainment area, eye-catching pillars, and butler's pantry.

Adjacent breakfast room with stacked stone fireplace and sweeping views of the pool and paddocks.



Double tray marble-inset ceiling, unique chandelier, coffee bar, spacious closets on either side of the entrance to the luxurious marble bath. This suite has an entrance to the travertine deck and views of the gorgeous heated saltwater pool.

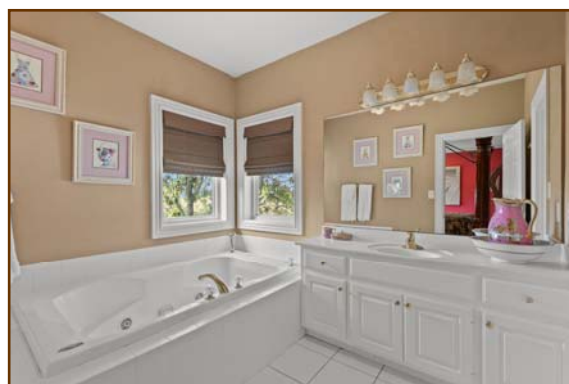
The hallmarks of the elegant primary bath include an enormous glass shower, jacuzzi tub, double vanity area, separate recessed toilet area, and dressing area. Copious closets flanking the primary bath entrance provide ample space for a large wardrobe.





The open, airy gallery that leads to four bedroom suites and an enormous two-room office runs the length of the second floor and is accessed by staircases at either end.

Each spacious bedroom is en-suite and provides expansive view of paddocks and pool.





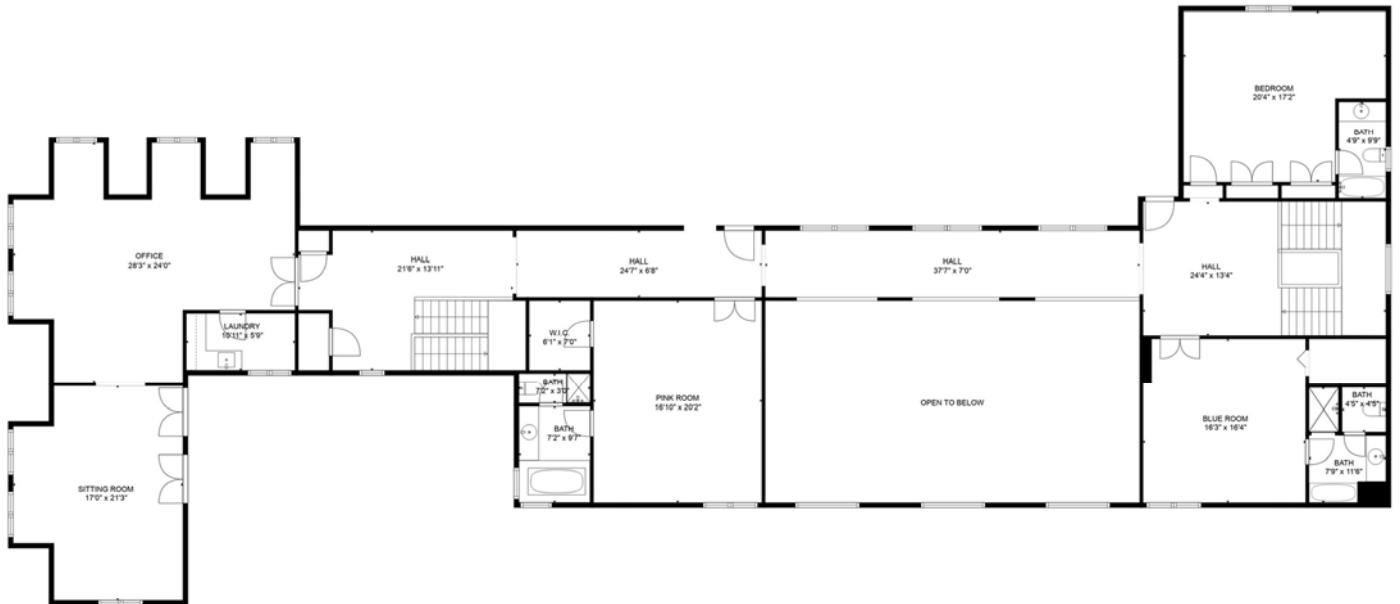
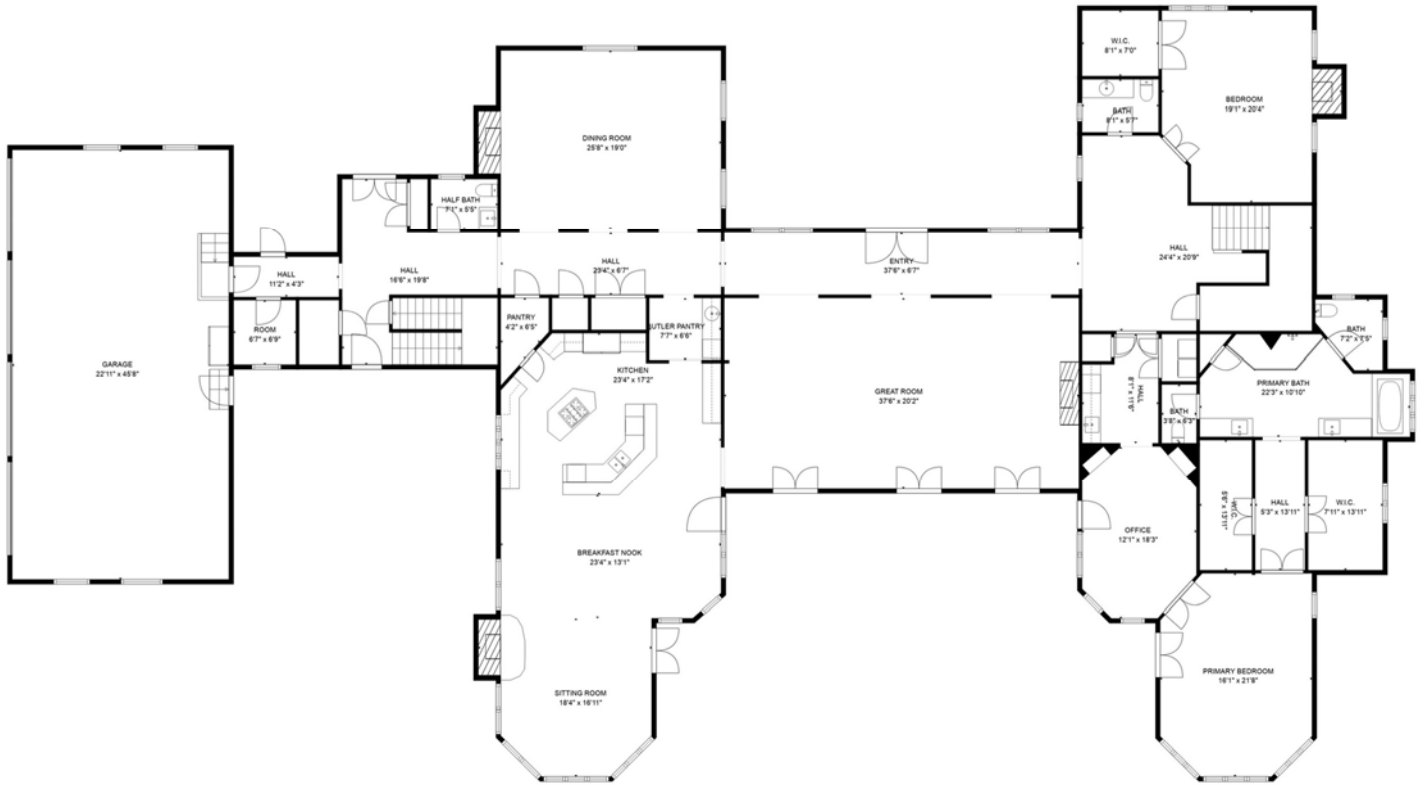
Entertainment personified in the huge lower level with billiard room and TV viewing with wet bar.

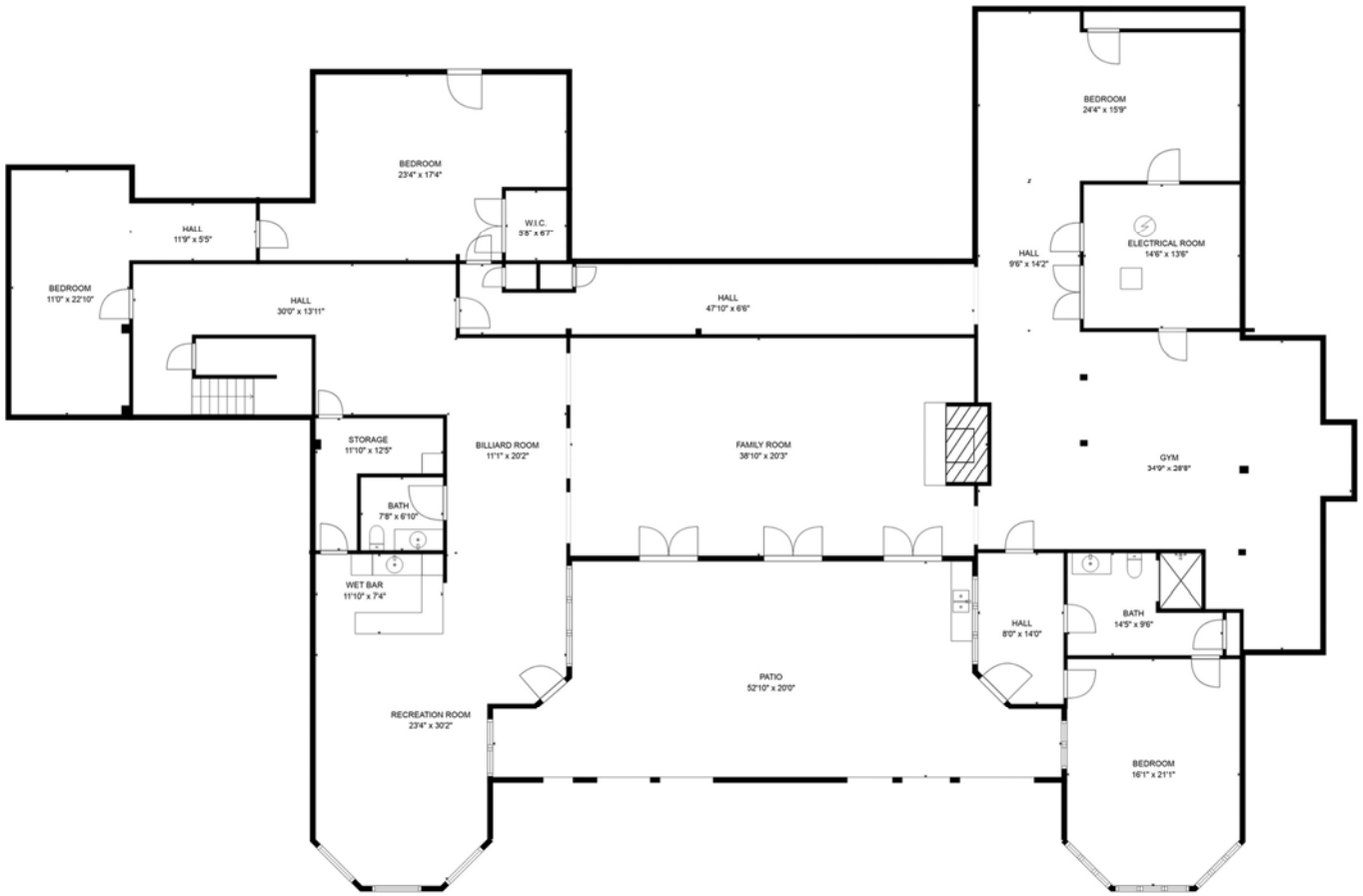


Additional seating around the fireplace— adjacent to the bath, exercise room, lower level primary suite, and theater.

Lower level patio and upper level deck provide huge entertainment areas with views of the farm and pool.







Amenities include a four-car garage accessed by the home, and 10-stall barn with storage area, and maintenance building.



Heated saltwater pool is an oasis of tranquility.



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

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**PRICE: \$3,850,000.**



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.1	0.2%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.7	3.5%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	6.0	12.5%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	15.1	31.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	24.8	51.8%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.2	0.4%
<b>Totals for Area of Interest</b>			<b>47.8</b>	<b>100.0%</b>

