FOR SALE

274 Prescott Road Bourbon County, Kentucky

KENTUCKY.....THE HORSE CAPITAL OF THE WORLD!



Lovely and quiet $53 \pm$ acre farm in Bourbon County. Newly built home in 2017 with a large master and master bath, 2 guest bedrooms with guest bath, stone fireplace in living area with plenty of natural light. Beautiful views from open living and dining area, perfect for entertaining. Mud room with laundry makes cleaning off a breeze coming home from the barn. Fenced-in side patio garden for pets. There are 3 total barns on the property: 1 tobacco barn converted into a 5 stall horse barn with an office and tack room; 1 horse barn, 7 stalls with wash bay and tack room. And a large workshop with large overhead garage doors and a bay for a trailer or RV. Climate controlled office at the front of the building with half bath, plus tack and equipment storage area. Also includes a 3 bedroom, 2 bathroom modular home. Priced below appraisal by motivated seller.

Listing Price: \$649,000

BIEDERMANREALESTATE.COM

859.277.2030 1076 Wellington Way Lexington, KY 40513



TOM BIEDERMAN, BROKER 859.312.0606

WESTIN OSBORN, CO-AGENT **704.975.4195**





- 2,278 sq ft residence
- 3 bedroom
- 2 full bathrooms, one half bath
- Gas fireplace
- Lovely landscaping
- Open floor plan
- 3 car attached garage









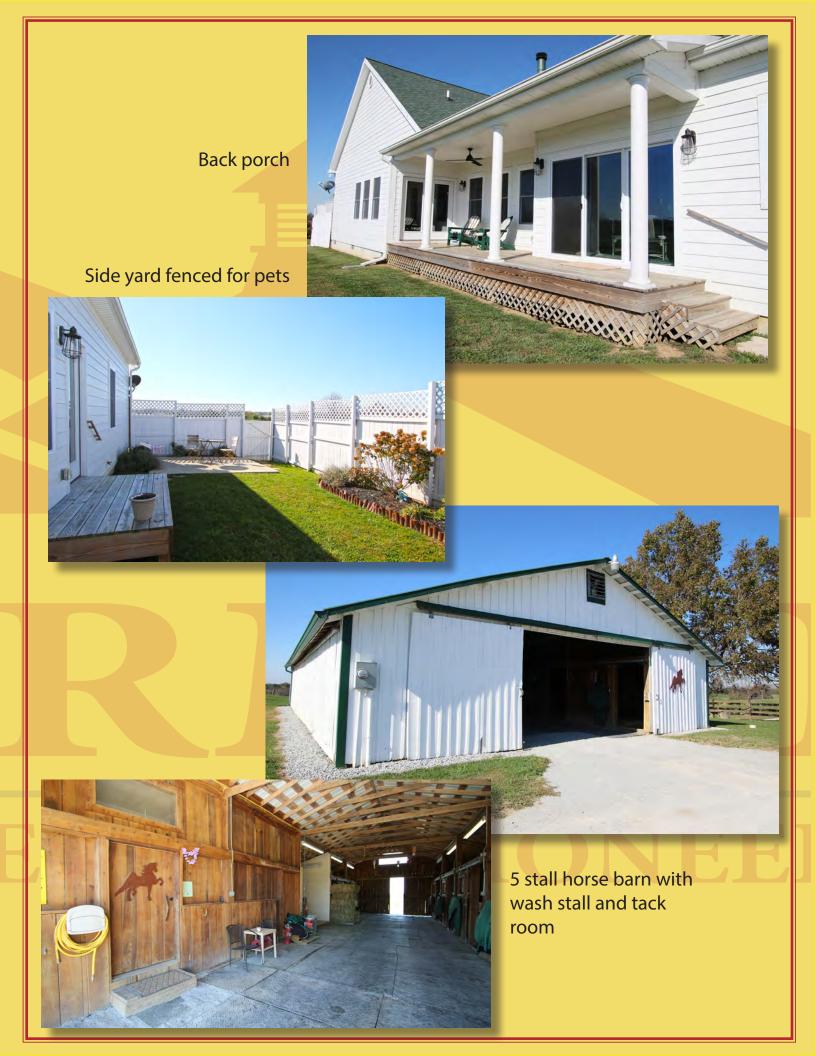
Lovely kitchen with granite counter tops and breakfast bar

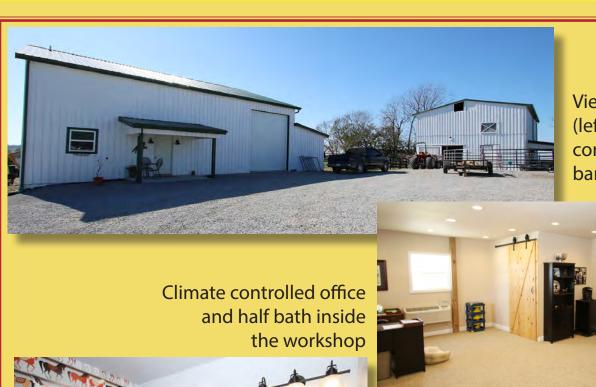




Laundry and mudroom with utility sink







View of the workshop (left) and the converted tobacco barn (right)

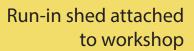




Large bay for RV or trailer





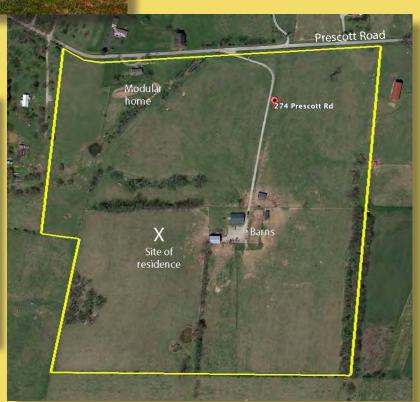


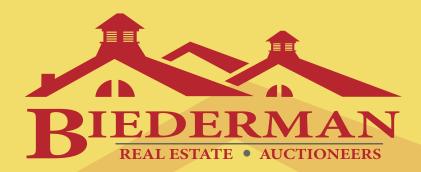






3 bedroom, 2 bath modular home





Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility.

Our representatives will always work to our highest abilities to provide successful transactions for all parties.

We Get it Done!

RIEAL ESTATIE

WWW.BIEDERMANREALESTATE.COM

1076 Wellington Way . Lexington. KY . 40513 859.277.2030