



Black Diamond Farm

Lexington, Kentucky



An open floor plan, accentuated with intricately detailed woodwork, soaring ceilings, arched doorways and hardwood floors characterizes the home. In all of its many spacious living areas, state of the art kitchen, breathtaking master suite, and full executive wing, not a single element has been overlooked. Each room holds its own character and individual appeal while seamlessly harmonizing with the rest of the house.

ESCAPE

Escape to your own personal oasis in the midst of horse country. Just minutes from downtown Lexington, Keeneland and the Lexington airport and surrounded by such notable farms as Gainesway, Spendthrift, and historic Elmendorf, this remarkable 63 acre estate leaves absolutely nothing to be desired. The centerpiece is a 6 bedroom, 17,000+ square foot manor house which boasts, among its many attributes, a luxurious master suite, a gourmet New York style kitchen and an elevator. The house is flanked by a 2 story 13,000-plus square foot pool house and 4 car garage with guest apartments, all designed with meticulous attention to detail. The well appointed grounds reflect the home's timeless elegance with 2 ponds complete with fountains and waterfalls, winding brick paths throughout and gracious landscaping. A 20 stall barn completes the package. With the feel of a European retreat and the convenience of every modern luxury, this property is unmatched in the Bluegrass.



Entering from the foyer, a raised paneled and hand carved archway.

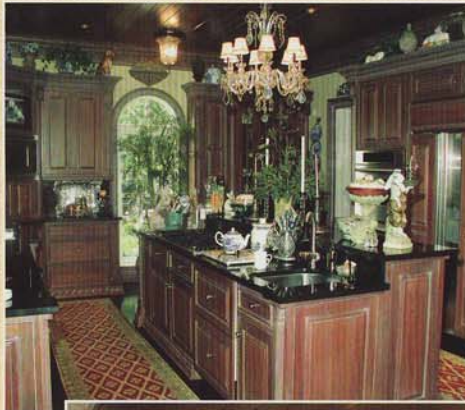
opens up to a 2 story gallery with a balustrade adorned with a large Swarovski crystal chandelier. Accentuating this dramatic visual display



is a 31 foot floor to ceiling curved window providing abundant natural light and a direct view of the patio, fountain and pond beyond.



Central to the home's appeal is a **New York Style Kitchen**.



With Sub-zero refrigerators and refrigerator drawers, professional Kohler prep sinks and Thermador double built-in ovens, it is designed to accommodate the most professional of chefs. Black granite countertops and custom cabinetry add an air of elegance to this culinary masterpiece.



Other notable rooms on the main floor include a billiard room with oak spiral staircase, butler's kitchen, breakfast room, morning room, library and keeping room with fireplace.



The spacious **Master Suite** with 2 fireplaces is the ultimate in opulence. A sitting area with wet bar and a solarium overlooking the backyard, leads into a bedroom with a vaulted and beamed ceiling, opening to skylights above. The master bath



features the same Swarovski crystal doorknobs that are found throughout the home, heated marble floors and a marble shower with double shower heads. The loft adjacent to the



master suite is finished into a dressing room and cedar walk-in wardrobe accessed by a spiral staircase and elevator.

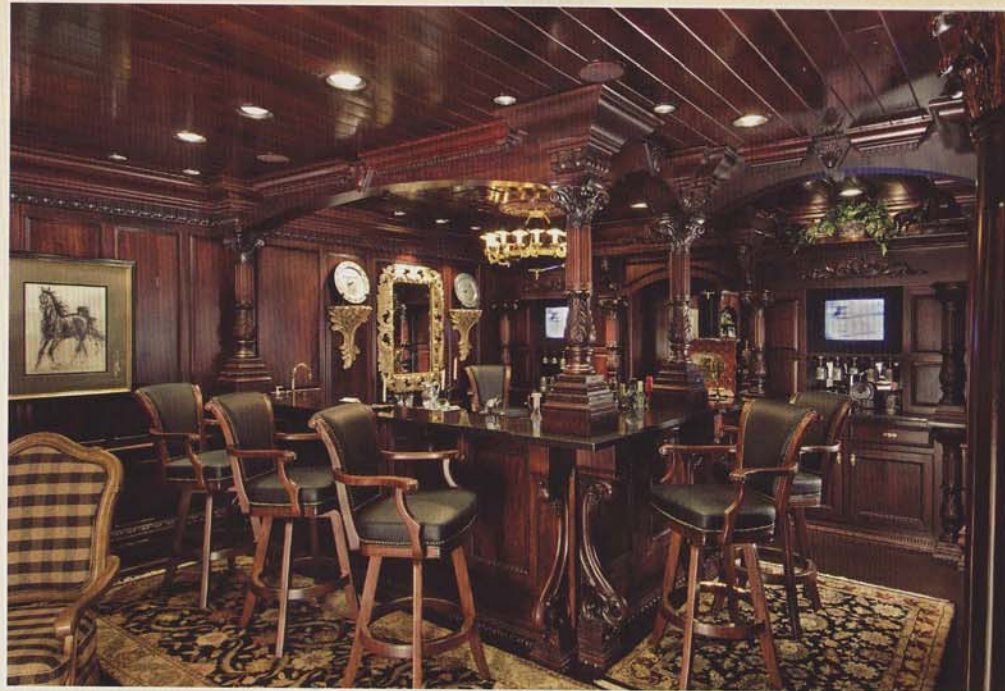
While the home offers many spaces for relaxation and entertainment, the **office wing** provides a rich professional setting. A private entrance through double French doors welcomes guests into a reception room with deep molding, large windows spanning corner to corner and brick walls. Two impressive offices, a conference room, a lounge and a half bath provide ample space for business on the first floor, while the second floor plays host to 2 accommodating guest suites.



Entry to the second floor can be made via the elevator or winding staircase off the foyer. A specially ventilated cigar room with full bar area is the essence of clubhouse sophistication. A horseshoe balcony stretches the length of second story and grants an ideal view of the lily and lotus filled pond and fountain. Twin spiral staircases lead to the covered terrace and patio below.



The 2 upstairs bedrooms are designed with the same exquisitely ornate detail as the master suite. The "Gold Bedroom" includes a sitting area which accesses the balcony while the focal point of the "Blue Bedroom" is a tiled fireplace set between built-in cabinets and bookcases. Each has a large suite bathroom with marble flooring, showers and vanity tops and chandeliers. In addition, several seating areas with wet bars and cabinet icemakers ensure that essential conveniences are never more than a few steps away.

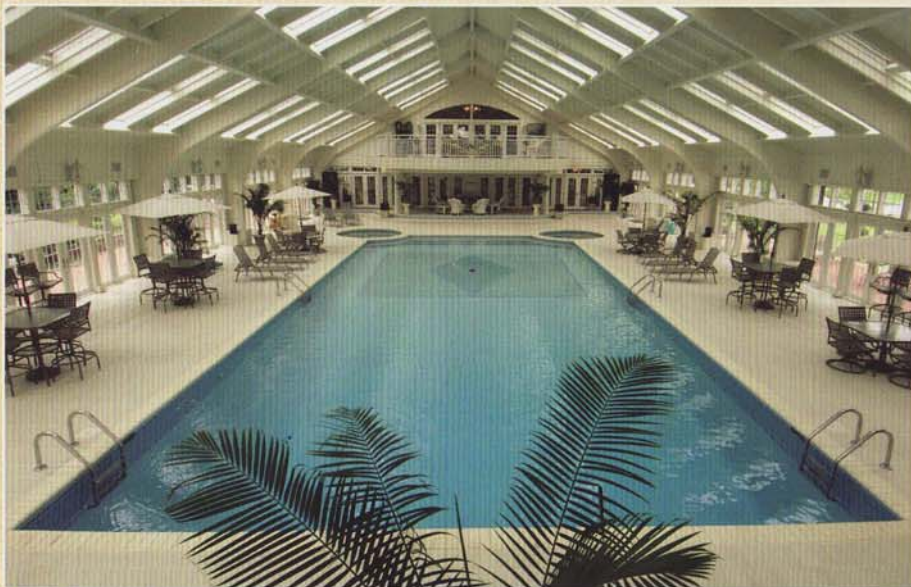


Entertaining is made easy in the fully finished lower level. The space includes a full **pub** sculpted out of dark cherry wood and granite, a **wine cellar** with sitting area, a game room and a state of the art home theater and media room.



A well equipped **spa** occupies the remaining area. With a sauna, steam room and half bath, this personal retreat offers an ideal setting to reenergize the spirit.





Black Diamond's ultimate escape can be found behind the many double French doors of its grand pool house. Its 13,223 total square feet encloses a

29'x62' in-ground pool and 2



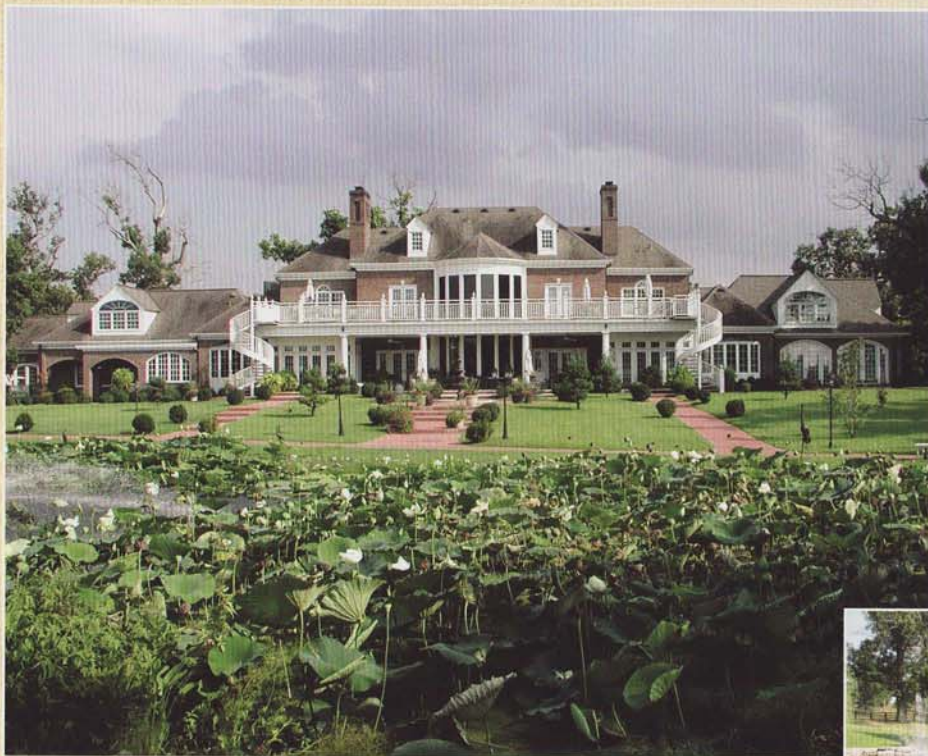
whirlpool jacuzzis. The pool interior is ceramic and the decking heated from below. 72 retractable skylights can be utilized during fair weather and the nearly 6000 square feet of brick patio that surrounds the exterior encourages sunning and outdoor entertaining.



Past the length of the pool is an airy and inviting living area with a copper and brass 4-sided fireplace, men and women's changing rooms, a full kitchen and granite bar with brass and copper sphinx foot rail.



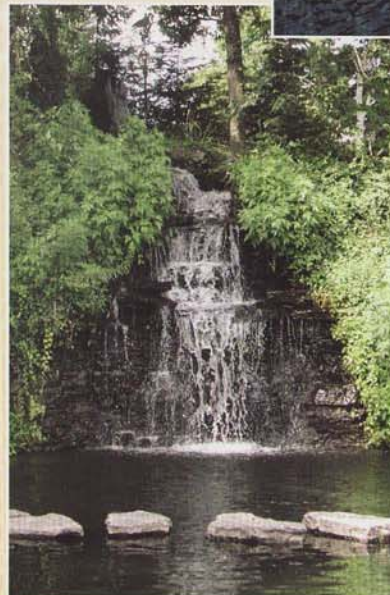
Two winding staircases ascend to the second floor, here a guest suite and master guest bedroom and bath, sitting area, dining area and 2 wet bars are connected to a balcony that overlooks the pool area. At every turn, this fabulous addition mimics the style and grace of the main home.



A 1385 square foot 4 car **garage** provides yet more accommodations with 2 apartments. The first encompasses a full custom kitchen, washer and dryer, and marble bathrooms. The second is a studio apartment with bed, living and dining areas. Each leaves little to be desired of a guest or tenant. A balcony off the back sits atop a 720 square foot greenhouse.



A redirected natural water source provides an eternal life for the **beautiful ponds**. The main pond off the backyard is laden with lilies and lotus and watched over by a huge weeping willow. A brick path makes its way to a second pond. Here, a waterfall of rushing water cascades over natural rock and stepping stones leap-frog from bank to bank. The ponds and surrounding grounds encourage reflection while a lit tennis court beckons the active.



Four-plank board fencing encloses the property and dry stacked stone fencing runs along Paris Pike the length of the frontage. The property's 20 stall **barn** has a customized finished office/lounge with crown molding, carved chair rail, wainscoting, bead board ceiling and walls, hardwood floors and a half bath. Adjoining paddock and rolling, tree lined fields complete the scene.





Black Diamond Farm
\$4,500,000.

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