

# 7220 Russell Cave Road

## 10 +/- Acres

### Lexington, Fayette County, Kentucky



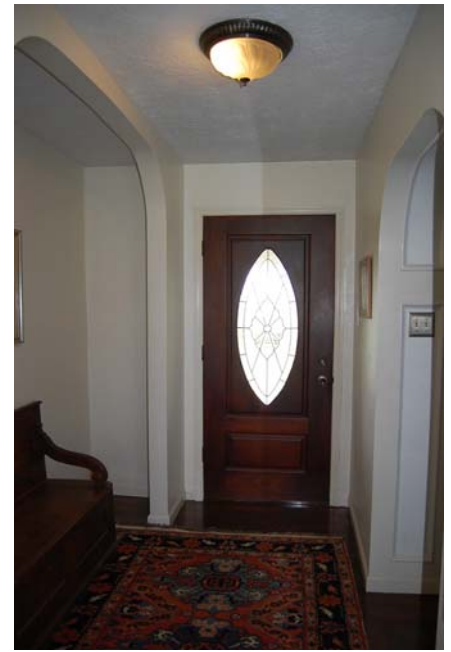
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## **FIRST FLOOR**

**Entry:** Hardwood floor; archway to formal living room; arched nook; cable ceiling heat.

**Formal Living Room:** Hardwood floor; built-in arched bookcases; ceiling fan/light; window treatments; and cable ceiling heat.



**Kitchen:** Tile floor; KraftMaid cabinets; Kenmore Elite French door refrigerator; Kenmore Elite range; Kenmore dishwasher; composite farm sink; island with Kenmore Elite oven, LG microwave, and built-in bookshelves; ceiling fan/light; and ceiling cable heat.







**Dining Room:** Painted hardwood floor (rustic); vaulted ceiling, decorative beams; ceiling fan/light; door to front porch; window treatments; and baseboard heat.

**Step-Down to Family Room:** Hardwood floor; ceiling fan/light; fireplace with woodstove insert and raised hearth.



**Bedroom:** Hardwood floor; ceiling fan/light; window shutters; two closets; arched entry to **bath** with tile floor; single vanity; tub/shower combo; and window shutters.



**Mud Room:** Concrete floor and coat rack.



## SECOND FLOOR

**Hall:** Hardwood floor.

**Hall Bath:** Vinyl floor; hand-painted vanity; mirror; window treatment; tub/shower combo; linen closet; and baseboard heat.

**Bedroom 1:** Hardwood floor; crown moulding; closet with mirrored doors; window treatments; and cable ceiling heat.



**Back Bedroom:** Hardwood floor; ceiling fan/light; closet with mirrored doors; cable ceiling heat.

**Front Bedroom:** Hardwood floor; crown moulding; ceiling fan/light; closet with mirrored doors; and cable ceiling heat.



## BASEMENT

- B-dry
- Sump pump







### **Morton Barn**

- 7 Stalls (12' x 12') - each stall has GFCI electrical outlets, stall mats, and blanket bars.
- Large exterior stall windows with protective grates with U-shaped bars.
- Wash stall with hot/cold water
- Feed/laundry room with washer, dryer, sink, half bath, wood cabinets, concrete floor, mirror, wood walls and ceiling, wall heater, door to loft
- Tack room with ceiling fan/light, concrete floor, wood walls and ceiling, window air-conditioning, wall heater.
- Loft over center aisle.
- 12' concrete center aisle with rubber mats.
- Loft fan.







### **Additional Improvements**

- 4-horse gated walker
- 100' x 200' arena
- Two turn-out paddocks and one large paddock; there is the possibility of two additional paddocks—one on the other side of the creek and one near the barn
- One run-in shed







Additional information:

- Kitchen remodeled in 2007
- Dining room remodeled in 2008
- New roof and mud room remodeled in 2011 (Back Construction)
- Windows updated in 2008
- House electric updated in 2007

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

*Offered Exclusively By*

**PRICE: \$625,000.**



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