

BLUE FOX FARM

117 +/- Acres

6105 Sulphur Well Road

Lexington, Kentucky



OFFERED EXCLUSIVELY BY



www.justicerealestate.com

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



Nestled within the renown and picturesque Iroquois Hunt Country—yet only 10 minutes from Hamburg Pavilion—Blue Fox Farm offers one a unique opportunity to acquire some of the best land in Central Kentucky and a Federal-style home that's truly a Kentucky treasure.

Builder and Master Carpenter Stephen Yon took the original circa 1825 structure down to the brick and salvaged roughly 900 square feet of what is now the dining room and entrance hall and built out and up. The end result is this gracious 5,600 square foot brick home with unequalled views featuring a first floor master suite, a gourmet kitchen, library, living room, and a 48' long sunroom. Random-width hand-crafted cherry floors were utilized throughout the home except for tiled areas and the second floor bonus room. On the second level, you'll discover two en-suite bedrooms, an open area currently used as an office, and a finished bonus room (plumbed for a bath). Meticulous attention to detail is evident throughout this magnificent home.

In addition to its tremendous road frontage, these 117 acres are comprised primarily of Bluegrass Maury and McAfee soils—the best in the Bluegrass.

FIRST FLOOR:

Entrance Hall—Hand-crafted cherry newel post and front walnut door with antique Carpenter lock; random-width cherry floor; stone archway leading to the sunroom; crown moulding. 12' ceiling.



Dining Room—Random-width cherry floor; 12' ceiling; crown moulding; working fireplace with original mantel; and stone archway to the sunroom.



Kitchen (Design by Laura Dalzell)—Random-width cherry floor; creamy white Brookhaven cabinetry; granite counter tops; hand-hewn beams from the original structure; two separate sinks with disposals; two ovens; 5-burner gas stove top in island; closable pass-through “window” to living room; bay window where plants thrive.



Living Room—Random-width cherry floor; floor-to-ceiling stone Rumford fireplace; Palladium window; antique chandelier from Dr. Lon Roberts and other special lighting and fans; French door to Tennessee blue-grey flagstone terrace.

Enjoyable views of the farm in all seasons!

Sunroom—Slate floor; exposed brick wall; wine cooler; spectacular views of the farm from 14 sets of windows and transoms; hand-hewn beams (original house); links the kitchen, living room, dining room on one end to the library and master suite on the other.



Library—Random-width cherry floor; coffered ceiling; gas log fireplace; hand-crafted wooden archway to the sunroom; built-in book cases; exposed original brick wall.

Powder Room—Hand-crafted cherry cabinet.

Mudroom—Tile floor; large pantry; rear stairs to second level.

Laundry Room—Double sink, folding area, and toilet closet.

Attached Two-Car Garage—With hot and cold water boot/dog wash area and hook-up for a heater.

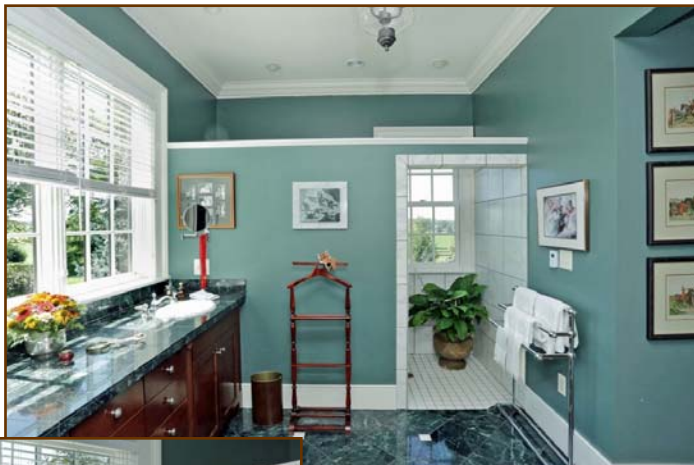




Master Bedroom— Random-width cherry floor; his and hers walk-in closets with cherry floors; French doors to rear terrace.



Master Bath—Outdoor views with tiled walk-in shower; double sinks; toilet closet; and heated marble floors.



SECOND LEVEL:

Landing/Open Area—Cherry floor with sweeping views from the four sets of windows.

Bedroom—Cherry floor; dormer, vaulted ceiling, fireplace; full bath with ceramic tiled shower; marble counter top; stained glass window.

Bedroom—Cherry floor; dormer; vaulted ceiling; full tiled bath with tub/shower.



Bonus Room—Vaulted ceiling; sky lights; plumbed for bath; rear stairway.



ADDITIONAL AMENITIES

- The stained glass transoms, master bedroom door, and the three pocket doors are all antiques from Dr. Lon Roberts
- Cherry doors on second level were hand-crafted by Carl Maggard
- Central vacuum system
- First floor is wheelchair accessible
- Basement provides great storage
- Limestone steps
- Granite window sills
- Copper downspouts and gutters
- Geothermal HVAC
- Generator
- 8 bent tobacco barn
- 4 paddocks
- Tree-lined asphalt driveway
- City water





Blue Fox Farm is a Kentucky treasure.

Once inside this home, the many windows and glass doors offer beautiful views bringing light and the surrounding Kentucky landscape right into the rooms with you.

The light and openness you feel in every room is a result of how nature is part of your experience.

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

OFFERED EXCLUSIVELY BY

PRICE: \$1,695,000.



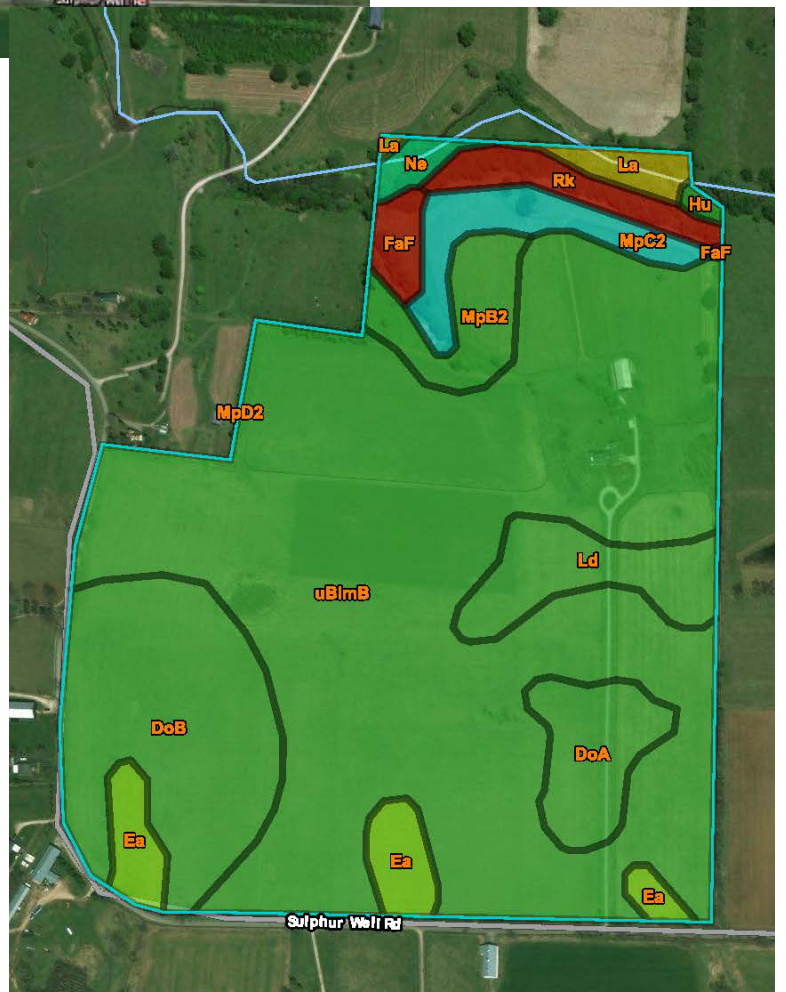
**Agent: Bill Justice
(859) 294-3200**

www.justicerealestate.com

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

PERTINENT DETAILS

- 1. The planning and building of this magnificent home took over two years from October 2003, until December 2005.**
- 2. The circa 1820-1825 Federal house's original brick walls that remain are: the wall between the front hall and the library; the wall between the front hall and dining room along part of the sun room; the wall between the dining room and garage; and the wall along the front of the house that includes the dining room and the front hall.**
- 3. The builder was Master Carpenter Stephen Yon. Well-known in the area, he has done renovations for numerous owners including the Madden's of Hamburg Place, the Iroquois Hunt Club, Saint Hubert's Episcopal Church, historic Caveland and the historic house at Ivy Hill Farm to mention only a few.**
- 4. Yon designed and hand-crafted:**
 - the wooden arch from the library to the sun room and the coffered ceiling in the library.**
 - the ribbed trim design throughout the home and the outside trim which were inspired by the original trim found in the Federal house as well as the crown moulding and chair rail trim.**
 - built the living room Rumford fireplace.**
 - designed and directed the installation of the two limestone arches going into the sun room. Mr. Richard McAlister was the stonemason.**
 - designed the two stairwells from the farm's cherry wood.**
- 5. There are heated floors in the sunroom and in the master bathroom.**
- 6. The kitchen's antique pocket doors, the antique door into the master bedroom, and the 9 cherry doors upstairs are all hand-crafted.**
- 7. The wide beautiful cherry flooring in the front hall is believed to have come from the trees of Three Chimneys Farm and all the other cherry wood flooring throughout the house was timber from the Sellers' adjacent farm. After the boards were cut and dried, Cowart and Company crafted the flooring.**
- 8. Marvin windows were designed and installed.**
- 9. The hand-hewn beams in the kitchen and sun room are from the original house. The kitchen, mud room, and laundry room have cabinets by Brookhaven designed by Cabinets and Design. There is a dog drawer in the mud room.**
- 10. The palladium window in the living room has a removable wooden keystone behind which is a plug for lights or hanging decorations.**
- 11. The propane gas tank fuels the Dacor five-burner gas stove, gas starters in the three wood-burning fireplaces, and the two gas grill hook-ups outside. There is a special water faucet behind a small door in the sun room for hose to water plants in the winter.**
- 12. The property has been landscaped with many species of trees. The boxwoods on either side of the front door were moved from a site where they had lived for about 50 years and are said to be a variety that survived the Great Ice Storm of '51.**



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	4.5	3.9%
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	15.0	12.9%
Ea	Egam silt loam (woolper)	Prime farmland if protected from flooding or not frequently flooded during the growing season	4.2	3.6%
FaF	Fairmount very rocky silty clay loam, 20 to 50 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	1.4	1.2%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	0.3	0.3%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	1.5	1.3%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	5.0	4.3%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	3.9	3.4%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	4.0	3.5%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	0.0	0.0%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	0.9	0.8%
Rk	Rock land (rock outcrop-fairmount complex, 20 to 50 percent slopes)	Not prime farmland	2.7	2.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	72.2	62.5%
Totals for Area of Interest			115.5	100.0%