

# 4200 OLD FRANKFORT PIKE

## 1.8 Acres

### Versailles, Woodford County, Kentucky



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Breathtaking makeover of this exquisite 6,300 square foot French Country home located on one of the most desirable corners in Central Kentucky—Old Frankfort Pike and Midway Road. Situated on 1.8 lush acres, with landscaping by Stephen Hillenmeyer, this fabulous home is directly across the road from historic Shadowlawn and in the immediate vicinity of Three Chimneys and Lane's End. You're only two miles from Midway and nine from downtown Lexington.

You'll absolutely love the first floor master suite with its luxurious master bath, two walk-in closets, and its adjacent office. The gourmet kitchen is to die for—accentuated by two 200-year-old chestnut beams. The finishes, fireplaces, and hickory floors complement the living room, dining room, and informal dining room. Upstairs, you'll discover three bedrooms and two full baths accessed by two separate stairways—great for guests!

The lower level is an entertainer's delight—complete with a large rec room with bar; cigar/bourbon room; bedroom with a magnificent slate bath with Gucci marble slabs and heated towel rack; sitting/trophy room; and a half bath with ceramic tile floor and walls plus a marble vanity.

The home features a circular drive on Old Frankfort Pike with two electronic entrances, as well as, a separate entrance off Midway Road which leads to a unique 30' x 48' garage/storage building plumbed for a kitchen and bath.



## **FIRST FLOOR**

**Entry Foyer:** 6' x 17', Rich random-width hickory flooring, custom bronze entry door by Chateau Dominique, arched entry into formal dining and living room, crown moulding, open staircase with custom-designed wrought iron spindles and railing.

**Living Room:** 14' x 18.75'. Long casement windows (Pella), gas fireplace with skyline marble hearth and surrounds and gas logs, hickory floor, crown moulding, open archway to kitchen and dining room.



**Dining Room:** 14' x 20', Rich random-width hickory floor, abundance of windows, floor-to-ceiling skyline marble fireplace, custom built-in book shelving, two Tilda chandeliers, crown moulding, archway to the family room.

**Informal Dining Room:** 12.25' x 14', Hickory flooring and crown moulding.



**Kitchen and Breakfast Area:** 14' x 18.75', Hickory floor, center island with Calcutta gold marble top and seating for four, two 200-year-old chestnut beams, porcelain sink, soft-close wood cabinetry, marble back splash, Dacor dishwasher, Marvel wine cooler, 6-burner Dacor gas range and griddle, custom Dacor hood, Dacor microwave drawer, Dacor double ovens, Sub-Zero refrigerator with 2 freezer drawers, recessed lighting, crown moulding, window treatments, arched door to butler's pantry.



**Butler's Pantry/Bar:** 6.5' x 7'; Solid custom cabinetry with Classic Brass knobs and Calcutta gold marble counters, Maya Romanoff wallpaper, and hickory floor.



### **Master Bedroom:**

15' x 16.5'; Oak hardwood floor, eel wallpaper by Elitis, window treatments, recessed lighting, arched doorway to master bath with built-in shelves.



### **Master Bath:**

19' x 12.5'; Marble floor, large walk-in marble shower, custom cabinets with marble double vanity, ceiling fixtures, wall of wave carved tile by Artistic Tile, Pierre Frey wallpaper, and 2 walk-in closets (9' x 13.5' and 6' x 12.5').



**Utility Room:** 8.5' x 11'9"; Marble floor, pull-down ironing board, Whirlpool washer and dryer, custom cabinets, marble counter top, stainless steel sink, and three-dimensional wall tile.

**Back Hall:** Hickory floor, recessed lighting, outside entry, arched doorway to kitchen.

**Side Entry:** Marble floor, door to garage, plantation blinds, closet.

**Powder Room:** Hickory floor, Waterworks sink and faucet, and Maya Romanoff wall-paper.



**Office:** 16.5' x 10.5'; Oak floor, built-in book shelves and cabinets, recessed lighting, cathedral ceiling, window treatments, door to side porch, and pocket door to master suite.





## **SECOND FLOOR**



### **Separate Staircase (accessed from side entry) to Second Level Bedroom**

**Landing:** Oak floor, door to attic eve storage, recessed lighting, dormer window.

**Hall Bath:** Tile floor, pedestal sink, tub/shower combo.

**Bedroom:** Oak floor, closet pitched ceiling, ceiling fan, recessed lighting, dormer window.

**Bedroom:** 12' x 19.5', oak floor, walk-in closet, dormer.

**Bedroom:** 12' x 16.5' and 4.5' x 12', oak floor, walk-in closet, dormer.

**True Jack and Jill Bath (sink and toilet off each bedroom with tub in center).**





## **LOWER LEVEL**

### **Entertaining Room:**

25' x 29'; Reclaimed brick walls, reclaimed wood on floor and ceiling.

**Wet Bar:** 10' x 11.75' with solid mahogany bar built by Gregory Cabinets, custom marble counter top and tile floors, chandelier, Bosch dishwasher, sink, wine cooler, built-in cabinets and wine and glass rack, window seats, French doors lead to large patio with pergola and fire pit.



**Trophy Room:** 13.5' x 20'; tile floor.

**Half Bath:** Custom ceramic tile floor and walls, custom marble vanity, custom lit mirror with river stone backdrop.

**Bourbon/Cigar Room:** 9.5' x 10'; custom door, brick and custom reclaimed wood panels, bourbon motif wallpaper, concrete floor, reclaimed wood tongue and groove ceiling, and chandelier.





## **LOWER LEVEL (continued)**

**Bedroom:** 13.75' x 13.75'; oak floor, Philip Jefferies wallpaper, double closet, Global View light pendants, ceiling fan.



**Full Bath:** Slate stone walls to ceiling, Gucci metallic marble slabs for shower, custom sink, heated towel rack, Michael Aram pendant light.

**Storage Room:** 14' x 8.5'; concrete floor and walls with work bench.



## **ADDITIONAL AMENITIES AND FEATURES**

- Four forced air natural gas furnaces; 3 replaced since 2014
- Gas water heater (2018)
- 1 x 12 yellow pine under dimensional shingles
- Septic systems have two lateral fields
- Copper dormers and flashing
- Double drainage system surrounds the foundation which as 10" poured concrete walls
- Pella windows
- New sprinkler system
- New motors for gates
- Landscaping by Stephen Hillenmeyer
- 10' ceilings on most of first level
- Central vacuum system
- Whole house generator (2015)
- 30' x 48' barn with concrete floor with separate entry from Midway Road (US 62) - with electric and plumbed for kitchen and bath.

\* Only the 2 chandeliers in the dining room will convey

**NOTE:** The following items do not convey:

- Curtains in living room and master bedroom
- Driftwood horse in back yard



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

**PRICE: \$1,200,000.**



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