

BAILEY MEWS

44.87 Acres

5555 Greenwich Pike

Lexington, Fayette County, Kentucky



PRESENTED BY



www.kyhorsefarms.com

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

Grandeur & Horse Sense

This palatial manor house is a reproduction of the fabulous Williamsburg, Virginia, mansion—Carter's Grove on James River. Much of this home's allure comes from magnificent transplants of historic old homes in Kentucky. With just over 6,000 square feet of gracious living area, this exquisite four bedroom, three full and three half bath home features tall ceilings, hardwood floors, a great floor plan, and brick front and rear porches.

Horse improvements were just recently constructed to include a magnificent 6-stall Broadview Builders-built barn with groom's apartment, a 125' x 250' Wordley-Martin built outdoor ring with the same base as the Rolex Stadium at the Kentucky Horse Park, an open 48' x 96' equipment/storage building, a Horse Gym treadmill, and two frame run-in sheds.

Wonderful location in the immediate area of Split Rock, Hester Equine, and the newly-developed Jackpot Farm.



Foyer: 2 story with 19' ceiling, hardwood floor, front door has transom plus side panels. The grand, winding staircase comes from an historic home in Louisville.



Library: 17' x 21'9", hardwood floor, bookcases on two walls, fireplace with marble surround.

Living Room: 17' x 21'9", hardwood floor, fireplace with marble surround, crown moulding, and chair rail.



Family Room:

21.5' x 25', hardwood floor, brick fireplace with wood-burning stove, crown moulding, access to enclosed brick porch.



Den: 16' x 17'4", tile floor, floor to ceiling brick fireplace with wood storage, beamed ceiling, access to rear brick porch.



Dining Room: 15'9" x 17'4",
hardwood floor, wainscoting,
access to rear brick porch.



Kitchen: 15'4" x 17'6",
ceramic tile floor,
beamed ceiling, double
wall oven, stove top in
open brick archway, is-
land plus counter with
Silestone quartz tops,
deep sink, dishwasher,
and built-in microwave.

Powder Room: Renovated with
parquet floor.

Laundry Room: With half bath.

Storage Room: With shelving.

2-car Attached Garage



Second Floor

Landing: U-shaped with hardwood floor, chair rail, and crown moulding.



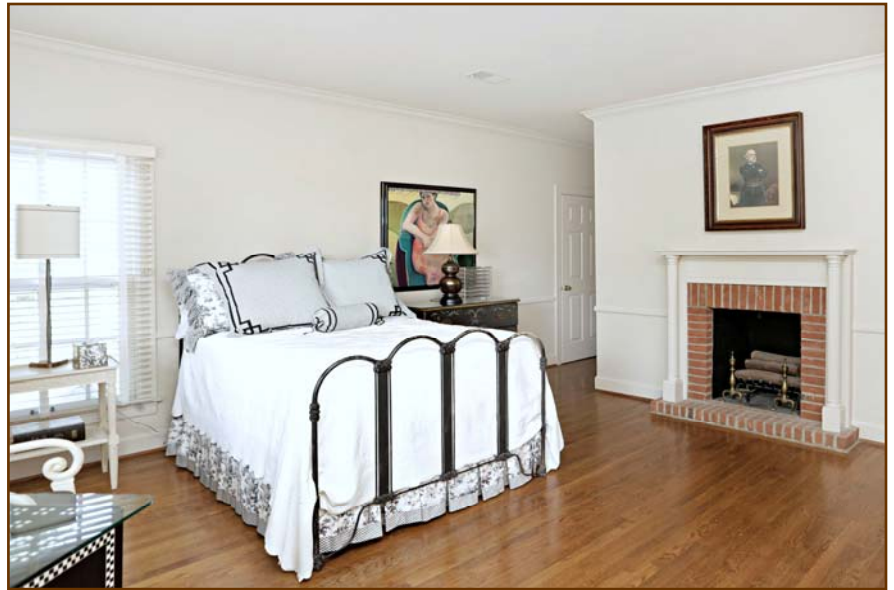
Master Suite:

Bedroom (15.5' x 17.25') with hardwood floor, fire-place with brick sur-round, crown moulding, and walk-in closet.

Bath (15.5' x 9') with shower plus tub and double sink.



Bedroom: Hardwood floor, fire-place, walk-in closet, chair rail, crown moulding, and opens to **full** bath.



Bedroom: 13.75' x 17.3', hardwood floor and adjacent **full bath** with hardwood floor.

Bedroom: 16' x 17.25', currently utilized as an office, this bedroom has hardwood floor and crown moulding.



Third Floor Rec Area:

Approximately 850 square feet with hardwood floor, half bath, dormers, and 10 closets.

Basement:

2,170 unfinished square feet with two fireplaces and two sump pumps.

**Miscellaneous:**

- 12' x 22' screened-in brick porch.
- Front brick entry.
- Rear brick porch with columns from old Transylvania campus.
- Three heat pumps.
- 9'9" ceilings on first floor.
- Replaced all dormer siding in 2017.
- Installed new shutters in 2017.



HORSE IMPROVEMENTS



- Broadview Builders constructed this wonderful 6-stall horse barn in 2019. Stalls measure 13' x 13.5' with Lucas stall fronts and double rear windows and wall-mounted fans. You'll discover a very nice 525 square foot groom's quarters with full bath, living room, and bedroom featuring wood floors, ceilings, and walls. The 13' x 27' tack room also



features wood floors, ceilings, and walls with HVAC unit and antique entry doors. The 13' x 13' feed room has one wall of built-in cabinets. This barn, with vaulted ceiling, features a brick aisleway, security system, fly spray system, and two wash/work bays. "Cool Barn" heavy duty barn fans in stalls and wash bays.

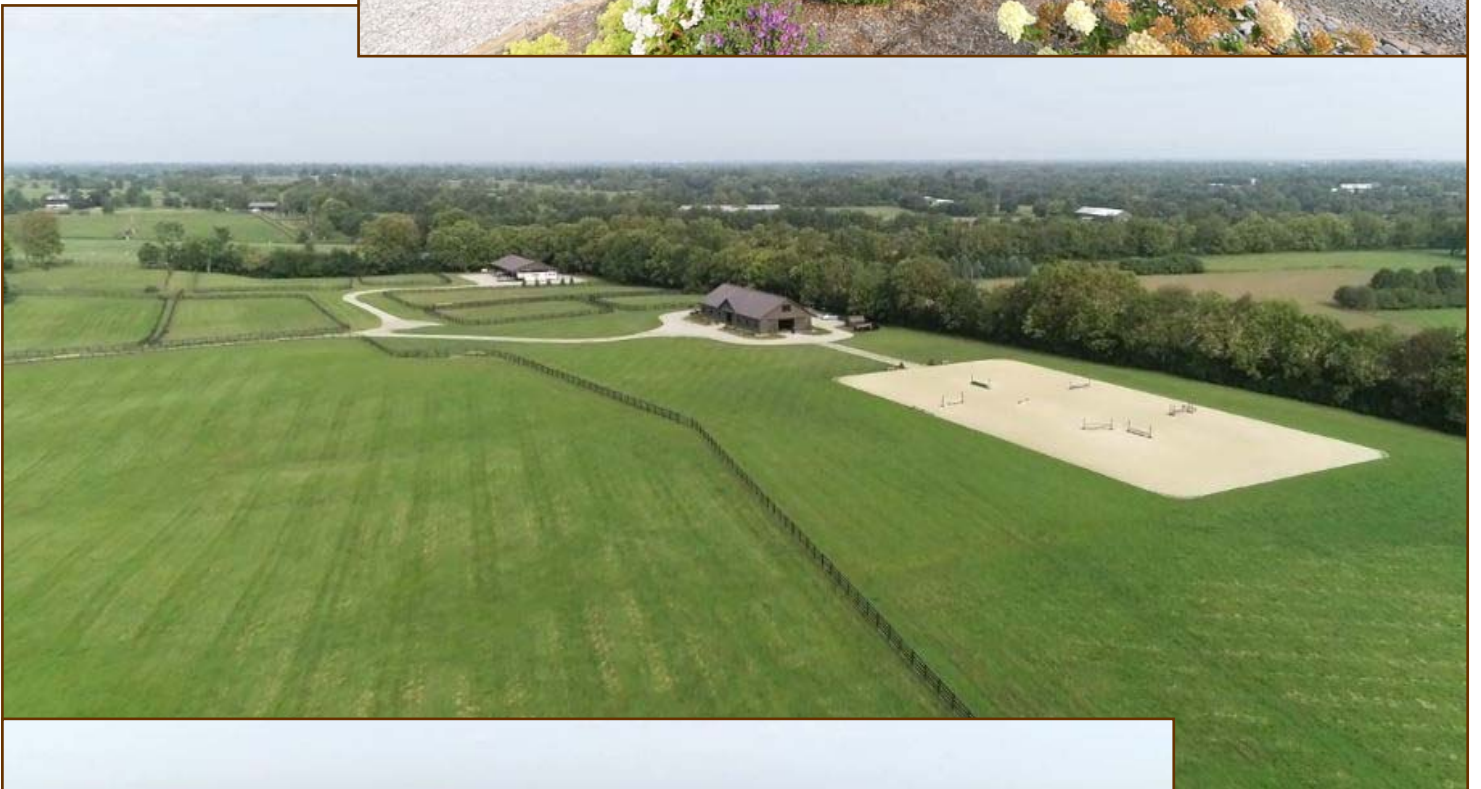


- Wordley-Martin recently constructed this 125' x 250' outdoor ring with sand and synthetic fiber—the same base that's utilized in the Rolex Stadium at the Kentucky Horse Park.



- Horse Gym treadmill adjacent to the barn.
- 48' x 96' open equipment/storage building with enclosed tool room.
- Two run-in sheds.







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

Offered Exclusively By

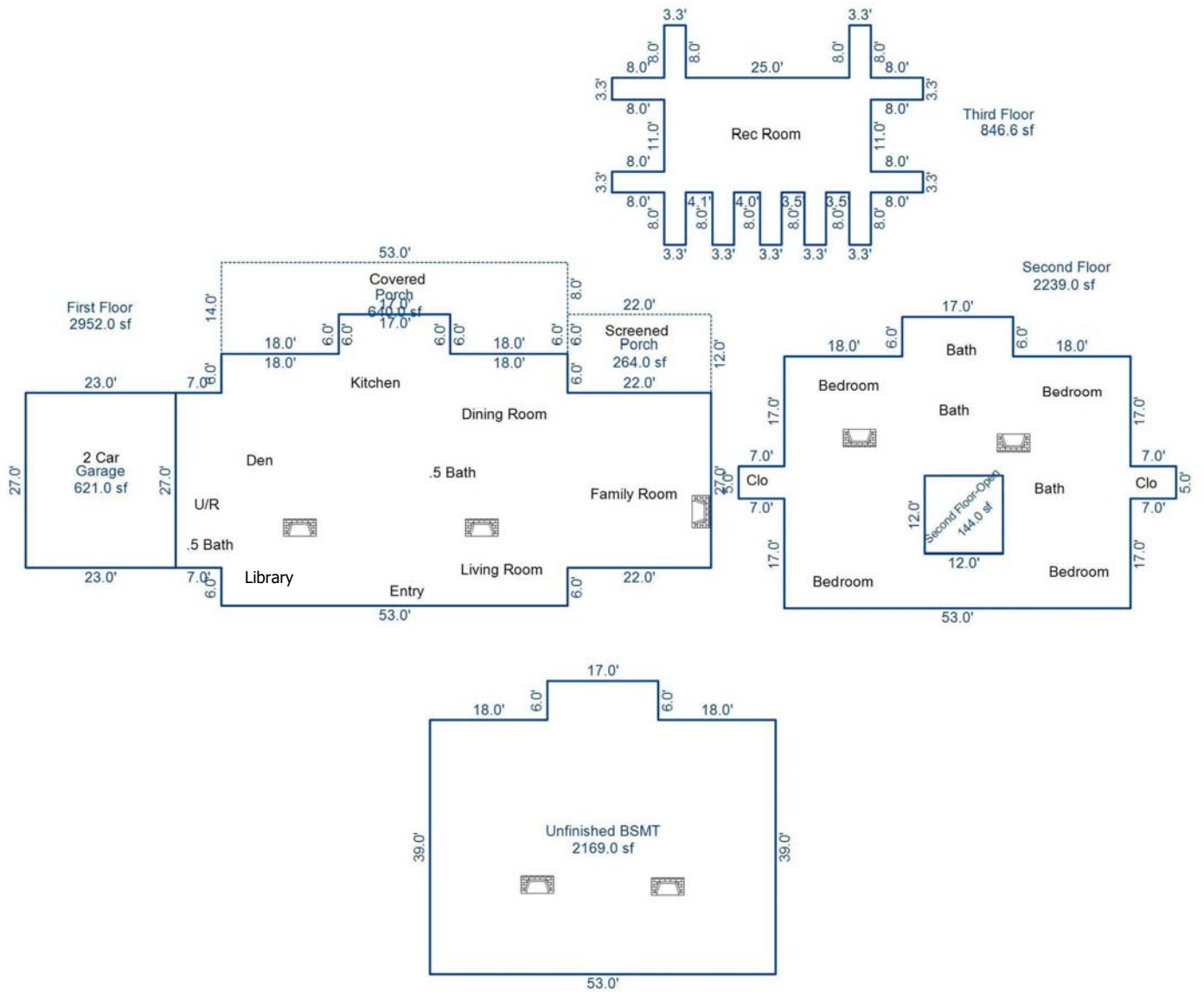
PRICE: \$2,975,000.



Bill Justice
(859) 255-3657

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CREATED BY: APEX CREATION

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	2952.0	254.0	2952.0	First Floor		27.0 x	22.0 =	594.0
GLA2	Second Floor	1.0	2239.0	224.0				17.0 x	6.0 =	102.0
	Second Floor-Op	1.0	144.0	48.0	2383.0			53.0 x	39.0 =	2067.0
GLA3	Third Floor	1.0	846.6	274.4	846.6			27.0 x	7.0 =	189.0
BSMT	Unfinished BSMT	1.0	2169.0	196.0	2169.0	Second Floor-Ope	0.5 x	12.0 x	0.0 =	0.2
GAR	Garage	1.0	621.0	100.0	621.0		0.5 x	12.0 x	0.0 =	0.2
P/P	Porch	1.0	640.0	146.0				12.0 x	12.0 =	143.7
	Porch	1.0	264.0	68.0	904.0	Second Floor		17.0 x	6.0 =	102.0
								53.0 x	17.0 =	901.0
								67.0 x	5.0 =	335.0
						Third Floor		53.0 x	17.0 =	901.0
								8.0 x	3.3 =	26.4
								8.0 x	3.3 =	26.4
								8.0 x	3.3 =	26.4
								8.0 x	3.3 =	26.4
								8.0 x	3.3 =	26.4
						6 addl items				
						22 total items			(rounded)	6,182
	Net LIVABLE			(rounded)	6,038					



Greenwich Pike
GREENWICH PIKE



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoC	Donerail silt loam, 6 to 12 percent slopes	Farmland of statewide importance	5.1	11.4%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	1.2	2.7%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	0.4	0.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	11.0	24.5%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	17.1	38.0%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	9.9	22.0%
W	Water	Not prime farmland	0.2	0.6%
Totals for Area of Interest			45.0	100.0%

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 5555 Greenwich Pike, Lexington, KY 40511 DATE: 10/5/20
Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
1. MAIN RESIDENCE – HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring	==	✓	==
(b) Air Conditioning	==	✓	==
(c) Plumbing/Septic	==	✓	==
(d) Heating	==	✓	==
(e) Pool/Hot tubs/Sauna	==	✓	==
(f) Appliances	==	✓	==
(g) Doors and windows	==	✓	==
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	==	✓	==
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	==	✓	==
(c) Are you aware of any defects or problems relating to the foundation?	==	✓	==
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	✓	✓	==
(b) Has the roof ever been repaired?	✓	✓	==
(c) Do you know of any problems with the roof?	==	✓	==
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	==	✓	==
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?	==	✓	==
(b) Has the property ever had a drainage, flooding or grading problem?	==	✓	==
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	✓	✓	==
(b) Do you know the boundaries of your property?	✓	✓	==
(c) Are the boundaries of your property marked in any way?	✓	✓	==
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	✓	✓	==
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.	✓	✓	==
(f) Any improvements shared in common with adjoining or adjacent properties?	==	✓	==
7. HOMEOWNER'S ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	==	✓	==
8. WATER			
(a) Are all the improvements connected to a public water system?	✓	✓	==
(b) IF NOT, please state your water sources and explain.	==	✓	==
(c) Has your water system ever gone dry? If yes, explain.	==	✓	==
(d) Are you aware of any problems with your water lines and/or waterers?	==	✓	==
(e) Is your water supply shared with anyone else?	==	✓	==
9. AUXILIARY HOUSES			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?	==	✓	==
(b) Were any auxiliary houses built before 1978?	==	✓	==
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
10. BARN/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?	==	✓	==

Yes	No	Unknown
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- new 100 gallon hot water heaters in house. Upgraded HWT filter system.
- new roof, dormer siding & house paint (2017)

Butterfly, Greenwich, CT 10/15/11 11:30am

SELLER

DATE _____

TIME

SELLER

DATE _____

TIME

BROKER/AGENT: _____ DATE: _____ TIME: _____

BUYER	DATE	TIME	BUYER	DATE	TIME
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