

277 SWIGERT AVE

Lexington, Fayette County, Kentucky

34.18 ACRES



Offered Exclusively By



www.kyhorsefarms.com

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



Tucked away between Paris Pike and Russell Cave Road, literally minutes from The Kentucky Horse Park and downtown Lexington, 277 Swigert Avenue is a turnkey 34.18 acre horse property. You will discover a luxurious 2,180 square foot two bedroom, two bath owner's suite with a two car garage which contains built-in storage, a half bath, utility room, and tiled dog wash.

With tremendous frontage on Swigert and Faulkner, this wonderful farm features a beautiful 4 stall barn that could easily be converted into 6 stalls. Additional improvements include a high quality 400 +/- square foot guest studio, all new fencing throughout, as well as three run-in sheds, a sixty-foot round pen, outdoor kitchen, hardscape gardens, and an idyllic 1.22-acre pond.



OWNER'S SUITE



The garage living space contains a downstairs primary suite with large walk in closet, and full bath with a tiled walk in shower, double vanity, and hardwood floor.

The upstairs living area showcases dramatic 17 foot vaulted ceilings with open concept living to the kitchen featuring stainless steel appliances, living room, dining area, and a full bath featuring a double vanity with a tub & shower combo, large bedroom, pendant and recess lighting; spacious walk in closets; and hardwood floors throughout.



BARN



- Four Stalls
 - 2-10' x 11'
 - 2-11' x 12' foaling
- Removable partition turning two stalls into one oversized foaling stall
- Two storage bays
- Wash Stall
- Tack Room
- Office with sink
- Rubber pavers



GUEST STUDIO



- 400 +/- square foot guest studio upstairs.
- Downstairs features a 18' x 20' storage space
- Full bath and kitchenette







277 Swigert is impeccably maintained and has several exceptional building sites, if you are looking to build you dream home! This farm offers you desirable size, location, and condition.

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

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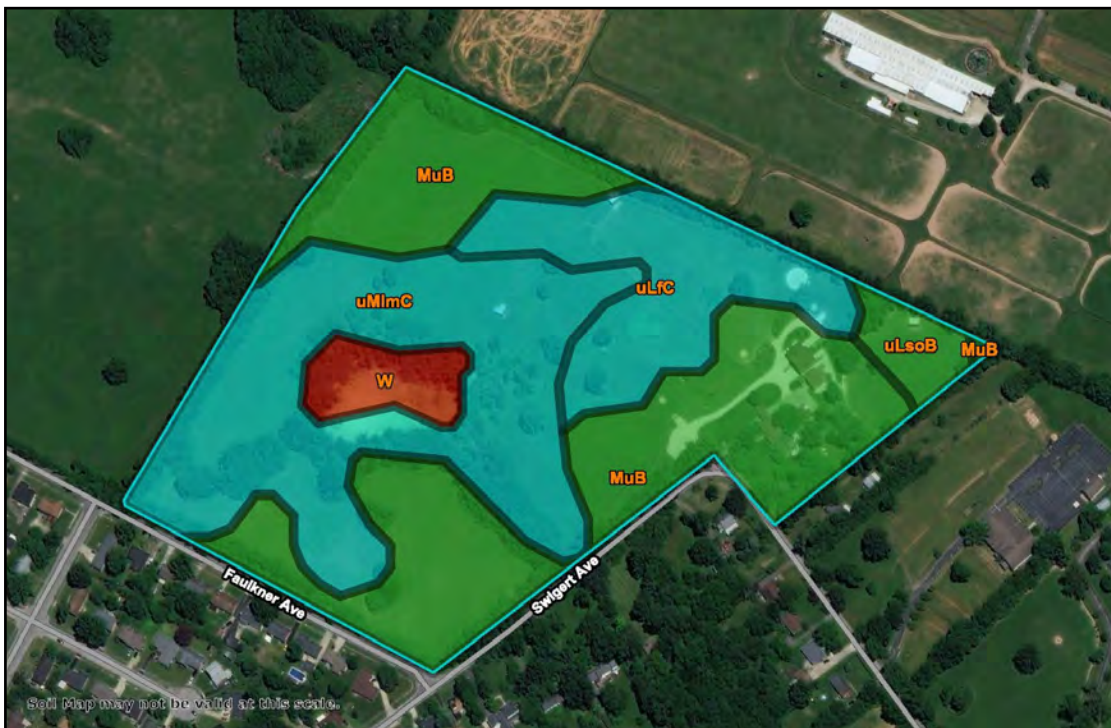
PRICE: \$2,250,000.



Agent: Bo Goodman

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	14.8	42.7%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.4	15.5%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	1.1	3.1%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	11.9	34.4%
W	Water	Not prime farmland	1.4	4.2%
Totals for Area of Interest			34.6	100.0%