

701 McCalls Mill Road
Lexington, Fayette County, Kentucky
22 +/- ACRES



www.kyhorsefarms.com
(859) 255-3657

6021 +/- sq ft Including Finished Basement



Property Features:

- **Energy Efficiency:** Geothermal heating & air, 15 KW solar panels, spray foam insulation, LED lighting.
- **Smart Home:** Elan Smart System® for lights, TVs, and sound; Lutron® lighting controls, Starlink® internet with Windstream® DSL backup (hardware and account transferable).
- **Utilities:** Clark Energy electric, KY American Water, 4 propane 'on-demand' hot water heaters.
- **Power Backup:** Full house Generac® generator (cycles weekly), fueled by a 1500-gallon propane tank (also powers 400-amp service).
- **Security & Access:** Electric entrance gate with timer, paved driveway, plowed road in winter.
- **Location:** 20-minute drive to Lexington, PDR eligible.
- **Garage:** Oversized 2-car garage with basement access and man-door.

FIRST FLOOR



Entry: Brick walls & floor

Hall: Hardwood floor, coat closet, crown molding, door to basement.

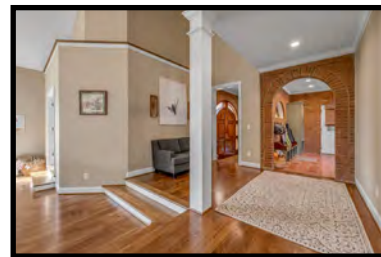
Hall Powder Room: Hardwood floor, custom vanity.

Dining Room: Hardwood floor, chandelier, built in cabinets with mini fridge.

Office: located off of great room, hardwood floor, built in bookshelves, and crown molding.



Great Room: Sunken, hardwood floor (replaced in 2017) , fireplace with raised stone hearth exposed stone to ceiling, skylights, chandelier, crown molding, built in cabinets, book shelves, and entertainment center.





Kitchen: hardwood floor, wood cabinets, Thermador appliances, 6 burner gas range with grill, pot filler, dishwasher, microwave, refrigerator, freezer drawer, instant hot water, filtered water, ice maker, stainless steel double sink, granite countertops, crown molding, island with Zebra wood counter top and prep sink, 2 chandeliers over island, French doors leading to composite deck.



Pantry: Hardwood floor, wood shelving





Mud/Laundry Room: Terracotta floor, skylights, chandelier, crown molding, built in cabinets, washer/dryer cabinet, laundry sink, full size Frigidaire professional refrigerator & freezer, access to garage, and access to patio/pool.



Guest Bedroom 1: hardwood floor, crown molding, ceiling fan/light, custom drapery, French sliding doors with pool access, and closet.



Full bath with marble tile floor, wood vanity with Quartzite countertop, tub/shower combo with custom shower curtain.

SECOND FLOOR

Landing & Hall: hardwood floor, crown molding, 2 storage closets.

Primary Bedroom: hardwood floor, tray ceiling, chandelier, crown molding.

Office: located adjacent to Primary with hardwood floor, built in desk & cabinets, wall & gun safes.

Bathroom — marble tile shower and floor, Kohler bubble tub, cherry cabinets, double sinks, toilet closet, Quartzite countertop, crown molding.

Dressing Room: hardwood floor, built in drawers, shelving and closets, ceiling access to attic, crown molding.





Bedroom 3—hardwood floor, crown molding, chandelier, custom window drapery, and closet.



Jack- and-Jill bath: tile floor, wood vanities, Quartzite counter, tub/ shower combination.



Bedroom 4—hardwood floor, 2 closets, chandelier, custom drapery and window seat pillows, built in drawers & shelving.



BASEMENT



Game Room: floating vinyl tile floor, cherry built in cabinet & book shelves, brick wood burning fireplace with raised brick hearth, storage closet.



Full bath with wall sink and walk-in shower.



Storage: 2 storage rooms, safe room, and a storage closet consisting of concrete floor and wood shelving.



MESS HALL



Mess Hall: Wrapped porch on 3 sides with hot tub, hardwood floor, built in cabinets, full kitchen with dishwasher, closet; full bath with pedestal sink, shower, and travertine floor.



BACKYARD



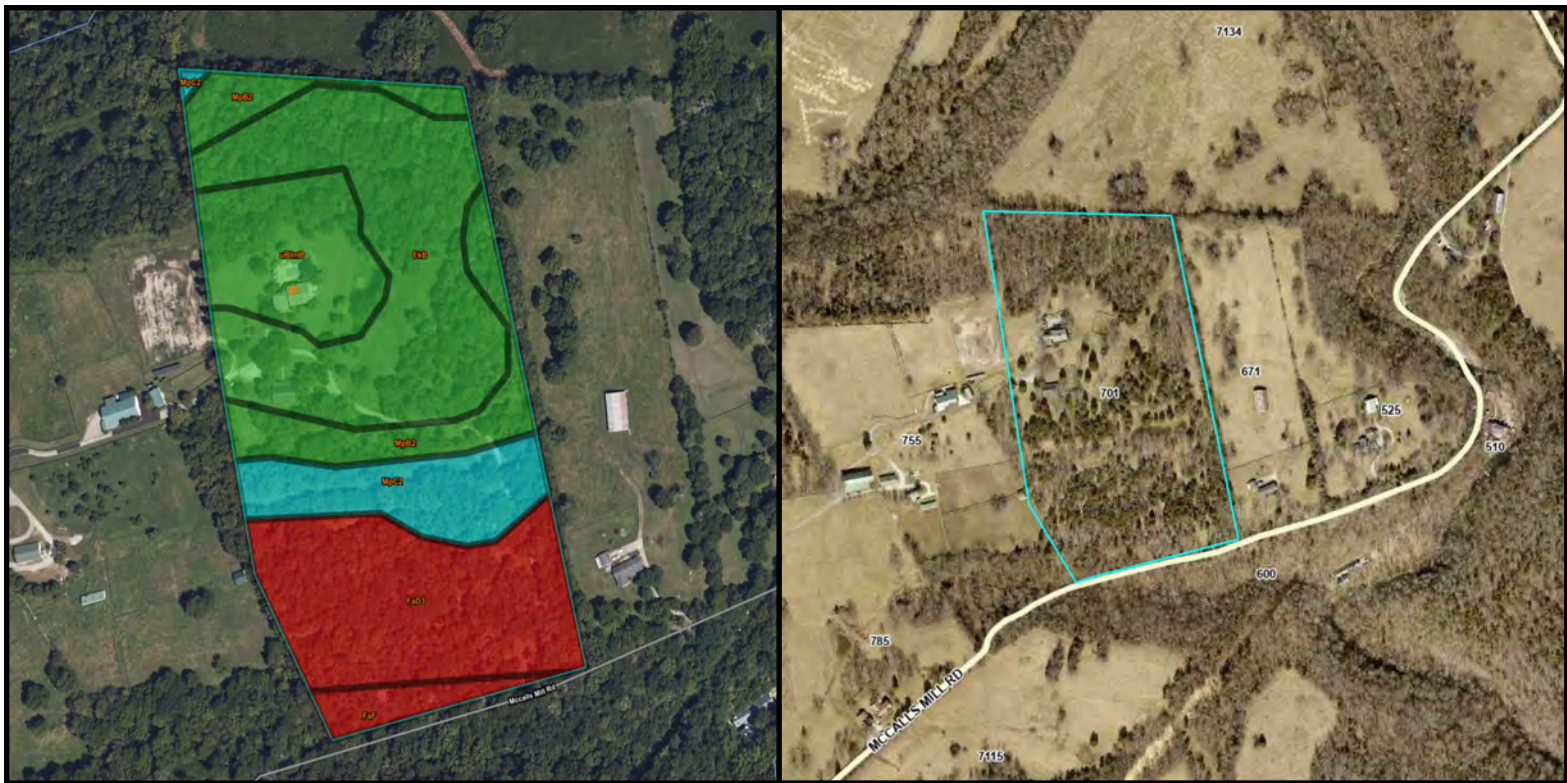
Heated Salt Water Pool: 20' x 50', electric auto cover, stone pavers, 500 gallon propane tank.

Pool House: Left side: full bath, travertine floor, center breezeway. Right side: sliding door to pool bar with refrigerator and sink, mechanical room.

Outdoor Kitchen: cabinets, sink, Green Egg®.

Tree House, Zip Line, and Orchard containing apples, pears, cherries, and peach trees.





Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EkB	Elk silt loam, 2 to 6 percent slopes	All areas are prime farmland	7.4	32.9%
FaD3	Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex)	Not prime farmland	5.7	25.3%
FaF	Fairmount very rocky silty clay loam, 20 to 50 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	0.8	3.5%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	3.0	13.5%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.6	11.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.0	13.2%
Totals for Area of Interest			22.5	100.0%

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

BILL BELL
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PRICED AT \$1,875,000.