

325 BUD JAMES LANE

9.62 Acres

Harrodsburg, Mercer County, Kentucky



**We look forward to welcoming you to
XANADU FARM**

Offered Exclusively By



www.kyhorsefarms.com

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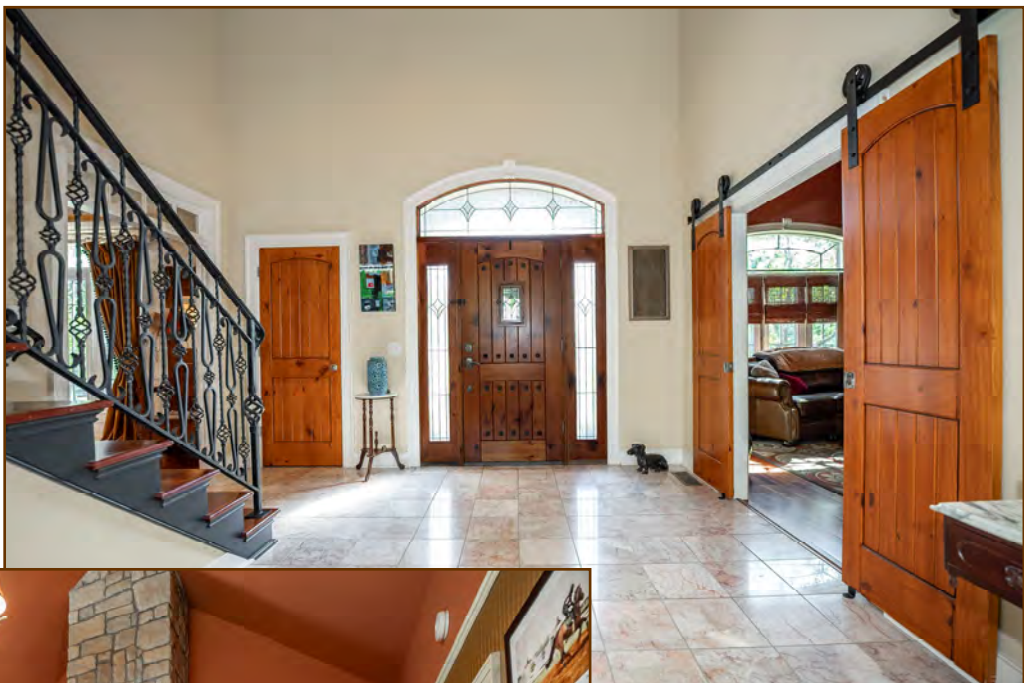


An idyllic slice of heaven nestled in historic Harrodsburg—just a short drive from Lexington and Danville. This meticulously maintained estate is fully equipped for horses and features wooded riding and walking trails, an inviting fire pit area, and so much more.



FIRST FLOOR

2-Story Entry with chandelier, marble floor, closet, and stairway.



Den with Brazilian cherry floor, cathedral ceiling, chandelier, wet bar, stone fireplace with gas logs and stone hearth, built-in bookcases and cabinet, beadboard walls, window treatments, and sound system speakers.

Dining Room with Brazilian cherry floor, tray ceiling, chandelier, chair rail, wainscoting, window treatments, wall sconces, and sound system speakers.

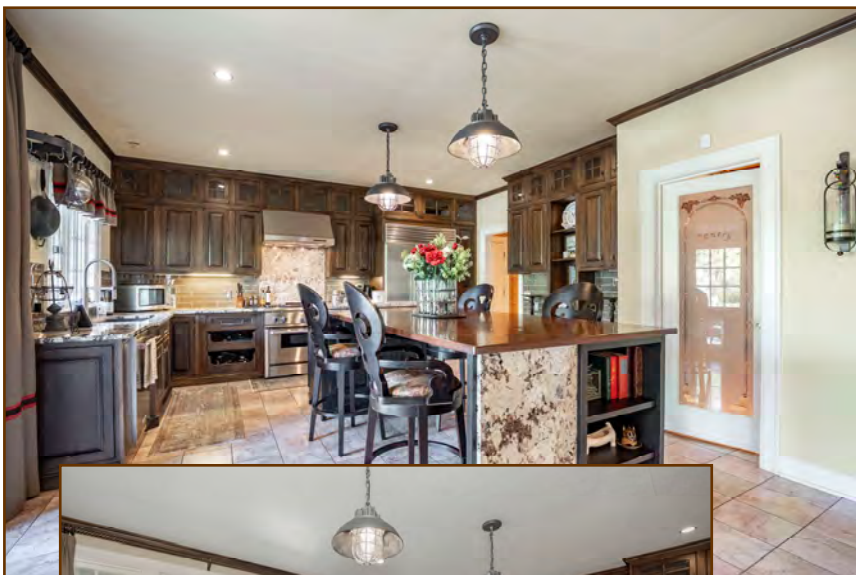
Middle Hall with marble floor, arched entry, stairs to basement, crown moulding, half bath with marble floor, custom vanity, and framed mirror.



Living Room with wood floor, fireplace with gas logs and marble surround/hearth, built-in bookshelves and cabinets with granite tops, chandelier, window treatments, crown moulding, surround sound speakers



Kitchen with marble floor, Sub-Zero stainless steel refrigerator, Thermador gas range and hood, double Blanco sink, KitchenAid dishwasher, window treatments, pot holder, granite and wood-topped island with seating for four and bookshelves on the end, pedestal lights over island, door to patio, crown moulding, double desks with granite countertop, wood cabinets with granite countertop; **pantry** with marble floor, built-in shelving, beadboard walls



Butler's Pantry with marble floor, under-counter wine refrigerator, wood cabinets, granite countertop, crown moulding





Primary Bedroom with Brazilian cherry floor, tray ceiling, ceiling light/fan, window treatments, build-in ironing board, cedar closet, sound system speakers. **Bath** with tile floor, double custom vanity, walk-in tile shower with multiple shower heads, Grohe fixtures, soaking tub, sound system speakers, **walk-in** closet with custom shelving and tile floor.

Laundry/Mud Room with marble floor, wood cabinets, granite counter top, sink, washer/dryer hook-up, plantation blinds, door to garage

SECOND FLOOR

Landing with sound system speakers, wrought iron railing

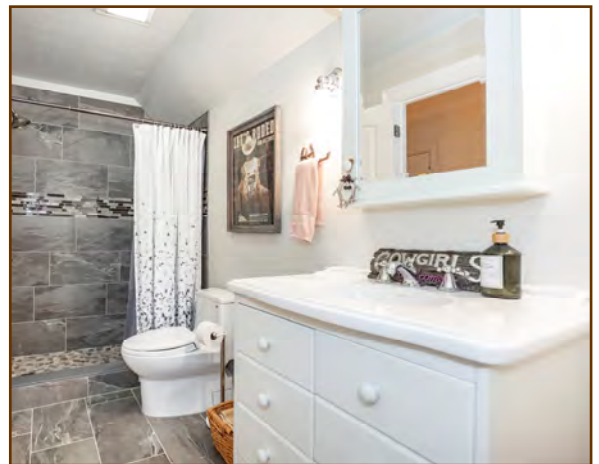
Walkway over living room with wrought iron railing, built-in shelves, wall tapestry, can lighting, crown moulding



Hall with crown moulding, can lighting, fire hose

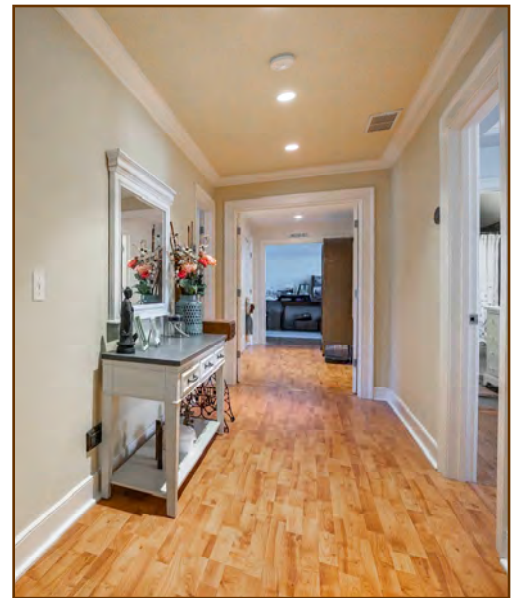


St. Pete Retreat Bedroom with trey ceiling, chandelier, plantation blinds, window treatments, crown moulding, cedar walk-in closet, **Bath** with tile floor, single wood vanity, tile walk-in shower



San Antonio Bedroom with two double cedar closets with mirrored doors, trey ceiling, crown moulding, chandelier, plantation blinds, window treatments, **Bath** with tile floor, single wood vanity, walk-in tile shower, and door to hall

Hall with moulding, can lighting, fire hose



Third Bedroom/Yoga Room with tray ceiling, cedar closet, ceiling light, window treatments, blinds

Back Hall with beadboard walls, crown moulding, can lighting, furnace closet and laundry closet with tile floor, Maytag wash/dryer, and door to bonus room

Bonus Room with bead-board walls, sink, under-counter refrigerator, 2 ceiling fans, surround sound system with speakers, window desk, plantation blinds



BASEMENT

Hall with wall-to-wall carpet, beadboard walls, furnace closet, **wine room** with tile floor, stone walls, wine racks, wrought iron door, stone archway

Fire hose wall unit by stairs



Den with wall-to-wall carpet, beadboard walls, window treatments, surround sound speakers, pass-thru to bar room



Bar Room with wall-to-wall carpet, beadboard walls, chandelier, bar, sink, under-counter refrigerator, stainless steel sink, two drawer dishwashers, microwave, wood cabinets, fireplace with gas logs (opens to patio), window treatments, sound system speakers, pass-thru to den, door to patio

Theater Room with wall-to-wall carpet, tiered seating, screen, projector, crown moulding, pocket doors, sound system with wall speakers

Back Hall with wall-to-wall carpet, wall sconces, cedar closet, door to bar, theater, and storage rooms

Bath with tile floor, shower, and custom sink



Office with wall-to-wall carpet, built-in desk and cabinets, beadboard walls, fluorescent lighting



Exercise Room with wall-to-wall carpet, beadboard walls, sound system speakers, can lighting

Pea gravel patio with covered porch and brick floor



Side patio and garden



Four-car attached garage with concrete floor, window blinds, wire shelving





In-ground Pool with slide and concrete decking

Pool House—housed in 40' x 80' garage/storage building, stained stamped concrete, measures 15' x 36', metal walls, beamed wood ceiling over bar area, split system HVAC, stone bar with granite counter, wood wall behind bar, pendant lights, **full bath** with vinyl floor, sink, wood cabinet, mirror, and shower



Garage/Storage Building—measures 40' x 80' with concrete floor, two 14' garage doors, storage area over pool house, metal partition between bays.
Bay 1 measures 40' x 24'
Bay 2 measures 40' x 40'

HORSE IMPROVEMENTS



Barn

- Measures 56.5' x 32.5' with three ceiling fans
- 11' center aisle with drain
- 8' x 10.5' wash stall
- four stalls each measuring 9.5' x 12' with interior and exterior doors
- 8' x 8' equipment area
- 5' x 10' office/tack room with concrete floor, wood walls, ceiling fan, chandelier, wood cabinets, wall heater and dog door
- half bath with concrete floor, wood vanity, water heater, baseboard heat
- 8' x 24' covered shed row.



There is a 24' x 24' turn-out attached to each 2 stalls.





Thank you for visiting **XANADU FARM**

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

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PRICE: \$1,295,000.



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