

# 2753 MUIR STATION ROAD

Lexington, Fayette County, KY 40516

80 +/- acres



*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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





## Main Residence

- 4341 +/- sq ft
- 5 bedrooms
- 4 full baths, 1 half bath
- 1st American transferrable home warranty
- 2 geothermal HVAC units
- 2 wells for Geothermal
- 2 sump pumps located in cellar
- Central vac







## Entry

- Brazilian cherry floor



## Living Room

- Brazilian cherry floor
- Wood burning fireplace with raise hearth
- 2 ceiling fans
- Track lighting

## Sunroom

- Brazilian cherry floor
- 2 ceiling fans
- Can lighting
- Door to side porch



## Hall Powder Room

- Brazilian cherry floor
- Custom vanity
- Granite Countertop
- Door to cellar





## Kitchen

- Brazilin cherry floor
- Custom birds Eye Maple cabinets by Brook Haven
- Granite countertops
- Amana side by side refrigerator with ice/water
- Bosch dishwasher
- Elite stainless steel sink
- Zline gas range with convection over
- Dacor convection oven
- Best by Baron exhaust hood
- Newport brass pot filler
- Emerson microwave
- Can & track lighting
- Undercounter lighting







## Dining Room

- Brazilian cherry floor
- Chandelier
- Can lighting



## Hall

- Brazilian cherry floor
- Built in display case

## Library

- Brazilian cherry floor
- Built-in bookshelves
- 2 arched doorways to sunroom



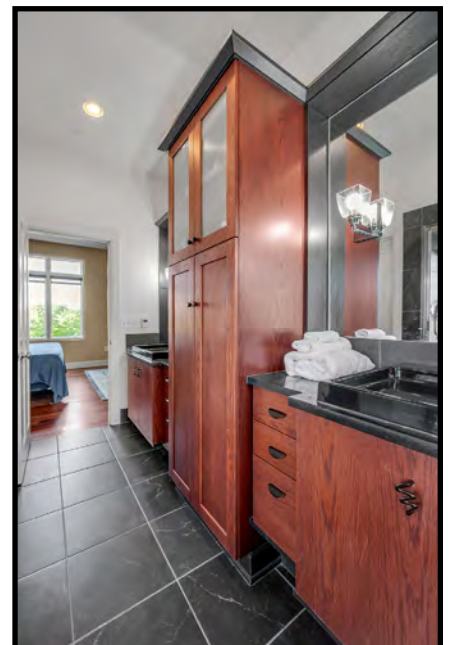
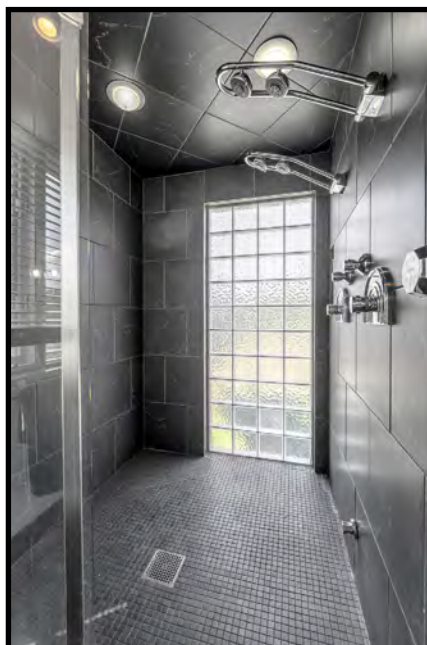
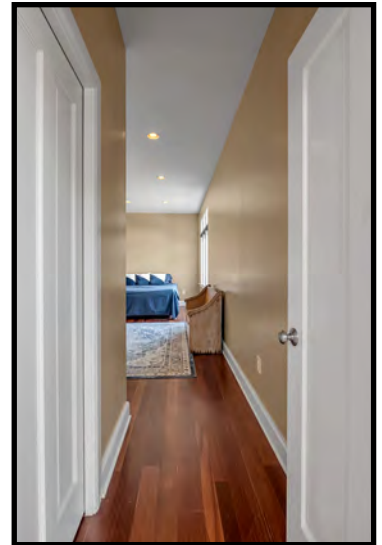


## Primary Bedroom

- Brazilian cherry floor
- Walk-in closet with built-ins
- Can lighting
- Door to mud room

## Primary Bath

- Heated tile floor
- Steam tile shower
- Custom cabinets
- 2 vanities with granite countertops
- Can lighting





## Second Level



### Landing

- Overlooks great room
- Brazilian cherry floors
- Can lighting
- Door to 2nd floor deck

### Bedroom 1

- Brazilian cherry floor
- Closet



### Bedroom 2

- Wall to wall carpet
- Can lighting



### Hall Bath

- Tile floor
- Custom single vanity
- Tub/shower combo



### Bedroom 3

- Brazilian cherry floor
- Built-in drawers & cabinet
- 2-double closets
- Chandelier

### Full Bath

- Tile floor
- Single wood vanity
- Whirlpool tub with shower
- Heated tile floor



### Bedroom 3

- Brazilian cherry floor
- Built-in drawers & cabinet
- 2-double closets
- Chandelier

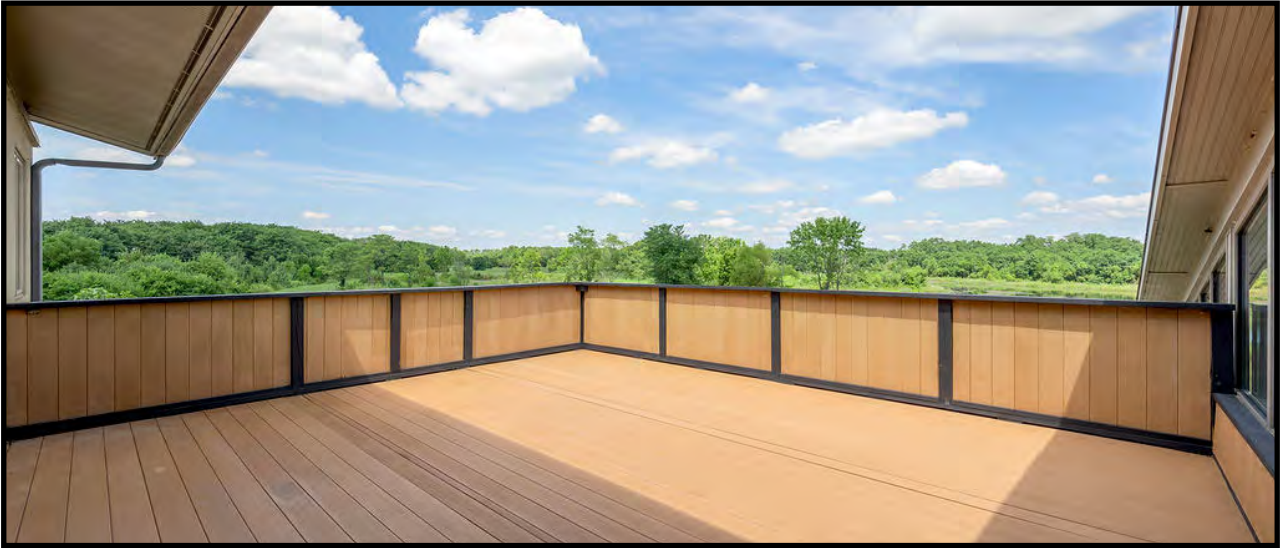
### Full Bath

- Tile floor
- Single wood vanity
- Whirlpool tub with shower
- Heated tile floor





Second Level Deck



View



Side porch







### 3 Bay Open Shed

- 18' x 30'
- 30 amp RV hookup
- Water

### Equipment Building

- 30' x 54' 5"
- Gravel floor
- Door at each end

### Detached Garage

- 2- 18' x 30' car bays with overhead doors
- 2 ceiling fans
- Apartment

### Garage Apartment

- 492 sq ft
- Living room
- Kitchenette
- Full bath with single vanity
- 1 bedroom w/ wall to wall carpet and closet







## Guest House

- 770 sq ft
- Living room
- Kitchen with new appliances
- Laundry room
- Full bath
- 1 bedroom w/ wall to wall carpet and closet
- HVAC– heat pump



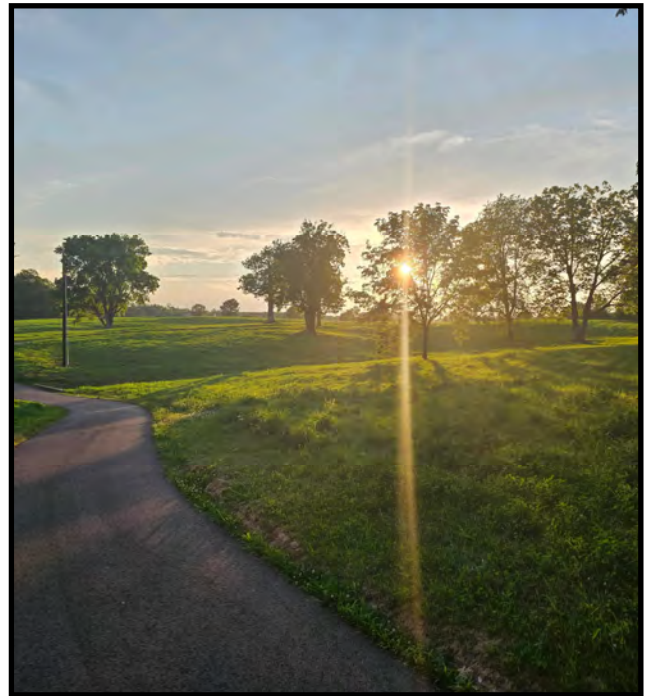
## Lake

- 14 acres
- 30' deep
- Gravel boat ramp

## Ore House







*Offered Exclusively By*

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

**PRICE: \$2,925,000.**



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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

**Bill Bell**  
**859-621-0607**  
**[bbell8282@aol.com](mailto:bbell8282@aol.com)**

**Bill Justice**  
**859-255-3657**  
**[bcjustice@icloud.com](mailto:bcjustice@icloud.com)**



2753 MUIR STATION ROAD, LEXINGTON, KY 40516





2753 MUIR STATION ROAD, LEXINGTON, KY 40516



Tables — Farmland Classification — Summary by Map Unit

Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)			
Map unit symbol	Map unit name	Rating	
MUC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	Acres in AOI
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	Percent of AOI
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	
ULFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	
ULFD	Lowell-Faywood silt loams, 12 to 20 percent slopes	Not prime farmland	
ULsOB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	
W	Water	Not prime farmland	
Totals for Area of Interest			
			81.5
			100.0%