

# 1060 GRIFFIN GATE DRIVE

Lexington, Kentucky 40511



Much sought after Griffin Gate townhome on the 12th fairway, which is beautifully decorated and has a fabulous floor plan. The dramatic 2-story living room overlooks the golf course and adjoins a nice screened in patio. The lovely kitchen has granite countertops and stainless steel appliances and is open to the charming dining room. Primary bedroom features an updated bath plus two closets.

Griffin Gate is Lexington's premier truly gated community in a superior location— close to downtown Lexington, The Kentucky Horse Park, the interstate, and shopping.

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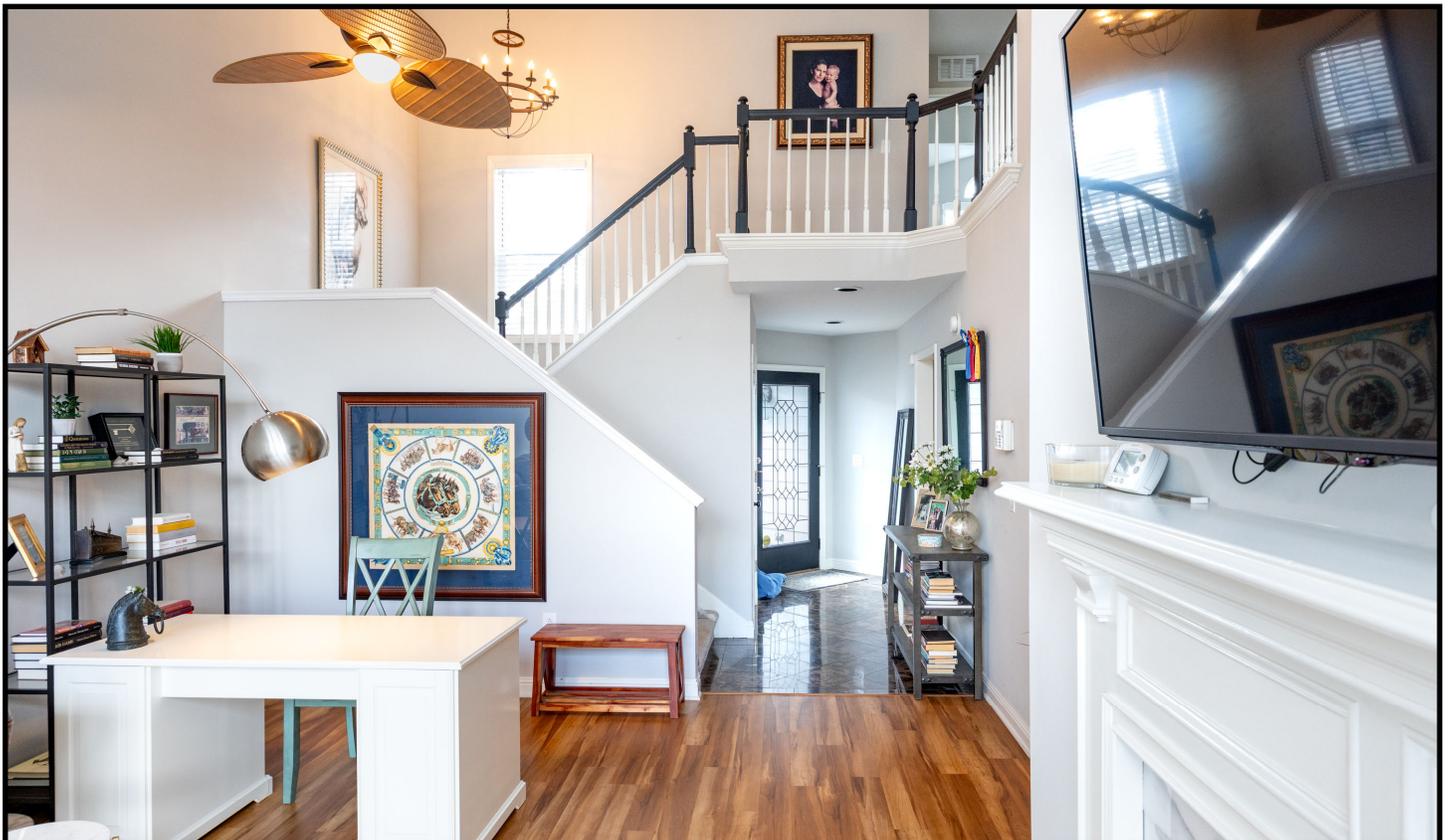


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518 East Main Street, Lexington, Kentucky, 40508 (859) 255-3657



Dramatic 2-story living room (15' x 32') features floor to ceiling windows, cathedral ceiling, and a fireplace with gas logs. Overlooking the 12th fairway and open to the kitchen with sliding doors to your screened in rear patio, you'll enjoy living and working in this atmosphere.





Gourmet kitchen with granite countertops, stainless steel appliances and wonderful cabinetry. Great for conversation, the kitchen is open to its lovely dining room with fireplace and sliding doors to the screened in patio.





Also on the first floor, you will discover this efficient laundry room, powder room, tiled entry with glass front door, a 2-car attached garage, and this adorable screened in porch.

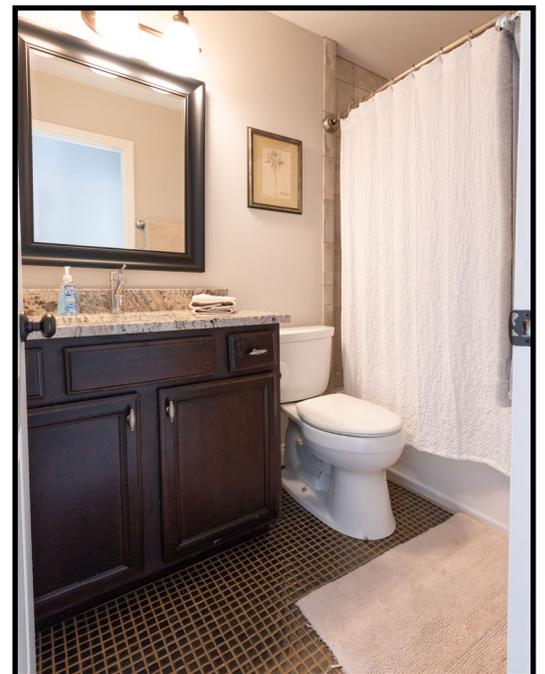




On the second level, you will discover this exquisite primary bedroom with cathedral ceiling, 2 closets (one walk-in) and this updated bath with granite countertops and tile shower/floor.



The guest bedroom features a cathedral ceiling and great views, plus its updated full bath with granite top and tile floor.





**ADDITIONAL FEATURES:**

- New roof installed in 2025
- Assumable 3.25% loan
- Griffin Gate offers 24 hour gated security
- Pool, tennis courts, and clubhouse amenities

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

**PRICE: \$347,500.**



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