

**Is Pleased To Announce  
The Exclusive Offering Of...**

**A Turnkey  
Bluegrass Horse Farm  
47.19 Acres +/-  
1544 Peacock Road  
Bourbon County, KY**



**~~\$775,000~~ – *Reduced to \$735,000***

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## Main Residence

Situated at the highest point on the farm, every room offers a view of the entire farm. Custom built in 1995, this home features country charm combined with the latest in innovative design and construction. With the high-ceiling basement ready to finish, the home can have over 8,000 finished square feet with three bedrooms and four full baths and an additional half bath outfitted with a pet shower that would convert easily to a full shower.



Features include:

- All exterior walls are 2 x 6 construction and fully insulated.
- 400 Amp electrical service.
- Security lighting controlled from both kitchen and master bedroom.
- I-beam construction to permit large free-span areas.
- French doors throughout the house, most of which are 8' tall.
- 16-zone Carrier HVAC system provides separate temperature selections in each room.
- Kolbe & Kolbe custom-made wood windows and doors are featured throughout.
- The hardware on all doors both interior and exterior is solid brass and of the finest quality.
- Custom stone exterior as well as stone fireplaces created by Renner & Sons, whose work includes the stonework of Thoroughbred Park in downtown Lexington.
- All rooms are complemented with custom-made crown moldings and woodwork.



## Living Room & Formal Dining Room

LR 22' x 28' DR 13' x 19'

Wall to wall windows and twin sets of French doors highlight these areas separated by a two-step riser to the dining room. The living room features vaulted ceilings, custom-built wood entertainment cabinets, floor to ceiling built-in bookshelves and a giant two-sided stone fireplace with a four foot wide firebox. Walnut stained hardwood floors. The dining room has a large solid brass chandelier, and features a window wall overlooking the farm

## Country Kitchen – 19' x 29'

A 24-foot cathedral ceiling accented by a series of skylights make this area bright and airy throughout the day. The "country cabin" personality is warm and inviting, complemented by a large floor to ceiling Kentucky River Stone fireplace.

Other Amenities:

- Ash flooring.
- Viking stainless trash compactor.
- 2 Viking commercial stainless steel dishwashers.
- Traulsen stainless steel refrigerator (glass 4-door).



- Traulsen stainless steel freezer with icemaker.
- Granite and butcher block center island, complete with a custom-made ceramic vegetable sink fitted with a Viking professional, anti-jam garbage disposal.
- Two pull-out vegetable baskets and a spice drawer complete the convenient work center.
- Custom solid wood cabinetry includes two pull-out breadkeepers, as well as a knife drawer.
- Additional Viking professional, anti-jam garbage disposal in main sink.
- Ceramic tile counter top complemented with hand-painted murals on back walls.
- A fully-shelved pantry adjoins the kitchen; and includes a work area for items such as coffee makers, toasters, etc. (hand-painted mural above this space as well).



### **Master Suite** – 22' x 45'

The bedroom area features cathedral ceilings with a wall of glass and French doors that lead out to a large deck. Custom cabinetry frames the green marbled fireplace. Two separate bathrooms/closet areas and wall-to-wall carpeting throughout

#### Other Features:

- First bath: Custom vanity with designer sink
- Jacuzzi J Dream Spa (steam, waterfall, 16 jet pulse massage, 4 fixed shower heads and one hand held).
- Marble flooring.
- Second bath: 22 feet long with marbled floor. An over-sized pedestal tub with hand held shower. A large vanity fitted with a hand-painted designer sink.
- Large walk-in closet with built-ins.

### **Solarium** – 13' x 21'

This inviting room has covered porches on both sides with easy access to the garage, the upper bedrooms and the main house so that it functions well as a farm office or family room. It features a high ceiling with skylights and lots of windows. A beautiful remote controlled, lighted ceiling fan is included. Ceramic tile flooring.

### **Other Bedrooms** – 23' x 39'

The two bedrooms upstairs over the garage are very large and share a common bath. Cathedral ceilings and wall to wall carpet. The bath is ceramic tile. The heating and air conditioning is separate for this area offering individual settings as well as full privacy for guests.

### **Other Baths**

The half-bath just off the solarium has a designer wall sink and ceramic tiled floor. Also included is a custom made dog shower.

### **Basement** - 2,655 square feet

This area has several rooms studded and ready to finish. It features high ceilings and has complete heat and air conditioning with a full bath. Two entrances -- one from outside and one from the living room.

### **Laundry**

Laundry room is located in Master Suite area and features a wood vanity fitted with a large scrub sink and a wall hung ironing center.

### **Garage** - 23x39

The three 3-car garage offers direct access to the house. It is heated with its separate gas heater. A slop sink is included

### **Swimming Pool**

"Lazy L", with vinyl liner, approximately 40' feet in the rear of the house.



### **Other Amenities of the Main Residence**

- City water as well as optional well system.
- Central vacuum system.
- Numerous outside electrical outlets and water faucets.
- Two hot-water heaters (one for laundry & master suite baths exclusively).
- Top of the line Kohler products used throughout.
- House is protected with lightening rods.
- HVAC includes electronic air filter, humidifiers and latest features.
- Gutters have green factory finish and on and all but two doors.
- Estimated replacement cost of main residence (building only) as of September 1995 = \$584,000

### **The Farm**

Paved roads lined by plank fences wander through the forty-seven acres with seven nice fields and two paddocks. The Kentucky River stone of the house is complemented by matching entrance posts and culverts throughout the farm.



The main block barn contains 12 stalls (11'6" x 11'6") as well as a double-sized foaling stall with adjacent, heated monitoring room. The asphalt-paved hallway is a generous 16 feet wide. A storage area has a half bath and water heater.

Horse improvements also include an eight-stall wooden barn with an attached workshop and equipment storage shed, two run-in sheds and several storage buildings. Automatic waterers are in most fields from a system that allows the option of well or city water throughout the farm.

