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SWINEBROAD-DENTON, INC.
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Estate Auction
October 29, 2003, 10:00 A.M.

R.W.P. Johnston Residence
10.36 Acres ±
640 Johnston Road
Lexington, KY 40511





Serenely located in the midst of a 166-acre horse farm, this exceptional Williamsburg home comprises 3,814 square feet of exquisite living space on 10 acres, located at the end of an 1,825-foot tree-lined drive. A truly exquisite example of the builder's art, it was constructed approximately 40 years ago of the finest materials and quality, with the finest appointments, and it has been lovingly cared for ever since.

Features of the Johnston Residence include:

Ground Floor



- A lovely foyer/center hall which has hardwood floors and extends the full length of the home (31' X 10'4")



- A magnificent living room (23'6" X 17'), with fireplace and hardwood floors



- Dining room, with hardwood floors, fireplace, and built-in silver and china storage closets, right (19'10" X 17')



- A large den with fireplace, hardwood floors, build-in bookcases and gun cabinet, and a circular staircase leading to one of the two large upstairs bedrooms (19'10" X 17')





- A master suite with hardwood floors, fireplace, full bath and walk-in closet (15' X 17')
- A large country kitchen (19'2" X 12'8"), with breakfast area
- A spacious utility area (19'6" X 11'), divided into two portions – a mudroom and a storage pantry/utility area
- Half bath

Second Floor

- Two very large bedrooms (23'7" X 20' and 19'10" X 18') with hardwood floors and built-in closets
- A full bath (8' X 7'9")
- A large foyer with hardwood floors (14'3" X 9'8")

Additional Features

- There is a three-car detached garage with an 1,116-square foot two-bedroom caretaker's apartment located above and to the side of it
- A 36' X 24' block pigeon house, with concrete flooring, could be easily converted to a utility/storage/equipment shed

N.B. The residential tract will be sold with a 15-day Right Of First Refusal in favor of Robert Gentry, who owns the surrounding property, and deed restrictions against desecrating the three indian mounds on the property.



Family graveyard on the property and detail of carved headstone