

# **\$1,595,000 - 2308 Rocky Hills Ln, Versailles**

MLS® #24002054

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## **\$1,595,000**

5 Bedroom, 4.00 Bathroom, 5,931 sqft  
Residential on 54 Acres

Rural, Versailles, KY

Perched upon an idyllic rolling ridge is this exceptionally designed traditional brick home situated on 54.3 + acres. A unique opportunity to experience the best of both worlds- located on a quiet street within a small neighborhood, yet surrounded by the open spaces and abundance of privacy that comes with farm living' Location could not be better- just moments from Bluegrass Parkway, Woodford Co. Country Club, downtown Versailles & soon to be Polo field. A unique opportunity to experience the best of both worlds- located on a quiet street within a small neighborhood, yet surrounded by the open spaces & abundance of privacy that comes with farm living. Property boasts a 28 x 50' metal barn with concrete flooring, garage, and workshop. This home features an impeccably designed floor plan providing a great flow for entertaining and easy everyday living. The gourmet kitchen has custom cabinetry, granite counters, stainless steel appliances, bar overhang and breakfast area, plus access to the formal dining room. An abundantly sized family room has custom bookcases flanking a masonry fireplace. A den or home office is adjacent to the family room. The walk-out basement has been recently updated with new LVP flooring and has a wet bar, full bath, masonry fireplace and tons of storage! Upstairs is a spare bedroom/ bonus room with walk-in attic storage.

Built in 1995



## Essential Information

MLS® #	24002054
Price	\$1,595,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,931
Acres	54.36
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

## Community Information

Address	2308 Rocky Hills Ln
Area	Woodford County
Subdivision	Rural
City	Versailles
County	Woodford
State	KY
Zip Code	40383

## Amenities

Parking	Driveway
# of Garages	2
Garages	Attached, Garage Faces Side
View	Farm, Rural

## Interior

Interior Features	Bedroom Downstairs, Breakfast Bar, Dining Area, Eat-in Kitchen, Entrance Foyer, Primary Downstairs, Walk-In Closet(s)
Appliances	Cooktop, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator, Down Draft, Electric Water Heater
Heating	Heat Pump, Geothermal
Cooling	Electric, Geothermal
Fireplace	Yes
Fireplaces	Great Room, Masonry, Basement

Stories	One
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## Exterior

Exterior Features	Patio, Porch
Lot Description	Horses Permitted
Windows	Blinds, Insulated Windows, Screens
Roof	Shingle
Construction	Brick Veneer
Foundation	Concrete Perimeter

## School Information

District	Woodford County
Elementary	Southside
Middle	Woodford Co
High	Woodford Co

## Additional Information

Date Listed	February 5th, 2024
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## Listing Details

Listing Office	Bluegrass Sotheby's International Realty
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