

# \$1,100,000 - 5499 Athens Walnut Hill Rd, Lexington

MLS® #24004508

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## \$1,100,000

3 Bedroom, 2.00 Bathroom, 2,401 sqft

Residential on 21 Acres

Rural, Lexington, KY

Investment for future growth. The property is surrounded by beautiful rolling hills, mature trees and scenic landscapes. The property is currently zoned for A-R - AGRICULTURAL RURAL. With its prime location this property could be anything. The existing home on the property has a long-term tenant, providing an immediate income for the new owner. Additionally, the on-site storage provides an additional income stream from the electrical contractor who rents the space. In terms of amenities, the property is conveniently located near shopping centers, restaurants, and other entertainment options. The new soccer fields in the vicinity not only provide a recreational outlet but also could increase interest to the surrounding area. Overall, this 21-acre property on Athens Walnut Hill Road in Fayette County offers a unique investment opportunity, combining immediate income potential with long-term growth prospects in a desirable and growing area.

Built in 1963



## Essential Information

MLS® #	24004508
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,401
Acres	21.41

Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	5499 Athens Walnut Hill Rd
Area	Fayette County SE
Subdivision	Rural
City	Lexington
County	Fayette
State	KY
Zip Code	40515

### Amenities

Parking	Off Street
View	Farm

### Interior

Interior Features	Entrance Foyer
Heating	Forced Air, Natural Gas
Cooling	Electric
Fireplace	Yes
Stories	One and One Half

### Exterior

Lot Description	Secluded
Windows	Blinds
Roof	Shingle
Construction	Wood Siding
Foundation	Block

### School Information

District	Fayette County
Elementary	Athens-Chilesburg
Middle	Edythe J. Hayes
High	Henry Clay

### Additional Information

Date Listed

March 12th, 2024

## Listing Details

Listing Office

Bluegrass Sotheby's International Realty



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