

# \$414,900 - 1360 Birdie Road, Lawrenceburg

MLS® #25003813

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## \$414,900

3 Bedroom, 2.00 Bathroom, 1,746 sqft  
Residential on 6 Acres

Rural, Lawrenceburg, KY

Enjoy the peace and quiet of country life with this 3 bed 2 bath brick ranch sitting on 5.7 acres. Property is incredibly quiet and secluded and features a great back patio for those summer get togethers. Both bathrooms have been remodeled recently and family room has an awesome wood burning stove that is wonderful for those cold winter nights. Property also features a 24'x36' Walters building which is currently set up with a shop and 2 horse stalls. This could also be converted to house other animals and has electric with concrete floors in all but the stall areas. This would be perfect for a small in home business as well. Property also has plenty of wildlife to see as well. Get your piece of the country without the hassle of maintaining a large property. Oh and did I mention it is only 11 minutes from town? Seller is offering a home warranty from APHW with Full Price Offer. Schedule your private showing today!

Built in 1978



## Essential Information

MLS® #	25003813
Price	\$414,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,746
Acres	5.70

Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Contingent

## Community Information

Address	1360 Birdie Road
Area	013 - Anderson County
Subdivision	Rural
City	Lawrenceburg
County	Anderson
State	KY
Zip Code	40342

## Amenities

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

## Interior

Interior Features	Dining Area, Primary First Floor, Bedroom First Floor, Ceiling Fan(s)
Appliances	Dryer, Electric Water Heater, Washer, Refrigerator, Range, Dishwasher
Heating	Heat Pump
Cooling	Heat Pump
Fireplace	Yes
Fireplaces	Family Room, Wood Burning, Free Standing
Stories	One

## Exterior

Exterior Features	Patio, Porch, Storm Door(s)
Lot Description	Horses Permitted, Wooded, Secluded
Windows	Insulated Windows, Blinds, Screens
Roof	Shingle
Construction	Brick Veneer, Vinyl Siding
Foundation	Block

## School Information

District	Anderson County - 13
Elementary	Robert B Turner
Middle	Anderson Co
High	Anderson Co

### **Additional Information**

Date Listed	March 3rd, 2025
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### **Listing Details**

Listing Office	Exit Realty Crutcher
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