

\$1,075,000 - 1160 Dry Fork Road, Danville

MLS® #25006304

\$1,075,000

4 Bedroom, 3.50 Bathroom, 2,650 sqft
Residential on 7 Acres

Rural, Danville, KY

Prepare to fall in love with this exceptional estate located in the heart of Central KY! A place where modern farmhouse aesthetics and an unparalleled outdoor living experience perfectly unites across its 7-acre expanse! With this home's interior and exterior finishes, you'll quickly notice that design and detail were not overlooked. This property boasts 4 bedrooms and 3.5 bathrooms. At the heart of the home lies a commodious kitchen, appointed with Quartz countertops, an oversized 4' x 8.5' island, custom-built cabinetry, walk-in pantry, and a Butler's Pantry. Bedrooms are spacious and offer walk-in closets, with the Master Suite boasting a vaulted ceiling, custom built double vanity with makeup area, Quartz countertops, an impressive 72' soaker tub, and a tiled shower. The outdoor area is where this property truly shines: a sanctuary featuring a 20' x 40' in-ground heated pool with an automatic cover, tanning ledge, fiberglass water slide, six Wi-Fi LED lights, two fountains and a UV filtration system. A gazebo with fire pit space and a lighted pond-less waterfall feature, all surrounded by custom stamped concrete and a stone wall, ensuring relaxation and pure enjoyment. The well-maintained landscaping surrounds the home's exterior and offers an abundance of mature, perennial plants/flowers/and trees. Spacious front and back porches with 10" solid cedar posts, custom hardwood-look stamped concrete, and tongue & groove ceilings. Additionally, a



unique and historic stone fence spans the entire front of the property, while the 24' x 32' and a newly-constructed 34' x 40' shop buildings both present a blank slate for creative uses. This property is the perfect blend of location, modern amenities, and charm, providing everything needed for an exceptional living experience in one of Kentucky's most desirable towns. Only a ten-minute drive to downtown Danville, ranked "25 Best Places to Retire" by CNN/Money Magazine, and 40 minutes south of Lexington. Don't miss out on this phenomenal property!

Built in 2021

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 25006304 |
| Price | \$1,075,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,650 |
| Acres | 7.07 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1160 Dry Fork Road |
| Area | 012 - Boyle County |
| Subdivision | Rural |
| City | Danville |
| County | Boyle |
| State | KY |
| Zip Code | 40422 |

Amenities

| | |
|--------------|---|
| # of Garages | 7 |
|--------------|---|

| | |
|----------|--------------------|
| View | Rural, Farm, Trees |
| Has Pool | Yes |
| Pool | In Ground |

Interior

| | |
|-------------------|---|
| Interior Features | Dining Area, Ceiling Fan(s), Security System Owned, Walk-In Closet(s), Primary First Floor, Breakfast Bar |
| Appliances | Dryer, Dishwasher, Microwave, Refrigerator, Cooktop, Washer, Electric Water Heater, Oven |
| Heating | Propane Tank Owned, Heat Pump |
| Cooling | Heat Pump |
| Fireplace | Yes |
| Fireplaces | Gas Log, Living Room, Ventless |
| Stories | One and One Half |

Exterior

| | |
|-----------------|--------------------------------------|
| Lot Description | Horses Permitted |
| Windows | Screens |
| Roof | Dimensional Style, Metal, Shingle |
| Construction | HardiPlank Type, Stone, Vinyl Siding |
| Foundation | Block, Stone |

School Information

| | |
|------------|-------------------|
| District | Boyle County - 12 |
| Elementary | Perryville |
| Middle | Boyle Co |
| High | Boyle Co |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | April 1st, 2025 |
|-------------|-----------------|

Listing Details

| | |
|----------------|-------------------|
| Listing Office | Era Team Realtors |
|----------------|-------------------|



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