

# \$824,500 - 164 Avawam Drive, Richmond

MLS® #25011841

---

## \$824,500

5 Bedroom, 3.00 Bathroom, 3,959 sqft  
Residential on 8 Acres

Boones Trace, Richmond, KY

Looking for a home that checks ALL the boxes? Look no further! This stunning home is just 2 years old and sits on over 8 acres of land offering the perfect blend of space, style and seclusion. Inside you'll find beautiful hardwood floors, tall ceilings, built-in shelving, and oversized windows that flood the home with natural light. The incredible kitchen features a large deep island, tall cabinets, farm sink, and a new gas stove with a double oven! The split bedroom floor plan provides privacy, while offering a spacious utility room, mud area, and the heated/cooled sunroom add everyday convenience. Upstairs, enjoy an extra family room with a rec room alongside a second primary suite with a large bathroom. There are plenty of extras with a utility garage for your lawn mower and an attached shed for your golf cart! Pool, tennis and pickleball courts within walking distance! Always an option to join the sought after golf course as well! Just minutes away from Lexington! This property truly has it all!

Built in 2022



## Essential Information

MLS® #	25011841
Price	\$824,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,959

Acres	8.45
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	164 Avawam Drive
Area	008 - Madison County
Subdivision	Boones Trace
City	Richmond
County	Madison
State	KY
Zip Code	40475

## Amenities

Parking	Driveway
# of Garages	2
Garages	Attached, Garage Faces Side
View	Neighborhood, Trees

## Interior

Interior Features	Dining Area, Breakfast Bar, Primary First Floor, Bedroom First Floor, Walk-In Closet(s), Ceiling Fan(s), Eat-in Kitchen
Appliances	Double Oven, Gas Range, Range, Microwave, Dishwasher
Heating	Electric
Cooling	Electric
Fireplace	Yes
Fireplaces	Family Room, Gas Log
Stories	Two

## Exterior

Exterior Features	Patio
Windows	Blinds
Roof	Dimensional Style
Construction	Brick Veneer
Foundation	Block, Concrete Perimeter

## School Information

District	Madison County - 8
Elementary	Boonesboro
Middle	Michael Caudill
High	Madison Central

### **Additional Information**

Date Listed	June 5th, 2025
-------------	----------------

### **Listing Details**

Listing Office	Bluegrass Properties Group
----------------	----------------------------



The data relating to real estate for sale on this website comes in part from the Internet Data Exchange Program of the Bluegrass Realtors Multiple Listing Service. Real estate listings held by IDX Brokerage firms other than RE/Max Properties East are marked with the IDX logo or the IDX thumbnail logo and detailed information about them includes the name of the listing IDX Brokers. Information Deemed Reliable but Not GuaranteedÂ©2022 Bluegrass Realtors Multiple Listing Service. All rights reserved.