

\$2,300,000 - 1390 Groggins Ferry Road, Nicholasville

MLS® #25012473

\$2,300,000

4 Bedroom, 4.00 Bathroom, 2,777 sqft
Residential on 56 Acres

Rural, Nicholasville, KY

Exceptional 55.78-acre estate just minutes from Brannon Crossing & Lexington. This 2022-constructed equestrian property features a vaulted modern farmhouse with open-concept layout, bright chef's kitchen, screened porch, and stunning views all around. The 2777 sq ft home boasts 2 main-level primary suites, gas fireplace, 3-car garage, 1974 sq ft unfinished walkout basement with poured concrete, full bath rough-in + equipment garage. The 2022 barn is fitted with six 12x12 stalls with Nelson heated waterers, tack and feed rooms, hot/cold wash rack, hay loft, 1/2 bath, and 40-ft bull pen. A separate and impressive 4,250 sq ft building (2022) with two 1/2 baths (and rough in for shower) could be retrofitted as manager's quarters, workshop, office, plant nursery, custom garage and more. Currently functions as a pet boarding/grooming facility, offering optional turnkey income. Plat and two appraisals available. Boundary lines in photos/video are approximate.

Built in 2022



Essential Information

MLS® #	25012473
Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,777
Acres	55.78
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1390 Groggins Ferry Road
Area	009 - Jessamine County
Subdivision	Rural
City	Nicholasville
County	Jessamine
State	KY
Zip Code	40356

Amenities

Parking	Off Street, Driveway
# of Garages	4
Garages	Garage Door Opener, Garage Faces Side, Attached
View	Rural, Trees, Farm

Interior

Interior Features	Dining Area, Breakfast Bar, Entrance Foyer, Bedroom First Floor, Primary First Floor, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dryer, Electric Water Heater, Gas Range, Washer, Refrigerator, Microwave, Dishwasher
Heating	Electric, Zoned, Heat Pump
Cooling	Electric
Fireplace	Yes
Fireplaces	Gas Log, Propane, Ventless, Great Room
Stories	One and One Half

Exterior

Exterior Features	Deck, Porch, Other
Lot Description	Horses Permitted, Wooded, Secluded
Windows	Insulated Windows, Window Treatments, Screens
Roof	Dimensional Style
Construction	Brick Veneer, Vinyl Siding, HardiPlank Type

Foundation Concrete Perimeter

School Information

District Jessamine County - 9
Elementary Red Oak
Middle East Jessamine Middle School
High East Jess HS

Additional Information

Date Listed June 12th, 2025

Listing Details

Listing Office The Brokerage



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