

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

MLS® #25012473

\$2,300,000

4 Bedroom, 3.50 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, ½ bath, and 40-ft bull pen. A separate and impressive 4,250 sq ft building (2022) with two ½ 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	3.50
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
View	Rural, Farm, Trees

Interior

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

Exterior

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



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.