

# \$1,890,000 - 60 Avenue Of Champions, Nicholasville

MLS® #25013057

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**\$1,890,000**

6 Bedroom, 7.00 Bathroom, 8,230 sqft  
Residential on 5 Acres

Champions, Nicholasville, KY

Welcome to your private retreat in the prestigious Champions Golf Community, where timeless elegance meets resort-style living. Perfectly positioned on the 10th hole, this extraordinary custom-built estate spans over 8,200 square feet of refined comfort and luxury. Designed with intention, every space balances beauty and function, offering the lifestyle you've always dreamed of--distinguished, private, and deeply Southern in charm. Step through the grand two-story foyer with soaring ceilings and custom millwork, and you are immediately greeted by panoramic views of the resort-style backyard. Real hand-laid hardwood floors, exquisite trim details, and natural light fill the main level. The first-floor primary suite is a sanctuary, offering a spa-inspired bath with a whirlpool tub, walk-in tiled steam shower, dual vanities, fireplace, and expansive walk-in closet. French doors open directly to the pool deck--making morning swims or starlit dips part of your everyday life. Entertain with ease in the formal living and dining rooms, each exuding timeless elegance. The gourmet kitchen is a chef's dream, featuring an oversized island with seating, custom cabinetry, Butler's pantry, stainless appliances, and an open-concept flow into the family room, bathed in sunlight from walls of windows and anchored by a stately fireplace. A large informal dining area, full bath, and utility/mudroom complete the first level.



The second floor offers flexible and luxurious living with a second primary suite, three additional bedrooms (including Jack-and-Jill configuration), a private family room or den with wet bar and a home office. Enjoy serene views from second-story covered porches overlooking the lush landscaping and the golf course.

The fully finished walk-out lower level is a dream for both entertainment and relaxation. It boasts a custom bar, built-in media wall, wine cellar, a full home gym, and oversized recreation room with fireplace and custom built-ins. A guest suite with full bath and tiled shower with steamer, and a flexible-use finished storage space allow for endless possibilities from a theatre to hobby room.

Step outside to your private paradise, landscaped by the renowned Jon Carloftis. The backyard is a showstopper: a sparkling gunite pool with cascading hot tub, multiple stone patios, mature trees, and uninterrupted views of the golf course. Whether you're hosting elegant soirées or enjoying a quiet evening under the stars, this space transforms everyday living into a luxurious experience.

Additional features include a three-car side-entry garage, circular driveway, custom tiled front porch, dog wash station, and abundant storage throughout.

This rare estate is the crown jewel of Champions, combining thoughtful architecture, high-end finishes, and unmatched outdoor beauty in one of Central Kentucky's most coveted communities. Just minutes from Lexington, but worlds away from ordinary this is more than a home, it's a lifestyle.

Built in 1998

## **Essential Information**

MLS® #	25013057
Price	\$1,890,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	8,230
Acres	5.00
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	60 Avenue Of Champions
Area	009 - Jessamine County
Subdivision	Champions
City	Nicholasville
County	Jessamine
State	KY
Zip Code	40356

### Amenities

Parking	Driveway
# of Garages	3
Garages	Attached, Garage Faces Side
View	Trees, Other
Has Pool	Yes
Pool	In Ground

### Interior

Interior Features	Central Vacuum, Breakfast Bar, Primary First Floor, Wet Bar, In-Law Floorplan, Entrance Foyer - 2 Story, Walk-In Closet(s), Whirlpool, Ceiling Fan(s), Eat-in Kitchen, Dining Area
Appliances	Double Oven, Washer, Cooktop, Down Draft, Refrigerator, Microwave, Dishwasher, Dryer
Heating	Forced Air, Zoned
Cooling	Zoned, Electric
Fireplace	Yes

Fireplaces	Basement, Primary Bedroom, Gas Starter, Gas Log, Family Room
Stories	Two

## Exterior

Exterior Features	Deck, Porch, Patio, Hot Tub
Lot Description	On Golf Course
Windows	Skylight(s)
Roof	Composition, Dimensional Style
Construction	Brick Veneer, Synthetic Stucco, Other
Foundation	Concrete Perimeter

## School Information

District	Jessamine County - 9
Elementary	Rosenwald
Middle	West Jessamine Middle School
High	West Jess HS

## Additional Information

Date Listed	June 19th, 2025
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## Listing Details

Listing Office	Keller Williams Bluegrass Realty
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