\$1,275,000 - 520 Chrisman Oaks Trail, Nicholasville

MLS® #25013127

\$1,275,000

4 Bedroom, 4.50 Bathroom, 4,297 sqft Residential on 5 Acres

The Reserve at Chrisman Mill, Nicholasville, KY

Here is your chance to own a slice of Kentucky with this Mini Farm in The Reserves at Chrisman Mill. Enjoy country living while benefiting from the amenities of an upscale neighborhood. This luxury, sprawling, one-level custom home, built in 2015, is strategically located on 5 Acres backing to the KY River. Enjoy breathtaking sunrises with views of fog rolling over the hills. The property is well-suited for entertaining, featuring a Saltwater Pool, Media Theater Room, Basement with Bar, Shop, Horse Facility, and more. Take advantage of relaxing country living while still enjoying amenities like Fiber-Optic internet, Uber, DoorDash, and Instacart grocery deliveries right to your doorstep! Conveniently located minutes to Nicholasville with grocery, restaurants, gym, shopping, medical, and more. Only 20 Minutes to Brannon Crossing or Tates Creek Center in Lexington for more options. This stunning property offers luxury living with space to grow, entertain, and enjoy nature. Perfect for those who crave both convenience and serenity... Property Highlights: Approx. 4,300 Finished Sq Ft Includes Basement & Theatre Room Additional 1,060 unfinished Sq Ft on second level that could be finished 4 Bedrooms with options for more! 4 Full Bathrooms and half pool bathroom Dual HVAC (very efficient home, \$300 month electric budget) 2 - 50 Gallon Water Heaters Main Level - 2757 sq ft: Flex Space currently used as Office Large Open Kitchen to Dining Area and Living Room







with Stone - - Fireplace First Floor Master ensuite 3 Additional Bedrooms (one with ensuite) Custom Laundry Room, lots of cabinets, Dog Wash & Drop Zone Solid Hardwood Flooring throughout main living space Second Floor - 567 sq ft: Movie Theatre Room Walk-In Attic (1,060 sq ft) that can be finished to add additional square footage Finished Basement - 971 sq ft: Family Room with Bar Flex/Bedroom Space, without Egress Playroom with Rock Wall Full Bathroom Outdoor Features: Gorgeous Covered Patio Saltwater Liner Heated Pool (installed 2020, 3' to 5 $\hat{A}^{1/2}$ ' deep, new pump) Dedicated Pool Bathroom Side Grilling/Cooking Area Fenced Backyard Perfect for Dogs Detached Garage/Workshop (30'x40' with 10' tall doors, 12' ceilings, Temperature Controlled, on its own meter) Fenced in Pastures with Run-In Shed, Horse Ready Kids Playground with Rubber Mulch Professionally Manicured Landscaping with Firepit area This stunning property offers luxury living with space to grow, entertain, and enjoy nature. Perfect for those who crave both convenience and serenity.

Built in 2015

Essential Information

 MLS® #
 25013127

 Price
 \$1,275,000

 Bedrooms
 4

 Bathrooms
 4.50

 Full Baths
 4

 Half Baths
 1

 Square Footage
 4,297

Acres 5.00
Year Built 2015

Type Residential

Sub-Type Single Family Residence

Style Craftsman, Ranch

Status Active

Community Information

Address 520 Chrisman Oaks Trail
Area 009 - Jessamine County

Subdivision The Reserve at Chrisman Mill

City Nicholasville
County Jessamine

State KY Zip Code 40356

Amenities

Utilities Electricity Connected, Water Connected, Propane
Parking Attached Garage, Detached Garage, Driveway

of Garages 4

View Rural, Trees/Woods, Farm

Has Pool Yes

Pool In Ground

Interior

Interior Features Breakfast Bar, Primary Downstairs, Walk-In Closet(s), Ceiling Fan(s)

Appliances Dishwasher, Microwave, Refrigerator, Cooktop, Oven

Heating Electric, Other

Cooling Electric
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Propane
Stories One, One and One Half

Exterior

Lot Description Wooded Windows Blinds

Roof Dimensional Style

Construction Brick Veneer, HardiPlank Type, Stone

Foundation Concrete Perimeter

School Information

District Jessamine County - 9

Elementary Warner

Middle East Jessamine Middle School

High East Jess HS

Additional Information

Date Listed June 15th, 2025

Listing Details

Listing Office Lpt Realty



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 Guaranteed©2022 Bluegrass Realtors Multiple Listing Service. All rights reserved.