

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

MLS® #25013756

\$1,275,000

4 Bedroom, 4.50 Bathroom, 4,297 sqft
Farm 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.. - 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 ½' 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

Built in 2015

Essential Information

MLS® #	25013756
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	Farm
Sub-Type	Farm
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

View Rural, Trees/Woods, Farm

Interior

Heating Electric, Other

Cooling Electric

Stories One, One and One Half

School Information

District Jessamine County - 9

Elementary Warner

Middle East Jessamine Middle School

High East Jess HS

Additional Information

Date Listed June 26th, 2025

Listing Details

Listing Office Lpt Realty



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