# \$1,295,000 - 520 Chrisman Oaks Trail, Nicholasville

MLS® #25013756

# \$1,295,000

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. 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 \$1,295,000

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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