

\$1,975,000 - 52 Avenue Of Champions, Nicholasville

MLS® #25014023

\$1,975,000

5 Bedroom, 5.00 Bathroom, 6,594 sqft
Residential on 5 Acres

Champions, Nicholasville, KY

Nestled in the highly sought-after Champions Golf Community and perfectly positioned along the 11th hole, this 6,500+ sq ft one-owner estate showcases exquisite craftsmanship and attention to detail. The backyard is a true private retreat featuring a 9-ft deep saltwater pool, outdoor kitchenette, fireplace with cozy sitting area, and a large, covered porch overlooking it all--ideal for entertaining or quiet evenings. Inside, the main level impresses with a formal dining room with soaring 12-ft ceilings and a stunning Great Room with exposed wood beams, built-in shelving, and a stone fireplace--all with views of the backyard oasis. The gourmet kitchen is a chef's dream, featuring a spacious granite island, eat-in area, walk-in pantry, wet bar, and top-tier Thermador & Sub-Zero appliances. The oversized laundry room includes custom cabinetry and a stall shower along with an additional dishwasher. The luxurious primary suite boasts a trayed ceiling, access to the back porch, dual walk-in closets, soaking tub, dual vanities, and a large, tiled shower. Upstairs offers three spacious bedrooms, walk-in closets, and a full bath with a tiled walk-in shower. The finished walk-out basement includes a wine cellar, rec room with wet bar, pool table, gas fireplace, and an en-suite fifth bedroom (no window). Additional amenities include a 3-car-attached garage, 3-car detached garage with customizable loft space, and a basement-level golf cart garage. This home is an entertainer's dream in one of



Nicholasville's premier neighborhoods.

Built in 1996

Essential Information

MLS® #	25014023
Price	\$1,975,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	6,594
Acres	5.09
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	52 Avenue Of Champions
Area	009 - Jessamine County
Subdivision	Champions
City	Nicholasville
County	Jessamine
State	KY
Zip Code	40356

Amenities

Parking	Driveway
# of Garages	6
Garages	Detached, Garage Faces Side, Attached
View	Neighborhood, Other, Trees
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, Breakfast Bar, Entrance Foyer, Primary First Floor, Wet Bar, Walk-In Closet(s), Security System Owned, Ceiling Fan(s), Eat-in Kitchen, Dining Area
Appliances	Double Oven, Gas Water Heater, Gas Range, Tankless Water Heater,

	Washer, Down Draft, Refrigerator, Microwave, Dishwasher, Dryer
Heating	Forced Air, Dual Fuel
Cooling	Electric
Fireplace	Yes
Fireplaces	Basement, Wood Burning, Great Room, Gas Log, Family Room
Stories	One and One Half

Exterior

Exterior Features	Patio
Lot Description	On Golf Course
Roof	Dimensional Style, Shingle
Construction	Brick Veneer, Stone, 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 30th, 2025
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Listing Details

Listing Office	Bluegrass Sotheby's International Realty
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