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

MLS® #25014023

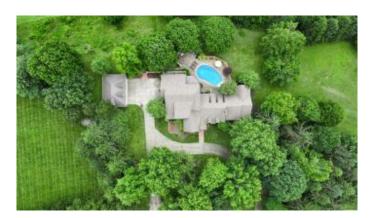
\$1,975,000

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

Listing Details

Listing Office Bluegrass Sotheby's International Realty



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