

\$6,750,000 - 405 Iron Works Road, Paris

MLS® #25017809

\$6,750,000

7 Bedroom, 8.50 Bathroom, 14,920 sqft
Residential on 28 Acres

Rural, Paris, KY

Experience the best of Kentucky living at La Vista Estate, a striking brand-new custom colonial set on over 27 rolling acres along the coveted Iron Works Road, in the heart of Bourbon County horse country. Designed to impress, this newly constructed home pairs timeless architectural details with modern amenities, all surrounded by panoramic views of the Bluegrass countryside. A floating spiral staircase under a domed ceiling welcomes you into a grand interior featuring wide plank French oak floors, soaring coffered ceilings, and extensive custom millwork. The chef's kitchen is outfitted with Wolf, Sub-Zero, and Cove appliances, Calcutta Izaro quartz countertops, a large island, and a spacious butler's pantry. Step outside to enjoy the covered outdoor kitchen with granite counters and a stacked stone fireplace, along with multiple verandas designed for relaxing and taking in the views. The main level also includes a stately study, formal dining room, grand great room with wet bar, expansive living room, laundry room, and four fireplaces. The main-level primary suite offers a spa-like ensuite bath, a makeup room, and dual walk-in closets.. Upstairs, a second primary suite, four additional bedrooms, a spacious den (living room aka helm) with a fireplace, and four bathrooms provide generous space and flexibility. The third level features a truss-beamed theatre room, a bonus room, and a half bath. The home is elevator-ready with a built-in shaft in place and wired for a



whole-house generator. Perched above the oversized garage, featuring six doors and space for up to 12 vehicles, the guest house includes two bedrooms, two full baths, a den, and a full kitchen. The property also includes a 4-stall insulated barn with a tractor bay, a 60' x 80' barn with two 16' garage doors, a fully fenced perimeter, and a 673-square-foot tenant house with an RV hookup. Located just 15 minutes from Lexington, Paris, and Winchester, this estate offers high-speed internet, public water, and integrated Google Smart Home systems. EVADI Horse Farm borders the property and offers training and convenient boarding. An additional 150-acre tract, situated just two miles down the road, is also available for purchase.

Built in 2024

Essential Information

MLS® #	25017809
Price	\$6,750,000
Bedrooms	7
Bathrooms	8.50
Full Baths	7
Half Baths	3
Square Footage	14,920
Acres	27.51
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Active

Community Information

Address	405 Iron Works Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon

State	KY
Zip Code	40361

Amenities

Utilities	Electricity Connected, Sewer Not Available, Water Connected, Propane Connected
Parking	Attached Garage, Driveway, Other, Garage Faces Side
# of Garages	12
View	Rural, Trees/Woods, Farm

Interior

Interior Features	Entrance Foyer, Eat-in Kitchen, Other, Primary Downstairs, Wet Bar, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dryer, Disposal, Double Oven, Dishwasher, Gas Range, Microwave, Refrigerator, Washer
Heating	Heat Pump
Cooling	Electric
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Dining Room, Gas Log, Kitchen, Living Room, Primary Bedroom, Outside, Propane, Recreation Room, Ventless
Stories	Three Or More

Exterior

Windows	Insulated Windows
Roof	Dimensional Style
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Bourbon County - 6
Elementary	Bourbon Central
Middle	Bourbon Co
High	Bourbon Co

Additional Information

Date Listed	August 12th, 2025
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Listing Details

Listing Office	Christies International Real Estate Bluegrass
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