

# \$425,000 - 20 Beechwood Drive, Irvine

MLS® #25500910

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## \$425,000

4 Bedroom, 2.50 Bathroom, 2,696 sqft  
Residential on 5 Acres

Beechwood Ests, Irvine, KY

Bring the family, the toys, and your sense of adventure—this 4.82-acre property in Irvine, KY, has room for it all. Perfectly blending rustic charm with modern convenience, this home offers space to spread out both inside and out.

The full-length front porch sets the stage, leading you into a warm living room with soaring ceilings, exposed rafter beams, and a dramatic floor-to-ceiling stone fireplace that captures the feel of a western lodge. An open upstairs hallway overlooks the living area, while the first-floor master bedroom adds comfort and convenience. The large kitchen and flexible main-level bonus room—ideal for a mudroom, home office, or hosting—make the home as practical as it is inviting.

For the hobbyist or outdoorsman, the full basement garage doubles as a workshop, storage for ATVs, or even your dream mancave. A detached garage, a wide back driveway, and a welcoming front circle drive provide ample space for trucks, boats, campers, and more.

Step outside and enjoy a property designed for an active lifestyle: a private pond for quiet afternoons, woods for exploring, and plenty of open space for family gatherings. And while this home feels like a retreat tucked into nature, it's only 20 minutes from Richmond, giving you quick access to shopping, dining, and city amenities when you need them.



Whether it's weekend projects, outdoor adventures, or simply room to breathe, this property offers the freedom to live the way you've always wanted.

Built in 2025

### Essential Information

MLS® #	25500910
Price	\$425,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,696
Acres	5.00
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Active

### Community Information

Address	20 Beechwood Drive
Area	020 - Estill County
Subdivision	Beechwood Ests
City	Irvine
County	Estill
State	KY
Zip Code	40336

### Amenities

Parking	Attached Garage, Basement, Detached Garage, Driveway, Off Street, Garage Faces Rear
# of Garages	3
View	Trees/Woods, Neighborhood, Water

### Interior

Interior Features	Breakfast Bar, Eat-in Kitchen, Primary First Floor, Ceiling Fan(s)
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Appliances	Dryer, Dishwasher, Microwave, Washer, Cooktop, Oven
Heating	Heat Pump
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
Stories	Two

### **Exterior**

Windows	Insulated Windows, Blinds
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

District	Estill County - 20
Elementary	West Irvine
Middle	Estill Co
High	Estill Co

### **Additional Information**

Date Listed	September 8th, 2025
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### **Listing Details**

Listing Office	Coldwell Banker McMahan
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