

\$1,200,000 - 880 Sulphur Well Pike, Nicholasville

MLS® #25500948

\$1,200,000

3 Bedroom, 2.00 Bathroom, 2,347 sqft
Residential on 13 Acres

Rural, Nicholasville, KY

Opportunity Awaits! Set on 13.37 acres, this 3-bedroom, 2-bath ranch offers a rare combination of comfortable living, natural beauty, and exciting potential for the future.

Step inside and you'll find a bright, welcoming living room filled with natural light and anchored by a cozy fireplace—perfect for gathering with family or unwinding at the end of the day. The kitchen and dining spaces provide functionality with room for updates to match your style, while the three bedrooms are generously sized, giving plenty of flexibility for family, guests, or even a home office. With two full baths and a practical layout, the home is ready for immediate use or future customization.

What truly sets this property apart is the land. Spanning over 13 acres of gently rolling terrain, the property is currently zoned A1, offering endless opportunities. Lifestyle buyers will appreciate the chance to enjoy it as a private retreat, hobby farm, or equestrian haven. Imagine mornings spent watching wildlife from your porch, afternoons gardening or tending livestock, and evenings exploring your own wide-open space—all while staying conveniently close to town.

At the same time, investors and developers will see the potential for the future. With the property's proximity to the new bypass, the location is not only convenient but also



positioned in an area of growth and demand. The land provides options for possible subdivision or development (with the appropriate approvals), making it a smart long-term investment. The existing home offers the ability to live on-site, generate rental income, or serve as a base while new plans are brought to life.

The location balances privacy with accessibility. While you'll feel tucked away from the hustle and bustle, you're just minutes from shopping, dining, schools, and major commuting routes. It's an ideal setting for those who want the peace of country living without sacrificing convenience.

Whether you dream of creating your own homestead, running a small agricultural or equestrian operation, or exploring development possibilities, this versatile property provides a foundation for your vision. Opportunities like this are rare—don't miss your chance to make it yours.

Built in 1974

Essential Information

MLS® #	25500948
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,347
Acres	13.36
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	880 Sulphur Well Pike
Area	009 - Jessamine County
Subdivision	Rural
City	Nicholasville
County	Jessamine
State	KY
Zip Code	40356

Amenities

Utilities	Electricity Connected, Natural Gas Available, Water Connected
Parking	Detached Garage
# of Garages	2
View	Rural, Farm

Interior

Interior Features	Entrance Foyer, Primary Downstairs, Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Oven, Range
Heating	Ceiling, Heat Pump
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Living Room
Stories	One

Exterior

Lot Description	Few Trees
Windows	Blinds
Roof	Dimensional Style, Shingle
Construction	Brick Veneer
Foundation	Block

School Information

District	Jessamine County - 9
Elementary	Warner
Middle	East Jessamine Middle School
High	East Jess HS

Additional Information

Date Listed	September 10th, 2025
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Listing Details

Listing Office

Simplihom



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