

\$1,500,000 - 48 Ave Of Champions, Nicholasville

MLS® #25501227

\$1,500,000

5 Bedroom, 4.50 Bathroom, 6,359 sqft
Residential on 5 Acres

Champions, Nicholasville, KY

Luxury living at its finest.! This stunning home sits on 5 picturesque acres overlooking the 11th green of the prestigious Champions Golf Course, complete with a berm for added privacy. From the moment you step inside, you'll be captivated by the open and inviting floor plan, soaring 10 foot ceilings, and gleaming hardwood floors. The formal living room and dining room exude timeless elegance while the oversized kitchen is truly the heart of the home. The kitchen features granite countertops, newer appliances, a double oven, abundant cabinetry, a massive center island with seating area, and a stunning breakfast nook area with vaulted beamed ceilings. The expansive great room, anchored by stately built ins and a wood burning fireplace, offers the perfect retreat to relax and unwind. The first floor primary suite radiates light and luxury, boasting a spa inspired ensuite with a marble shower, free standing tub and double vanity. A second bedroom on the main floor is ideal for an in law suite. The third bedroom on the main floor is currently serving as a home office. A stylish half bath, picture perfect mudroom area, and an oversized utility room with closet complete the first floor. Upstairs you'll find two additional bedrooms with charming window seats that share a Jack and Jill bathroom with a tiled tub/shower combo. The lower level is an entertainer's dream with an oversized recreation area with a wood burning fireplace, home gym, bonus room that leads to the



outside, a stunning full bath and abundant storage. Recent updates provide peace of mind, including a new roof (2025), two new heating systems, two new cooling systems, and a new water heater, all replaced about a year ago. With a neutral palette throughout, this home is move in ready and waiting for you. The professionally landscaped and peaceful property also boasts a robust garden full of herbs and vegetables. Enjoy luxury, comfort, and unmatched lifestyle in one of the most sought after locations in Nicholasville and only minutes from Lexington.

Built in 1988

Essential Information

MLS® #	25501227
Price	\$1,500,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	6,359
Acres	5.00
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Active

Community Information

Address	48 Ave Of Champions
Area	009 - Jessamine County
Subdivision	Champions
City	Nicholasville
County	Jessamine
State	KY
Zip Code	40356

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Not Available, Underground Utilities, Water Available
Parking	Attached Garage, Basement, Garage Faces Side
# of Garages	3
View	Other

Interior

Interior Features	Breakfast Bar, Entrance Foyer, Eat-in Kitchen, In-Law Floorplan, Primary Downstairs, Walk-In Closet(s), Ceiling Fan(s), Soaking Tub
Appliances	Dryer, Disposal, Dishwasher, Microwave, Refrigerator, Washer, Cooktop, Oven
Heating	Forced Air, Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Great Room, Wood Burning
Stories	One and One Half

Exterior

Exterior Features	Garden
Lot Description	Landscaped, On Golf Course
Windows	Window Treatments, Blinds, Screens
Roof	Shingle
Construction	Brick Veneer
Foundation	Concrete Perimeter

School Information

District	Jessamine County - 9
Elementary	Rosenwald
Middle	West Jessamine Middle School
High	West Jess HS

Additional Information

Date Listed	September 12th, 2025
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Listing Details

Listing Office	United Real Estate Bluegrass
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