

# **\$949,900 - 395 Baker Williams Road, Corinth**

MLS® #25504845

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## **\$949,900**

4 Bedroom, 5.00 Bathroom, 6,232 sqft  
Residential on 6 Acres

Rural, Corinth, KY

Welcome to the Pickle Barn! This stunning, fully remodeled home offers exceptional flexibility and luxury—perfect for a private residence or income-producing short-term rental. Priced at recent appraisal. Exceptional turnkey investment opportunity featuring a fully remodeled home and brand-new addition with Pickleball court, large kitchen, and spacious living room. This property is being sold fully furnished and ready for use as a primary residence, luxury retreat, or high-performing short-term rental. The top level includes two en suite bedrooms, each with private baths, along with two additional bedrooms that share a remodeled hall bath. The top floor comfortably sleeps twelve, while the finished basement offers a spacious game room and additional sleeping accommodations for eight. All five bathrooms have been fully remodeled, and every detail of the home reflects quality updates throughout. The open-concept main living area features a large dining space that seats twenty guests, ideal for gatherings and group rentals. Outdoor amenities include a six-hole putting green and generous entertaining areas. The newly constructed Pickle Barn provides additional recreation and hosting possibilities, making this property truly one of a kind. Financially, the property is projected to gross approximately \$30,000 in rental income for October through December and has already grossed over \$25,000 in its first three months of operation. Current average daily rate is \$650 with a 60 percent



occupancy rate. Net operating income is projected to be \$120,000 to \$140,000 per year, with strong net profit potential. A detailed breakdown of utilities and expenses is available upon request. This exceptional property combines modern updates, strong rental performance, and resort-style amenitiesâ€”an outstanding opportunity for investors or owners seeking a luxury, income-producing property! This home is just 45 minutes from Lexington & Cincinnati and close to Ark Encounter & local attractions. Seller is a licensed Real Estate agent in Kentucky.

Built in 1989

**Essential Information**

MLS® #	25504845
Price	\$949,900
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	6,232
Acres	5.84
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Split Level, Barndominium
Status	Active

**Community Information**

Address	395 Baker Williams Road
Area	034 - Grant County
Subdivision	Rural
City	Corinth
County	Grant
State	KY
Zip Code	41010

**Amenities**

Parking	Basement, Driveway
View	Rural, Trees/Woods

## Interior

Interior Features	Breakfast Bar, Eat-in Kitchen, Primary Downstairs, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dryer, Disposal, Dishwasher, Microwave, Refrigerator, Washer, Cooktop, Oven, Range
Heating	Electric, Propane
Cooling	Central Air, Ceiling Fan(s), Electric
Stories	Multi/Split

## Exterior

Exterior Features	Basketball Court, Outdoor Grill
Lot Description	Wooded, Many Trees
Roof	Metal
Construction	Metal Siding
Foundation	Concrete Perimeter

## School Information

District	Grant County - 34
Elementary	Mason-Corinth
Middle	Grant Co
High	Grant Co

## Additional Information

Date Listed	October 23rd, 2025
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## Listing Details

Listing Office	Century 21 Advantage Realty - Georgetown
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