

# \$1,149,000 - 520 Chrisman Oaks Trail, Nicholasville

MLS® #26000439

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## \$1,149,000

4 Bedroom, 4.50 Bathroom, 4,297 sqft  
Residential on 5 Acres

The Reserve at Chrisman Mill, Nicholasville, KY

Here is your chance to own a slice of Kentucky with this Mini Farm in The Reserves at Chrisman Mill. \*Priced \$150k under recent appraisal\* Enjoy country living while benefiting from the amenities of an upscale neighborhood. This luxury, sprawling custom home, built in 2015, is strategically located on 5 Acres backing to the KY River. Enjoy breathtaking sunrises with views of fog rolling over the hills. The main level of this home spans 2,757 sq ft and offers a beautifully designed layout featuring solid hardwood floors throughout. It includes a spacious open-concept kitchen, dining area, and living room with a stunning stone feature, along with a dedicated office space. The luxurious first-floor master ensuite is accompanied by three additional bedrooms and two full bathrooms. Practicality meets style with a custom laundry room equipped with abundant cabinetry, a drop zone, and a built-in dog wash for convenience. Upstairs, you'll find 567 sq ft of finished space that includes a cozy movie theatre room, perfect for entertainment, plus a walk-in attic with 1,060 sq ft of unfinished space, offering the potential to expand and customize to your needs—ideal for adding bedrooms, a studio, or a private office. The finished basement adds another 971 sq ft and features a welcoming family room with a bar, a versatile flex/bedroom space (note: no egress window), a playful kids' room with a built-in rock wall, and a full bathroom, making it a fun and functional area for guests or everyday



living. Outdoors, the home continues to impress with a gorgeous covered patio and a heated saltwater liner pool (installed in 2020, 3' to 5½' deep) with a new pump and a dedicated pool bathroom. There's also a convenient side grilling/cooking area and a fully fenced backyardâ€”perfect for pets. The detached 30'x40' garage/workshop features 10' tall doors, 12' ceilings, climate control, and its own electrical meterâ€”ideal for hobbies or business use. Additional outdoor highlights include fenced-in, horse-ready pastures with a run-in shed, a kids' playground with rubber mulch, and professionally manicured landscaping complete with a cozy firepit area. Take advantage of relaxing country living while still enjoying amenities like Fiber-Optic internet, Uber, DoorDash, and Instacart grocery deliveries right to your doorstep! Conveniently located minutes to Nicholasville with grocery, restaurants, gym, shopping, medical, and more. Only 20 Minutes to Brannon Crossing or Tates Creek Center in Lexington for more options. This stunning property offers luxury living with space to grow, entertain, and enjoy nature. Perfect for those who crave both convenience and serenity.

Built in 2015

## Essential Information

MLS® #	26000439
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,297
Acres	5.00
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence

Style Craftsman, Ranch  
Status Active

### Community Information

Address 520 Chrisman Oaks Trail  
Area 009 - Jessamine County  
Subdivision The Reserve at Chrisman Mill  
City Nicholasville  
County Jessamine  
State KY  
Zip Code 40356

### Amenities

Utilities Electricity Connected, Water Connected, Propane  
Parking Attached Garage, Detached Garage, Driveway  
# of Garages 4  
View Rural, Trees/Woods, Farm  
Has Pool Yes  
Pool In Ground

### Interior

Interior Features Breakfast Bar, Primary First Floor, Walk-In Closet(s), Ceiling Fan(s)  
Appliances Dishwasher, Microwave, Refrigerator, Cooktop, Oven  
Heating Electric, Other  
Cooling Electric  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Propane  
Stories One, One and One Half

### Exterior

Lot Description Wooded  
Windows Blinds  
Roof Dimensional Style  
Construction Brick Veneer, HardiPlank Type, Stone  
Foundation Concrete Perimeter

### School Information

District Jessamine County - 9

Elementary	Warner
Middle	East Jessamine Middle School
High	East Jess HS

### **Additional Information**

Date Listed	January 7th, 2026
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### **Listing Details**

Listing Office	Lpt Realty
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