

\$1,499,000 - 2549 Bethlehem Road, Paris

MLS® #26002589

\$1,499,000

3 Bedroom, 3.50 Bathroom, 6,398 sqft
Farm on 31 Acres

Rural, Paris, KY

Set across 30.7 acres, this turnkey horse farm offers a rare sense of privacy and peace in the heart of the Bluegrass - Bourbon County Kentucky. Nestled near the back of the farm sits a beautifully crafted, all brick and stone 3 BR 3.5 BA home featuring a gorgeous great room with stone fireplace, soaring vaulted ceilings and a wall of windows to enjoy the sweeping countryside views. The thoughtfully designed custom kitchen offers high end finished such as cherry cabinets, granite tops and stainless steel appliances. The large primary bedroom is designed with privacy in mind - including an ensuite bath recently renovated to include heated tile floors, an extra large tiled shower and fantastic soaking tub. The completely finished, walkout basement features 9 foot ceilings, a full bathroom, 2nd laundry room, a custom gym/studio area and a traditional wet bar area complete with a pool table - all perfect for entertaining ! So you also like outdoor living and entertaining ? You will discover a resort-like saltwater in ground swimming pool, hot tub and outdoor grilling area all just off the back deck. The farm is perfectly suited for horses, featuring plank fenced, gently rolling paddocks complete with auto waters and run-in sheds, a converted tobacco barn with 2 stalls (room for 6 more) and a tack room. Just 15 minutes from the Kentucky Horse Park, this horse farm blends convenience, privacy, and classic Kentucky charm - an extraordinary opportunity to own a true horse property from



day one !

Built in 2005

Essential Information

MLS® #	26002589
Price	\$1,499,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	6,398
Acres	30.70
Year Built	2005
Type	Farm
Sub-Type	Farm
Style	Ranch
Status	Active

Community Information

Address	2549 Bethlehem Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Amenities

Utilities	Electricity Connected, Water Connected
View	Rural, Farm
Pool	In Ground

Interior

Interior Features	Central Vacuum, Entrance Foyer, Wet Bar, Walk-In Closet(s), Ceiling Fan(s), Soaking Tub
Heating	Forced Air, Heat Pump, Zoned
Cooling	Central Air, Electric, Heat Pump, Zoned
Fireplace	Yes

Stories	One
---------	-----

Exterior

Lot Description	Rolling Slope, Gentle Sloping
-----------------	-------------------------------

School Information

District	Bourbon County - 6
Elementary	Bourbon Central
Middle	Bourbon Co
High	Bourbon Co

Additional Information

Date Listed	February 13th, 2026
Zoning	Agriculture

Listing Details

Listing Office	Bluegrass Sotheby's International Realty
----------------	--



The data relating to real estate for sale on this website comes in part from the Internet Data Exchange Program of the Bluegrass Realtors Multiple Listing Service. Real estate listings held by IDX Brokerage firms other than RE/Max Properties East are marked with the IDX logo or the IDX thumbnail logo and detailed information about them includes the name of the listing IDX Brokers. Information Deemed Reliable but Not GuaranteedÂ©2022 Bluegrass Realtors Multiple Listing Service. All rights reserved.