

\$2,449,900 - 4440 Lexington Road, Paris

MLS® #26003249

\$2,449,900

3 Bedroom, 4.00 Bathroom, 5,047 sqft
Residential on 77 Acres

Rural, Paris, KY

Located in the Heart of Horse Country, this 79 +/- acre tract with home offers gorgeous views and a tremendous location just off of Lexington Rd (Paris Pike) less than 10 minutes to the Fayette County line. This property includes two tracts (one on each side of the driveway) and a sizable home. The home offers a nice open floor plan with plenty of square footage (over 5,000 s.f.). The first floor greets you with a nice open entry, formal dining room & living room, guest bedroom/full bath, kitchen w/ island, large family rm w/ propane fireplace, breakfast area, 1/2 bath and an oversized three car garage. The 2nd floor boasts a large master suite w/ full bath, guest suite w/ full bath, and a walk-in laundry room. In addition, this property offers a third floor with a nice rec or hobby rm. Need more space? This home has it with a finished basement containing a family rm, rec rooms and a 1/2 bath. This property offers geothermal heating and cooling. **Please note the home does need cosmetic updates. Interior pictures will be added to the listing in the next couple of weeks.** This property, currently zoned A-1 and is located inside the Paris City Limits and included in the Paris Pike Corridor Overlay. With approval from the city, this property could be rezoned to R-3 zoning allowing a prime development opportunity. All showings must be scheduled and approved by the listing agent prior to viewing the property.

Built in 1992



Essential Information

MLS® #	26003249
Price	\$2,449,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	5,047
Acres	76.66
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Active

Community Information

Address	4440 Lexington Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Amenities

Utilities	Electricity Connected, Water Connected, Propane
Parking	Attached Garage, Driveway, Garage Door Opener, Garage Faces Side
# of Garages	3
View	Rural, Farm

Interior

Interior Features	Breakfast Bar, Entrance Foyer, Eat-in Kitchen, In-Law Floorplan, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Cooktop, Range
Heating	Geothermal, Zoned
Cooling	Zoned, Geothermal
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Gas Starter, Great Room, Propane

Stories Three Or More

Exterior

Lot Description Many Trees
Roof Dimensional Style, Shingle
Construction Brick Veneer
Foundation Concrete Perimeter

School Information

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

Additional Information

Date Listed February 23rd, 2026

Listing Details

Listing Office Era Select Real Estate



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