

# \$479,900 - 11279 Kentucky 196, Nancy

MLS® #26010013

---

## \$479,900

3 Bedroom, 3.00 Bathroom, 2,880 sqft  
Residential on 9 Acres

Rural, Nancy, KY

This well-maintained, fully updated 3 Bed, 3 Bath home offers an impressive 3,760 square feet of finished living space, with 1,880 sq ft above grade and an additional 1,880 sq ft in a fully finished walkout basement. It is sitting on 8.64 acres! It is a wonderful family home, it could be a fun vacation home and would be a business opportunity for an Air B&B, VRBO, or even double your rental income since there is a full apartment in the basement. This property is excellent for hunting! Close to the lake for fishing and boating! Welcome to your private retreat at 11279 Kentucky Highway 196 in Nancy, KY—where comfort, space, and nature come together beautifully. Whether you need room to grow, entertain, or create a multi-generational setup, this home delivers. Surrounded by peaceful countryside, you'll enjoy watching deer, birds, and other wildlife right from your front porch or back patio, with scenic views of farmland, trees, and rolling hills. Inside, the home features granite countertops throughout the kitchen and bathrooms, along with a thoughtfully designed basement that includes a second kitchen and plenty of space for additional bedrooms or living quarters—perfect for guests or extended family. The poured concrete basement offers both walkout and walk-up access, adding convenience and durability. Car enthusiasts and outdoor lovers will appreciate the abundance of garage space, including an attached garage, detached garage, and basement



garageâ€”accommodating up to five vehicles. Recent updates provide peace of mind, including a brand-new HVAC system installed in April 2026 (with warranty) and a new, 1 year old Metal Roof (with warranty). For lake lovers, you're just minutes from multiple boat rampsâ€”one less than a mile away and another within three milesâ€”making it easy to enjoy the water anytime. This is a rare opportunity to own a move-in-ready home with space, privacy, and modern updates in a beautiful setting.

Built in 1997

### Essential Information

MLS® #	26010013
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,880
Acres	8.64
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

### Community Information

Address	11279 Kentucky 196
Area	046 - Russell County
Subdivision	Rural
City	Nancy
County	Russell
State	KY
Zip Code	42544

### Amenities

Utilities	Electricity Connected, Water Connected
Parking	Detached Garage, Driveway, Garage Faces Front, Garage Faces Side

# of Garages	5
View	Rural, Trees/Woods, Mountain(s), Farm

## Interior

Interior Features	Breakfast Bar, Entrance Foyer, Primary First Floor, Ceiling Fan(s)
Appliances	Dryer, Disposal, Microwave, Refrigerator, Washer, Range
Heating	Heat Pump
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Great Room, Primary Bedroom
Stories	One

## Exterior

Lot Description	Landscaped, Few Trees
Windows	Insulated Windows, Blinds
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## School Information

District	Russell County - 46
Elementary	Salem
Middle	Russell Co
High	Russell Co

## Additional Information

Date Listed	May 4th, 2026
-------------	---------------

## Listing Details

Listing Office	Re/max Laketime 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 Guaranteed ©2022 Bluegrass Realtors Multiple Listing Service. All rights reserved.