

# \$1,695,000 - 197 Browns Mill Road, Versailles

MLS® #26010078

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## \$1,695,000

4 Bedroom, 3.00 Bathroom, 4,894 sqft  
Farm on 9 Acres

Rural, Versailles, KY

Welcome to 197 Brown's Mill Road, a beautifully updated 9.3-acre farm in the heart of Kentucky horse country, just minutes from Versailles and convenient to Lexington via Old Frankfort Pike. This turnkey property offers over 4,800 finished square feet, including 4 bedrooms, 3 full bathrooms, a main-floor primary suite, fully finished walk-up basement, and a stunning vaulted four-seasons room with skylights and tongue-and-groove ceilings. The remodeled kitchen features Taj Mahal quartzite countertops, custom cabinetry, ZLINE appliances, oversized island, and hidden pantry/laundry access. Additional highlights include engineered hardwood floors, tiled bathrooms, gas fireplace, secondary basement laundry, and an oversized conditioned 2-car garage. Farm improvements include: \* 1,000+ feet of South Elkhorn River frontage \* 3 fenced paddocks with new black 4-plank fencing \* Large insulated barn with new concrete slab \* Separate gated barn entrance with newly paved access. Outdoor features include a new in-ground pool with stamped concrete patio, pickleball court, fire pit, fully fenced backyard, and all new landscaping. A rare opportunity to own a luxury estate combining equestrian functionality, resort-style amenities, and prime Bluegrass location.

Built in 1972

## Essential Information



MLS® #	26010078
Price	\$1,695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,894
Acres	9.30
Year Built	1972
Type	Farm
Sub-Type	Farm
Style	Ranch
Status	Active

### **Community Information**

Address	197 Browns Mill Road
Area	010 - Woodford County
Subdivision	Rural
City	Versailles
County	Woodford
State	KY
Zip Code	40383

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, Sewer Not Available, Water Connected
View	Trees/Woods, Farm, Water
Pool	In Ground

### **Interior**

Interior Features	Breakfast Bar, Entrance Foyer, Eat-in Kitchen, Primary First Floor, Walk-In Closet(s), Ceiling Fan(s), Soaking Tub
Heating	Forced Air, Heat Pump, Ductless
Cooling	Central Air, Ceiling Fan(s), Ductless, Electric, Heat Pump
Fireplace	Yes
Stories	One

### **Exterior**

Lot Description	Rolling Slope, Waterfront
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### **School Information**

District	Woodford County - 10
Elementary	Southside
Middle	Woodford Co
High	Woodford Co

### **Additional Information**

Date Listed	May 6th, 2026
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### **Listing Details**

Listing Office	Coldwell Banker McMahan
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