

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

MLS® #26010686

\$1,695,000

4 Bedroom, 3.00 Bathroom, 4,894 sqft
Residential 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® # | 26010686 |
| Price | \$1,695,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 4,894 |
| Acres | 9.30 |
| Year Built | 1972 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| 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 |
| Parking | Driveway, Garage Faces Front |
| # of Garages | 2 |
| View | Trees/Woods, Farm, Water |
| Has Pool | Yes |
| 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 |
| # of Fireplaces | 1 |
| Fireplaces | Great Room, Living Room, Ventless |

Stories One

Exterior

Exterior Features Fire Pit, Garden, Other
Lot Description Landscaped
Roof Dimensional Style, Shingle
Construction Brick Veneer, HardiPlank Type
Foundation Block

School Information

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

Additional Information

Date Listed May 6th, 2026

Listing Details

Listing Office Coldwell Banker McMahan



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