

\$3,490,000 - 2027 Clintonville Road, Paris

MLS® #26011023

\$3,490,000

4 Bedroom, 3.50 Bathroom, 3,195 sqft
Residential on 112 Acres

Rural, Paris, KY

Set on 112 exceptional acres in the heart of Central Kentucky's horse country, this elite equestrian estate offers a rare blend of luxury living, premier horse facilities, and timeless countryside beauty. The custom-built owner's residence was thoughtfully designed for both elegant entertaining and comfortable everyday living, featuring two first-floor primary suites, open-concept living spaces, a striking stone fireplace, and a private fourth bedroom suite upstairs complete with a charming widow's walk overlooking the farm. Separate guest quarters connected by a breezeway provide ideal accommodations for extended family, guests, or private office space while maintaining privacy and flexibility. The centerpiece of the equestrian improvements is a stunning European-style barn with an elegant courtyard design, offering 12 stalls, two hot and cold wash racks, a 16-foot center aisleway, two dedicated carriage spaces, two oversized tack rooms, feed and hay storage, equipment space, 1/2 bath, washer/dryer hookups, and rubber-matted stalls. The 12x12 stalls are enhanced with large exterior windows providing abundant natural light and ventilation. A secondary 11-bent tobacco barn includes two newly constructed stalls, ideal for overflow, quarantine, or flexible equine use. Additional residences include a well-appointed 3-bedroom, 2-bath manager's home overlooking the impressive 50m x 100m all-weather outdoor arena, as well as two additional homes perfectly suited for



employees, guests, office use, or income-producing opportunities. A nicely maintained doublewide adjacent to the barn offers excellent potential for employee housing, short-term rental, or Airbnb use. Designed with both sport horse and thoroughbred operations in mind, the farm features five various sized fields, a round pen, cross country training, carriage driving hazards and obstacles, and a pond, all surrounded by rolling Kentucky scenery just 25 minutes from the Kentucky Horse Park. A truly versatile and beautifully executed equestrian property suitable for a variety of disciplines and lifestyles.

Built in 2009

Essential Information

MLS® #	26011023
Price	\$3,490,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,195
Acres	112.00
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2027 Clintonville Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Amenities

Parking	Attached Garage, Driveway, Garage Door Opener
# of Garages	2
View	Rural, Trees/Woods, Farm

Interior

Interior Features	Breakfast Bar, Entrance Foyer, In-Law Floorplan, Primary First Floor, Walk-In Closet(s), Soaking Tub
Appliances	Dryer, Double Oven, Dishwasher, Refrigerator, Washer, Cooktop, Vented Exhaust Fan
Heating	Electric
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Great Room
Stories	One and One Half

Exterior

Lot Description	Many Trees
Windows	Window Treatments, Blinds, Screens
Roof	Dimensional Style
Construction	Brick Veneer, Stucco
Foundation	Block

School Information

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

Additional Information

Date Listed	May 15th, 2026
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Listing Details

Listing Office	Berkshire Hathaway De Movellan Properties
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