

\$449,900 - 550 College Road, Paris

MLS® #26013567

\$449,900

4 Bedroom, 3.00 Bathroom, 2,730 sqft
Residential on 5 Acres

Rural, Paris, KY

Nestled on 5 beautiful fenced acres in a peaceful country setting, this custom-built 2,730-square-foot home offers 4 bedrooms, 3 full bathrooms, and a rare combination of privacy, comfort, and functionality. Surrounded by mature trees and expansive, open acreage, the property provides a sense of seclusion while showcasing picturesque countryside views that can be enjoyed from nearly every angle. Inside, the thoughtfully designed split-bedroom floor plan is highlighted by gleaming hardwood flooring throughout the main living areas, kitchen, and hallway. The open-concept living space features vaulted ceilings, exposed wood beams, and a stunning wood-plank ceiling that creates warmth, character, and a true sense of craftsmanship. The kitchen offers maple cabinetry, rustic ceramic tile countertops, ample counter space, and abundant storage. Convenient main-level laundry adds to the home's everyday functionality. The primary suite provides a relaxing retreat featuring an expansive walk-in closet with shelving and a spacious en-suite bath complete with beautiful ceramic tile flooring and a richly detailed double-bowl vanity. The walkout basement adds exceptional versatility to the home, offering a large family room/recreation area, two additional rooms ideal for bedrooms, guests, or home offices, and a full bathroom. The basement's living areas are finished with quality laminate flooring, and large windows fill the space with natural light, creating a bright



and welcoming area that feels like an extension of the main living space. An expansive unfinished storage area offers an abundance of storage space. Recent improvements include fresh interior paint, professional exterior cleaning, a newer roof (2 years old), newer HVAC, and a newer water heater (4 years old), providing peace of mind for years to come. The seller is offering a \$3,000 flooring allowance with a full-price offer, giving the buyer the opportunity to personalize the bedroom flooring to suit their own personal style. Interior closet doors for the bedrooms are provided, allowing the buyer to finish them to their own personal liking. Additional features include a detached workshop with electricity, a storage shed, and an RV electrical hookup. Whether you're enjoying your morning coffee from the full-length covered front porch while taking in the beautiful countryside views, seeking space for animals and recreation, or simply looking for a peaceful retreat from the pace of everyday life, this property delivers the privacy, comfort, and setting you've been searching for.

Built in 2012

Essential Information

MLS® #	26013567
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,730
Acres	5.04
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	550 College Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Amenities

Utilities	Electricity Connected, Water Connected
Parking	Driveway
View	Rural

Interior

Interior Features	Primary First Floor, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Range
Heating	Heat Pump
Cooling	Heat Pump
Stories	Two

Exterior

Windows	Blinds, Screens
Roof	Composition
Construction	Vinyl Siding
Foundation	Block

School Information

District	Bourbon County - 6
Elementary	N Middletown
Middle	Bourbon Co
High	Bourbon Co

Additional Information

Date Listed	June 11th, 2026
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Listing Details

Listing Office	Rector Hayden Realtors
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