

\$695,045 - 45 Bryson Road, Eddyville

MLS® #26019463

\$695,045

5 Bedroom, 4.50 Bathroom, 5,145 sqft
Residential on 5 Acres

None, Eddyville, KY

Welcome to 45 Bryson on Lake Barkley
Welcome to 45 Bryson, where comfort, privacy, and lake living come together. Designed for families, vacationers, and investors alike, this property offers a rare opportunity to own a spacious retreat near Lake Barkley with features that are hard to find in one place. This custom-built home includes 5 bedrooms and 4.5 bathrooms with over 5,000 square feet of living space, all set on 5.42 private acres. Step onto the wrap-around porch and take in the seasonal views of the lake along with the quiet, peaceful surroundings that make this property so special. The main living area features vaulted ceilings and a beautiful wood-burning stone fireplace, creating a warm and welcoming space for relaxing or entertaining. The large kitchen and dining area make gatherings easy and comfortable. The primary suite is designed for relaxation, offering a walk-in closet, jetted tub, tile shower, and double vanity. A climate-controlled indoor heated pool with its own bath provides year-round enjoyment for you and your guests, no matter the weather. For storage and hobbies, the property includes a 3-car attached garage and a large 50x60 workshop perfect for boats, vehicles, and lake toys. A separate garage apartment adds flexibility for guests, extended family, or possible rental income. One of the biggest highlights is the year-round public boat ramp located directly across the street, giving you quick and easy access to Lake Barkley



anytime you want to be on the water. Located just minutes from Eddy Creek Marina, youre close to dining, fuel, and marina services while still enjoying the privacy of acreage living. Whether youre looking for a full-time home, a vacation getaway, or a property with short-term rental potential, this home offers space, comfort, and a true lake lifestyle. Spend your mornings on the porch with coffee and fresh lake air, your days cruising the water, and your evenings unwinding under peaceful country skies. With Lake Barkley just steps away, life naturally slows down here and the moments last a little longer. This is more than a home its where weekends turn into traditions, sunset boat rides become routine, and lake memories are made for years to come.

Built in 2006

Essential Information

MLS® #	26019463
Price	\$695,045
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,145
Acres	5.42
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Active

Community Information

Address	45 Bryson Road
Area	116 - Lyon County
Subdivision	None
City	Eddyville

County	Lyon
State	KY
Zip Code	42038

Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Not Available, Water Connected, Propane
Parking	Attached Garage, Detached Garage, Driveway
# of Garages	4
View	Lake
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Eat-in Kitchen, Primary First Floor, Wet Bar, Walk-In Closet(s), Ceiling Fan(s), Soaking Tub
Appliances	Dryer, Dishwasher, Microwave, Refrigerator, Range
Heating	Dual Fuel
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Wood Burning
Stories	One and One Half

Exterior

Exterior Features	Awning(s)
Lot Description	Landscaped, Secluded, Many Trees
Windows	Insulated Windows
Roof	Dimensional Style
Construction	HardiPlank Type, Stone
Foundation	Concrete Perimeter

School Information

District	Lyon - 116
Elementary	Lyon County
Middle	Lyon County
High	Lyon County

Additional Information

Date Listed February 6th, 2026

Listing Details

Listing Office 1st Realty Group



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