

\$1,800,000 - 1170 Delaney Ferry Road, Nicholasville

MLS® #26020393

\$1,800,000

3 Bedroom, 4.00 Bathroom, 3,844 sqft
Residential on 5 Acres

N/A, Nicholasville, KY

Set behind a keyed entry gate on five private acres, 1170 Delaney Ferry Road pairs true tranquility with everyday convenience - Lexington's restaurants, grocery, and healthcare are minutes away, and Blue Grass Airport is a quick ten-minute drive. A flagstone walkway winds through mature landscaping to a front entry framed by an arched transom window. Step inside to a foyer with nineteen-foot ceilings, opening to a private office and formal dining room, and a living room with backyard views from every angle. A bold, custom paint palette and recently refinished hardwood floors carries through the open family room and kitchen, where a quartz-topped island with a built-in wall oven, a gas range, butcher-block perimeter counters, and a two-bowl sink with a reverse-osmosis faucet make this a kitchen built for real cooking and real gathering, all anchored by a gas fireplace with a custom black granite surround. The primary suite sits on the main level, with a tray ceiling, its own French doors opening straight onto the pool patio, and an ensuite that feels more spa than bathroom - statement wallpaper, dual vanities, a soaking tub, a large walk-in shower, and a walk-in closet with room to spare. A second first-floor bedroom shares an updated full bath with direct access from both the bedroom and hallway, perfect for guests. Upstairs, a spacious recreation room - currently set up with a pool table and sectional - is joined by a large bedroom and full bath. The full, unfinished basement is already



framed and roughed in for an additional bedroom, closet, and bathroom, ready to finish for whoever wants even more room to grow. Outside is where this property truly becomes an entertainer's paradise. The heated pool ranges from 3.5 to 5.5 feet deep and is framed by a screened porch, covered patio, and a pergola. The pool house adds a half bath and outdoor shower - no wet feet through the house required. The Paddock and pasture across the five acres make this move-in ready for horses, efficient dual-source heating and cooling keeps it comfortable year-round, and the keyed gate adds privacy and peace of mind every time you come home.

Built in 2002

Essential Information

MLS® #	26020393
Price	\$1,800,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,844
Acres	5.00
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1170 Delaney Ferry Road
Area	009 - Jessamine County
Subdivision	N/A
City	Nicholasville
County	Jessamine
State	KY
Zip Code	40356

Amenities

Parking	Attached Garage, Driveway, Garage Door Opener, Off Street, Garage Faces Side
# of Garages	2
View	Rural, Trees/Woods, Farm
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Central Vacuum, Entrance Foyer, Eat-in Kitchen, Primary First Floor, Walk-In Closet(s), Soaking Tub
Appliances	Dryer, Disposal, Dishwasher, Gas Range, Microwave, Refrigerator, Washer, Oven, Vented Exhaust Fan
Heating	Electric, Forced Air, Heat Pump, Natural Gas, Zoned, Dual Fuel
Cooling	Central Air, Electric, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Gas Starter, Ventless
Stories	One and One Half

Exterior

Lot Description	Landscaped, Secluded, Many Trees
Windows	Insulated Windows, Window Treatments, Blinds, Screens
Roof	Membrane, Shingle
Construction	HardiPlank Type
Foundation	Concrete Perimeter

School Information

District	Jessamine County - 9
Elementary	Wilmore
Middle	East Jessamine Middle School
High	West Jess HS

Additional Information

Date Listed	July 30th, 2026
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Listing Details

Listing Office	Keller Williams Commonwealth
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