

40± ACRE ESTATE

5820 WINCHESTER RD | LEXINGTON, KY



Luxurious, Private, Secure, Beautiful & Spacious describe this Prominent Fayette County Kentucky Residence & Estate encompassing over 40 manicured acres min. from Lexington, I-64, & Winchester. The 4 Bedroom, 7 bathroom Residence consists of over 11,000 sq.ft. of quality crafted living space, perfect for entertaining. Features include a 1st floor Owner's Suite, huge gourmet Kitchen, dry stack fireplaces, wood paneled Study, three 2nd floor Bedrooms 2 of which are ensuite, beautifully finished Basement with awesome Media Room / Home Theater, workout space, steam sauna, copper-topped wet bar, safe room, 4 car garage and more. The picturesque 40 surrounding acres feature a security gated entry, a lighted, tree-lined paved drive, a 3-acre private lake, an 8,500 sq.ft. steel span storage building w/concrete floor, wonderfully mature landscaping, a fenced paddock with run-in shed & large wooded area. This superior estate offers the discerning owner an extraordinary sanctuary that is seldom available for purchase.

Listing Price: \$2,700,000



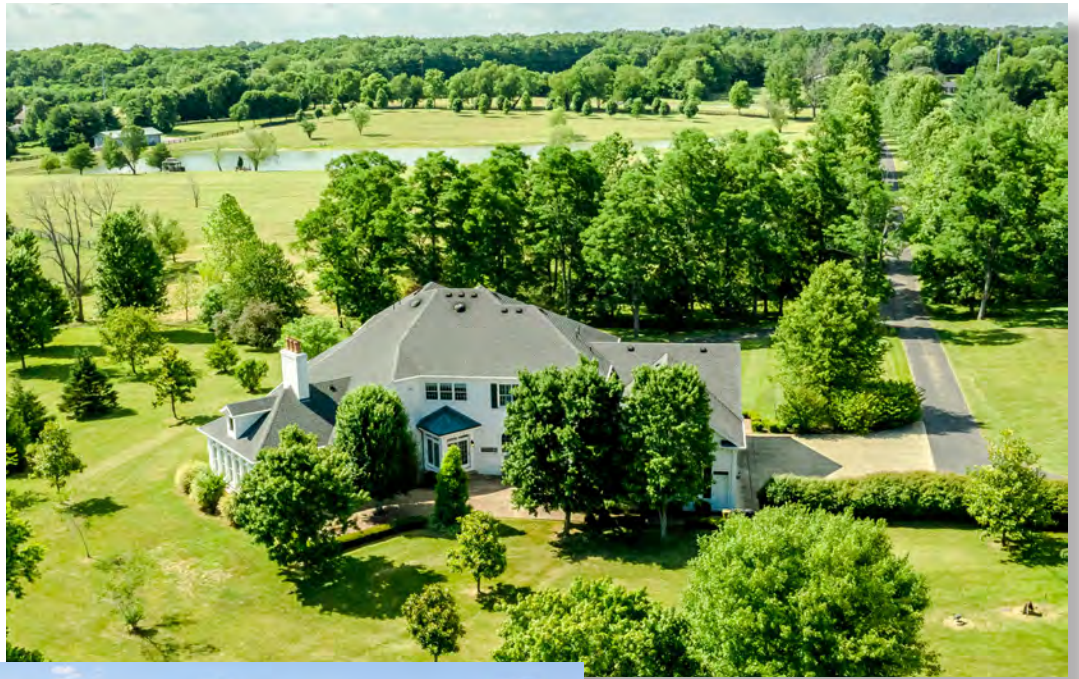
Tom Biederman
Broker
859.312.0606



859.277.2030
1076 Wellington Way
Lexington, KY 40513



Spectacular custom-built
11,000 sqft main residence



Main house with
attached, heated
4-car garage

Dual central vacuum
system, extensive security
system, wired for whole
house generator

Circular driveway,
beautiful columned
entry, double
front doors



MAIN FLOOR

Beautiful entry foyer bathed in light, custom iron staircase

Crystal chandelier, motorized adjustment for cleaning



Sweeping staircase and large, open foyer

Gorgeous marble flooring throughout first floor



Lovely, bright dining room with crystal chandelier and wainscoting



Butler Pantry off the dining room, custom cabinetry, walk-through to kitchen

Gourmet kitchen with granite counter tops, matching SubZero refrigerator and freezer, Thermador double ovens and Thermador gas range with grill and hood and warming drawer





Island with 2nd dishwasher, large breakfast area with built-in cabinetry and shelves, crown molding, heated floors, surround sound in kitchen, family room and sunroom

2 story family room, open to the upstairs foyer, hardwood floors with specialty inlay, French doors to brick patio, large gas fireplace opens to sunroom, ceiling fans



Sunroom with brick floor, dry stack stone fireplace and chimney, tongue & groove pine ceiling, plantation shutters & exterior door to patio



Knotty pine paneled study with built-in cabinetry, gas fireplace, built-in wall safe and inlaid hardwood flooring





1st floor master bedroom with double trayed ceiling and accent lighting, walk-in closet with custom cabinetry and hidden hamper



Elegant master bath with jetted tub, dual vanities, steam walk-in shower with stone tile and multiple jet shower heads, double linen closets and heated tile floors



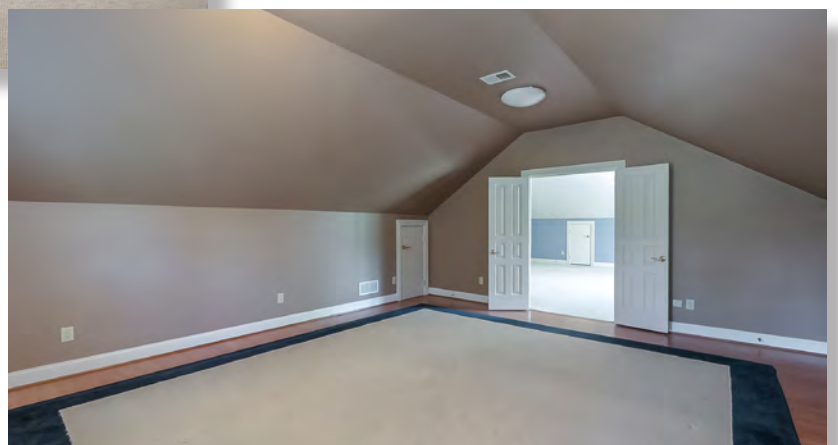
2ND FLOOR



2nd floor sitting room with office workspace area, built-in cabinetry and shelving, 9' ceilings, dental molding, opens to family room below



Upstairs family room, cedar lined 1/2 closets, Bonus/Game room, 2 cedar lined 1/2 closets





Guest bedroom #1, full bath, natural light, crown molding

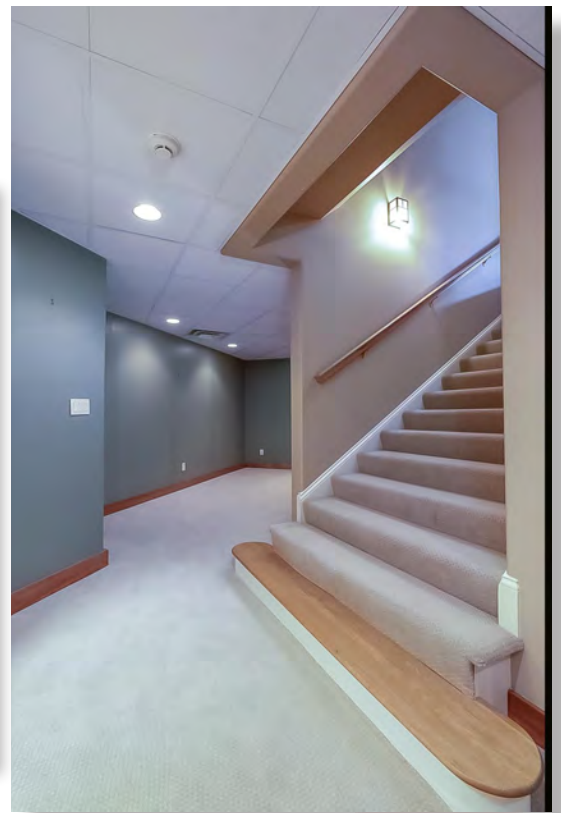
Guest bedroom #2, full bath that opens to hallway, walk-in closet



BASEMENT



Basement workout studio with floor to ceiling mirrors, closet and shelves



Wide, carpeted stairs to basement



Full bath with large walk-in steam sauna



Wet bar with copper-topped bar, cherry cabinetry, mini-fridge, bar sink

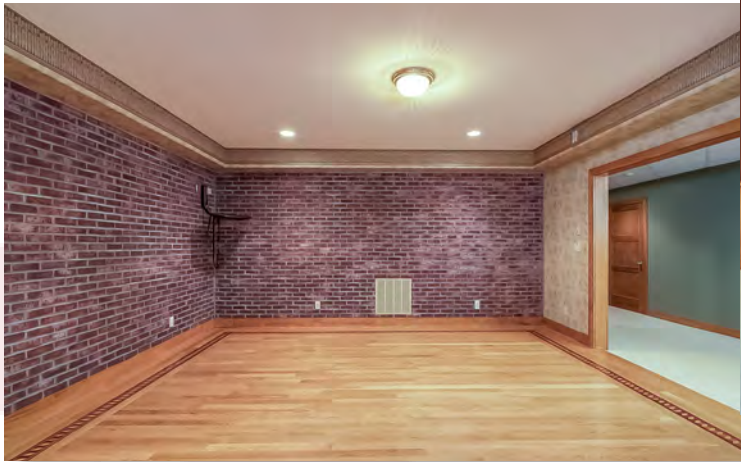


Hobby room with storage closet

REAL ESTATE



Theater room with raised hardwood floor, gas fireplace, built-in cabinetry, Sony projector, 9' screen, surround sound speaker system



Game room with hardwood floors, specialty inlay, full brick facade walls



Beautiful bricked patio



East-facing view of the residence and beautiful side lawn grove, storage building



North-facing view of the property with the lake, tree-lined drive, the residence and storage building

STORAGE BUILDING



Aerial view of 8,500 sq.ft. fully insulated, storage building



2 propane-fired generators, propane heated workshop, 1/2 bath, storage room, back area



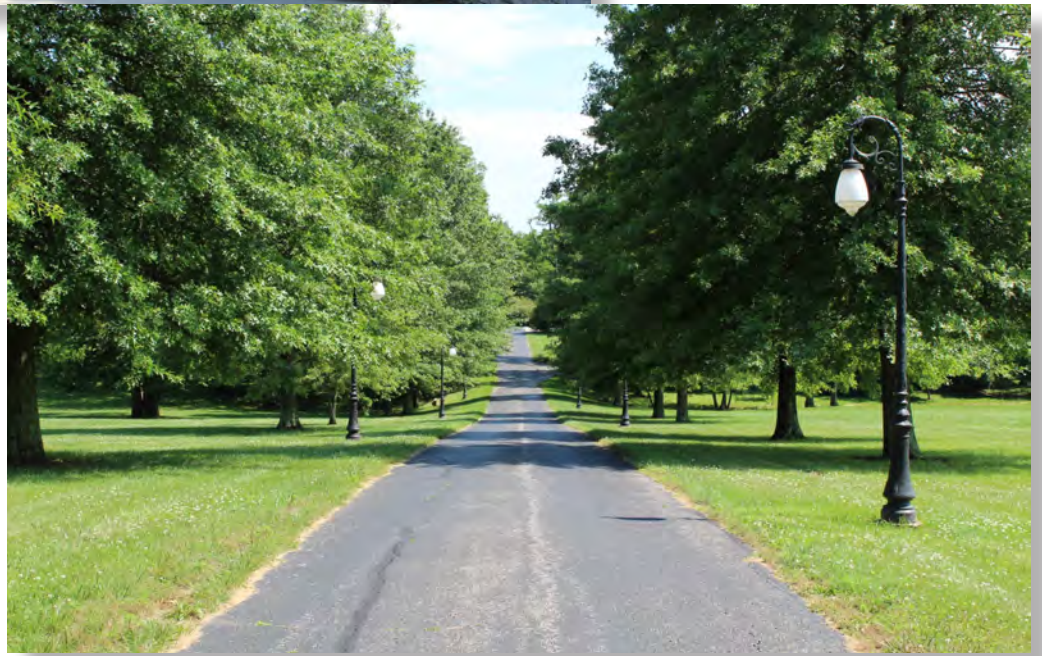
Storage barn interior, concrete floors, 3 oversized roll-up doors (14' x 16')



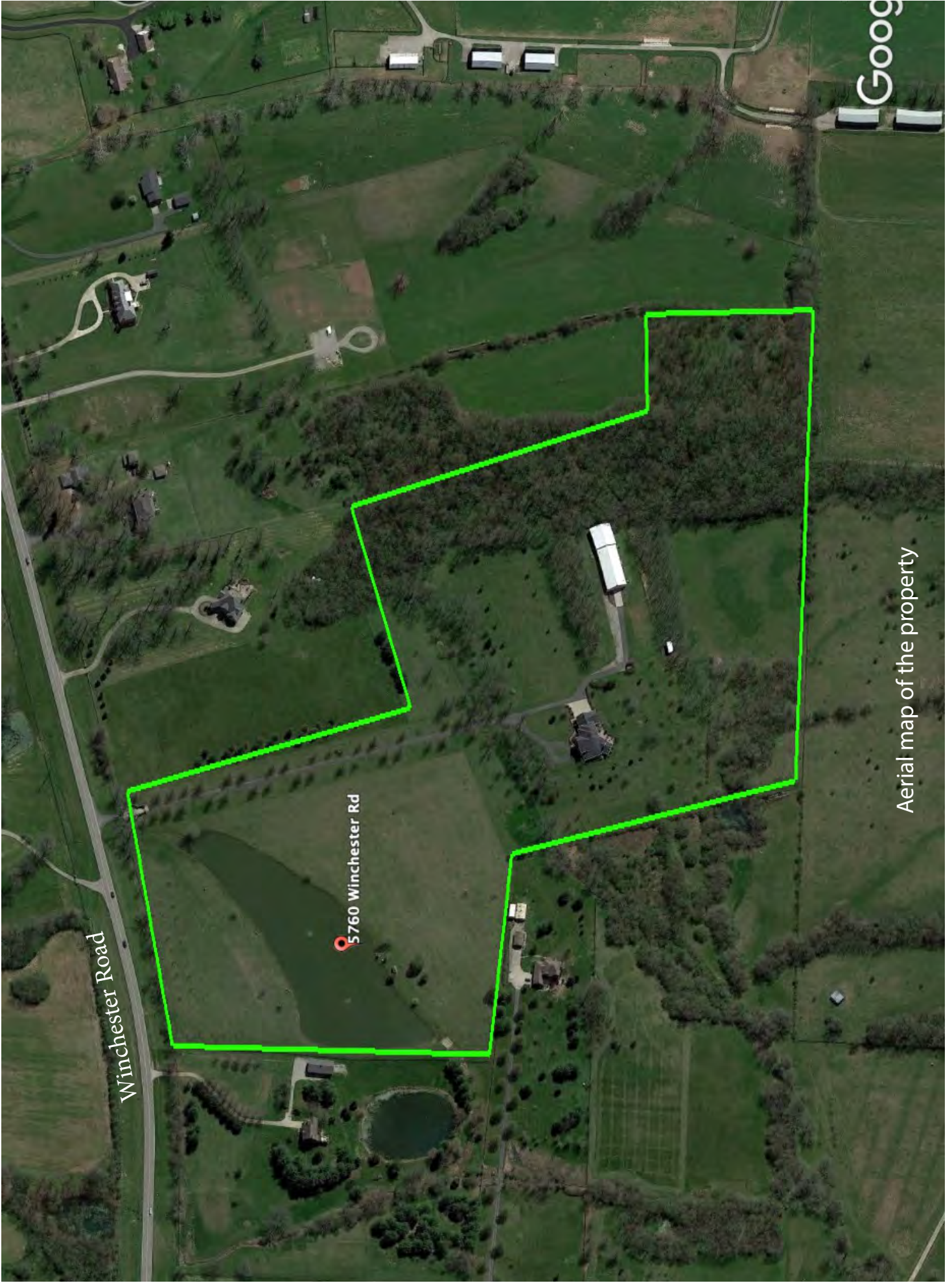


Stone entry with
electronic security
gate

Ornamental street
lights illuminate the
beautiful, private
tree-lined drive



Private 3 acre lake
perfect for swimming,
fishing, kayaking or
just relaxing



Winchester Road

5760 Winchester Rd

Google

Aerial map of the property



Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility. Our representatives will always work to our highest abilities to provide successful transactions for all parties.

We Get it Done!



WWW.BIEDERMANREALESTATE.COM

1076 Wellington Way . Lexington. KY . 40513

859.277.2030