

3591 Paris Pike

62± ACRES | Lexington, KY



Welcome to Black Diamond Farm! This 62± acre estate is certainly one-of-a-kind. With an 18 stall barn and ample pasture space this property is suitable for any equestrian enthusiast. The 17,000sqft main residence is brimming with elegance with stunning finishes and details throughout every corner of the home. Featuring parquet wood floors, ornate wood paneled walls, intricate moulding and woodwork, vaulted and coffered ceilings, 2-story living spaces with overlooking balconies, floor to ceiling windows, an inviting kitchen with Thermador appliances, accompanying catering kitchen, Game Room, Sauna and Steam Room, Home Theater, Guest Quarters, and a first floor primary suite that is a must-see! The 4 car garage features a 2-bedroom guest apartment upstairs with a full kitchen and full bath. The 13,000sqft pool house has a large entertaining space with a full kitchen and bar and an indoor firepit. Upstairs is a living area and guest quarters with bedroom and full bath. The pool features 2 hot tubs and a 10-ft deep end but is in need of repair. The back garden features a half acre water feature and fountain with a limestone-lined spring. This farm is a must see!

Price: \$6,950,000



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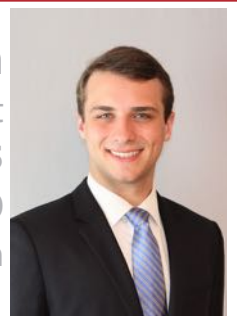
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Automatic
security gate

17,000 sqft
stunning main
residence



Entrance foyer
with elevator and
powder room

Grand foyer with
ornate chandelier
and balconies



Floor to ceiling
windows
and parquet
hardwood
flooring

Wood paneled
coffered ceilings
and dual fireplaces





Vaulted and beamed ceiling, French doors, large windows and plenty of natural light



Expansive primary bedroom with fireplace



Marble fireplace with opulent mantle

Primary
bathroom
suite



Vanity
room with
intricately
trimmed
built-in
cabinetry

Ample closet space





Living room
with fireplace,
coffee bar
and wood
paneling
throughout

Kitchen with eat-in
area and large bay
window



Thermador
stainless appliances



Horseshoe
style kitchen
bar

Dining
room with
wainscoting
and extensive
crown
moulding



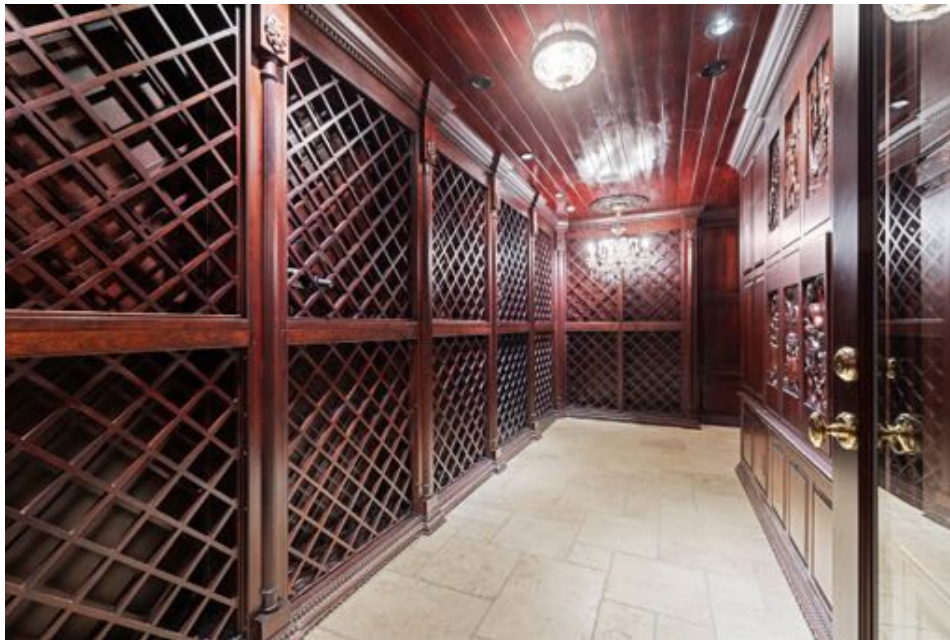


Basement
gameroom/
den

Full bar with ornate
detail



Home theater



Climate
controlled
wine room

Sauna





Family room with vaulted and beamed ceiling, built-in cabinetry and wet bar

Executive office with wet bar and fireplace



Sun room or guest lounge with exposed brick walls



Second
floor guest
bedrooms

En suite
bathroom
with walk-in
shower and
soaking tub





4 car garage with
upstairs guest
apartment

Full kitchen



Eat-in area

Living room



2 bedrooms

Full bath





Large 18 stall
barn with 7
shedrow stalls and
opportunity to
finish roughed in
living space

11 interior stalls,
tack room and feed
room



Tongue and groove
pine stall fronts
with yolk



13,000 sqft
pool house
with large
pool and 2
hot tubs

Steel beam
construction





Large entertaining
area with indoor
firepit

Full bar
and kitchen



Men's and Women's
full bathrooms

2nd floor guest lounge with balcony overlooking pool



Lounge and guest quarters

Guest room with outdoor balcony





Tennis and
basketball court

Spring fed pond





Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Du	Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	2.3	3.6%
Hu	Hurdington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	1.7	2.7%
MnB	McKee silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.9	2.9%
MnC	McKee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	16.1	25.3%
MpD2	McKee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	0.0	0.0%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	5.9	9.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	29.5	46.5%
uMimC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	6.2	9.8%
Totals for Area of Interest			63.6	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



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both buyers and sellers, with the utmost responsibility.
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abilities to provide successful transactions for all parties.*

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