Bluegrass Home Group

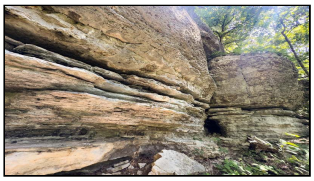
2357 Huguenard Dr STE 200 | Lexington, KY 40503
859-407-0230

9999 Sunrise Valley Road $1,250,000.00









This gem among gems, is a one of a kind property that will capture your attention. But that is only if you're looking for mature hardwood forests, wildlife galore, limestone cliffs with unlimited climbing potential, multiple waterfalls, a beautiful year-round blue line creek, and well over a half mile of National Forest border. Around 310 acres in size, a current survey is underway. 15-16 acres of cleared fields currently exist, but could easily be expanded to a great degree. Around 70 acres of buildable sites available. With gently sloping house sites so secluded they nearly suspend belief and natural beauty that is unparalleled. Yet it is only minutes from the fastest growing community near Lexington Kentucky. Just 22 minutes to Richmond Kentucky, 50 minutes to Lexington means that this location provides the opportunity to commute to Central Kentucky's economic center and yet feel like you're three hours from all Central Kentucky has to offer. Absolutely ZERO flood plain on property. For a link to a comprehensive video of the property, please call (859) 407-0230.

Property Highlights

Acreage: 310

Location: 22 min to Richmond, 50 min to Lexington, KY

Closest Town: Irvine

Access: County Road

Topography: Hilly, Cleared, Wooded

Improvements: Around 70 acres of buildable sites available

Water: Creek and waterfall

Wildlife: Indigenous wildlife

Development Potential Yes

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Brett Franklin
Bluegrass Home Group
859-407-0230