

Property Features List: 1120 Kidds Mill Road

Main Residence:

- Custom-built by Padgett construction, Lexington, Kentucky
- Cut limestone exterior construction
- Circular driveway with slate sidewalk and entryways
- 50 year composite roof
- 6,200 square feet
- 10' ceilings
- Custom iron staircase, by Iron Horse Forge
- Re-claimed beechwood flooring
- Butternut wood-paneled library with bookshelves with masonry fireplace with gas logs
- Formal dining room with tray ceiling, artisan lighting and gas fireplace
- Great room with clerestory windows, limestone columns and masonry fireplace with gas logs; built-in flat screen TV
- Gourmet kitchen designed and installed by international kitchen designer Mick DeGuilio, with Wolf and SubZero appliances with built-in appliance storage, flamed granite counter tops, hidden spice rack, large attached cabinet with pull-out bar shelves, glassware storage and beverage coolers.
- First floor master bedroom wing with custom carpentry by BC Woodworking, large linen and storage closet.
- Master bath with separate sink and vanity, air-jetted tub, large marble shower and 2 large custom walk-in closets with built-in hangers.
- Two identical upstairs guest rooms ensuite, tile bathrooms and showers, walk-in closets
- Home office with custom cabinetry by BC Woodworking, large partners desk, reclaimed beechwood floors



- Back entry mudroom and laundry, full bath with ceramic tile, built-in desk, 3 coat closets
- Basement: workout room with half bath; hobby room
- Large screened porch with sunshades and bluestone flooring, beautiful views of property and gardens
- Outdoor slate patio with beautiful infinity-style water feature
- Breezeway to 3 car garage
- Geothermal HVAC with 3 units
- Custom fire suppression system
- 20,000W propane-fired whole-house generator
- Internal vacuum system
- Lightening protection
- Plantation shutters

Guest Residence:

- 2 bedrooms, 2 large bathrooms, 1,600 sqft
- Open floor plan living area
- Hardwood floors throughout
- Great kitchen with stainless steel appliances
- Stone tile shower

Main Barn:

- 7 stall barn with Lucas stall fronts and exterior doors
- Automatic feed and water system by Nelson
- Rubber brick aisleway
- 12' x 12' stalls including stall mats, one 17' x 12' foaling stall
- Climate-controlled tack room
- Laundry with half bath
- Central vacuum system
- Heated wash and grooming stalls
- Heated feed room



- Automatic fly spray system

Arena:

- 240' x 100' outdoor riding arena with viewing stand
- Synthetic footing
- Irrigation system

Storage Garage and Apartment:

- Detached 2 bay garage
- Studio apartment above with full kitchen and bath, hardwood floors

Big Red Storage Barn:

- Converted tobacco barn to shop and storage area
- 45' x 75' concrete floor
- Enclosed workshop

Property:

- 38 acres of rolling, manicured bluegrass countryside
- Irrigation system for all yard and formal garden areas
- 2 electrified entrance gates
- Renovated dry-stack stone fencing
- 4 board newly-painted oak horse fencing encompassing 3 large paddocks
- Nelson automatic waterers in paddocks
- Extensive engineered drainage system
- 1,800' of frontage on historic Clear Creek with adjacent riding and walking trails
- Underground utilities
- 3 compartment composting station

Prepared by: Tom Biederman of Biederman Real Estate & Auctioneers

Information provided is deemed reliable, but is not guaranteed and should be independently verified.

