

FOR SALE

MIXED-USE WITH PD ZONING

4664 LEXINGTON RD.

WINCHESTER, KY 40391



GREG LEVERIDGE
859.421.8959
greg@balrealestate.com



ADAM BOARDMAN
859.338.8243
adam@balrealestate.com

01: EXECUTIVE SUMMARY

4664 LEXINGTON RD.



PROPERTY DESCRIPTION

Welcome to 4664 Lexington Road — a magnificent private estate set on 35 rolling acres of pristine Kentucky countryside that feels worlds away, yet remains just minutes from both Winchester and Lexington. A stately stone entrance and winding driveway lead to a grand circular drive and an impressive 13,000+ SF residence built in 1997 with timeless elegance and expansive proportions. Inside, the 8-bedroom, 7.5-bath home offers refined finishes, abundant natural light, and gracious living spaces designed for both intimate gatherings and large-scale entertaining. A fully finished basement provides added flexibility for recreation, guest quarters, or extended living space.

Outdoors, sweeping valley views, open pastures, mature woods, and a private pool create a true retreat. The property also includes a classic tobacco barn and additional shop space ideal for storage, hobbies, equestrian use, or agricultural pursuits. Zoned PD (Planned Development), the estate offers exceptional versatility — whether envisioned as a legacy family home, multi-generational retreat, private equestrian estate, or future development opportunity. Blending privacy, natural beauty, and effortless access to the Bluegrass Region's renowned horse farms, bourbon trails, and cultural amenities, this is a rare Kentucky estate where luxury living and endless possibilities come together.



13,433 SF
35 ACRES



\$2,750,000



ZONED
PD

greg@balrealestate.com
adam@balrealestate.com

859.421.8959
859.338.8243

 **BLOCK+LOT**

02: PROPERTY OVERVIEW

4664 LEXINGTON RD.

PROPERTY HIGHLIGHTS

ZONING

Flexible PD (Planned Development) zoning overlay allows potential for mixed-use development.

LOCATION

The property sits just inside the Clark/Fayette County lines, just outside of Lexington, KY.

TOPOGRAPHY

35 acres of gently-rolling land.

STRUCTURE

13,000+ SF custom building featuring 8 bedrooms, 7.5 bathrooms, expansive entertaining spaces, a fully finished basement, private pool, and potential for mixed-use.



greg@balrealestate.com
adam@balrealestate.com

859.421.8959
859.338.8243

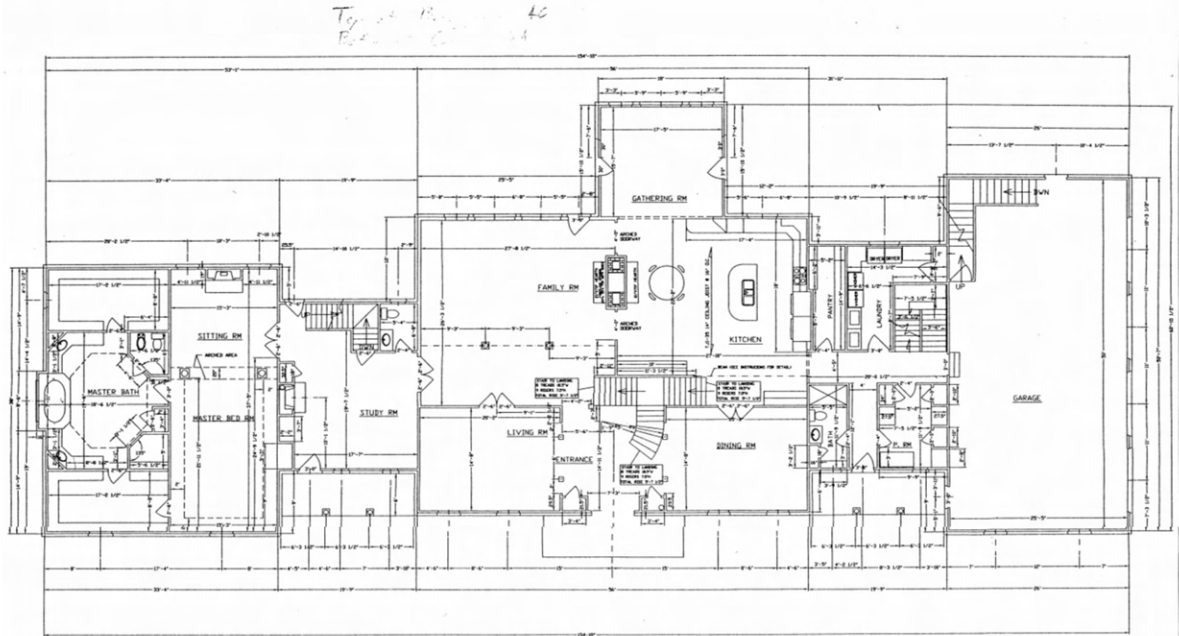
BLOCK+LOT

3

02: PROPERTY OVERVIEW

4664 LEXINGTON RD.

FLOOR PLAN - FIRST FLOOR

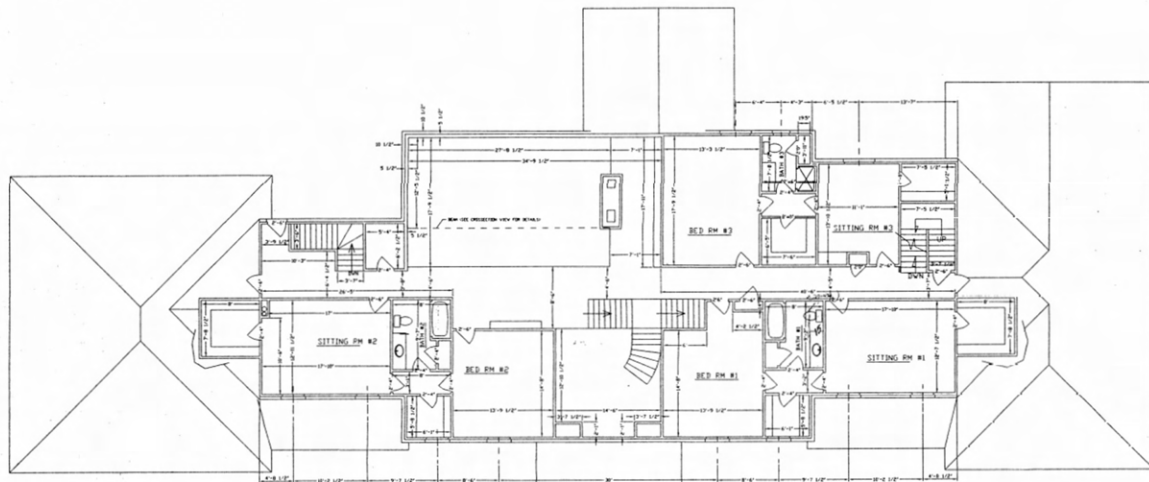


greg@balrealestate.com
adam@balrealestate.com

859.421.8959
859.338.8243

 BLOCK+LOT

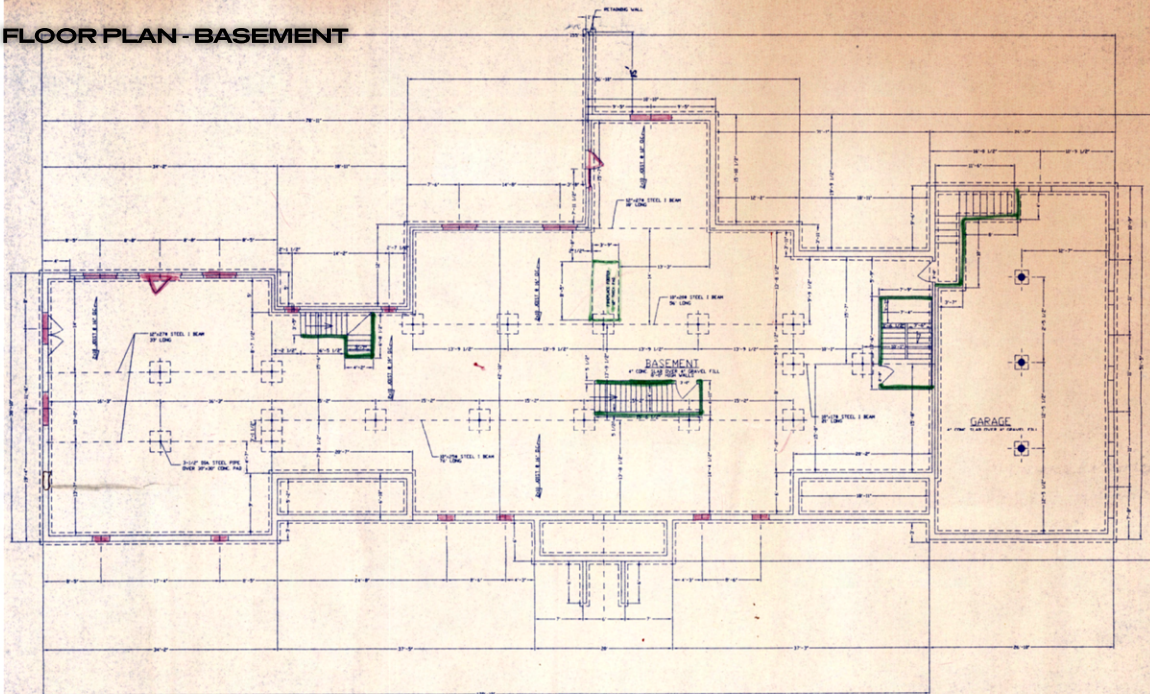
FLOOR PLAN - SECOND FLOOR



02: PROPERTY OVERVIEW

4664 LEXINGTON RD.

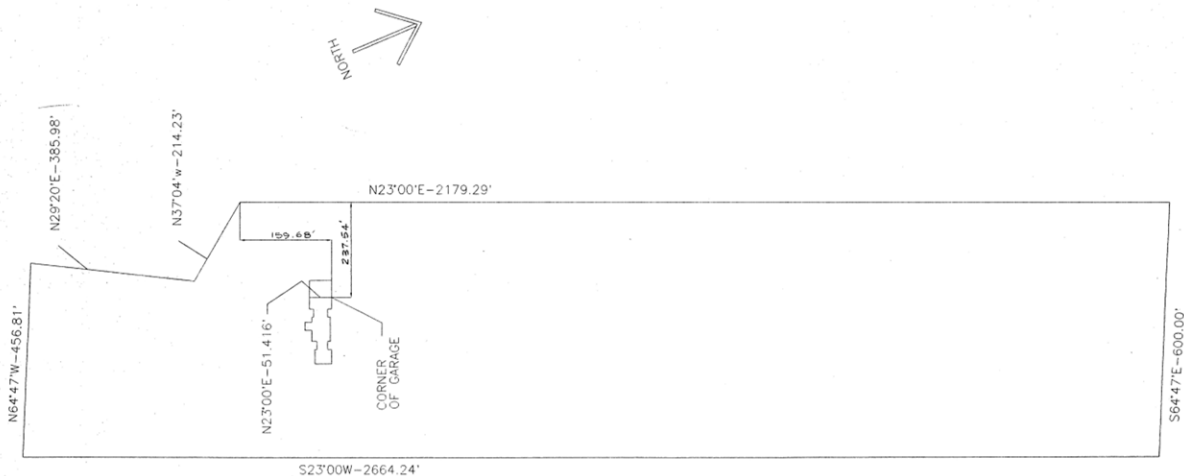
FLOOR PLAN - BASEMENT



02: PROPERTY OVERVIEW

4664 LEXINGTON RD.

SITE PLAN



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
4664 LEXINGTON RD.



greg@balrealestate.com
adam@balrealestate.com

859.421.8959
859.338.8243

 BLOCK+LOT

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
4664 LEXINGTON RD.



greg@balrealestate.com
adam@balrealestate.com

859.421.8959
859.338.8243

 BLOCK+LOT

03: LOCATION INSIGHTS

AERIAL
4664 LEXINGTON RD.

LEXINGTON, KY
~10 MIN DRIVE



LEXINGTON ROAD

SITE

Cassell Creek Golf Course

WINCHESTER, KY
~10 MIN DRIVE

SITE

greg@balrealestate.com
adam@balrealestate.com

859.421.8959
859.338.8243



BLOCK+LOT