



FOR SALE

3227 & 3227 R RIVER RD  
LOUISVILLE, KY

**HOGAN**  
REAL ESTATE

# OVERVIEW

3227 & 3227 R RIVER RD  
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## FEATURES

- + **Rare Conditional Use Permit (CUP):** Fully permitted for short-term rental (Airbnb) and event venue operations—a rare entitlement in Louisville’s R-4 zoning.
- + **Triple-Tier Outdoor Living:** Expansive outdoor entertaining areas include a third-story walkout crow’s nest, a second-story rear deck, and a massive river-level patio with direct dock access.
- + **150’ of Private Ohio River Frontage:** Situated on a 1.178-acre double lot offering exceptional privacy and unobstructed panoramic river views.
- + **Private Dockage:** Two dedicated boat slips with approximately 15’ of dredged depth, accommodating larger vessels for “boat-in” events or the avid yachtsman.
- + **Custom 3,235 SF Layout:** Recently renovated with a thoughtfully designed floor plan featuring four potential bedrooms and 5.5 bathrooms, providing exceptional comfort for overnight guests and large gatherings.
- + **Chef’s Kitchen:** Recently updated with high-capacity gas appliances, premium finishes, and an open flow designed for catering or gourmet home cooking.
- + **Flexible Utility:** The 5.5-bathroom configuration is a massive asset, providing the infrastructure needed for high-occupancy rentals without sacrificing residential luxury.
- + **Private, Tree-Lined Entrance:** Long private driveway with room for additional parking and direct access from River Road.
- + **1.178 Acres Across Two Parcels:** Total land area per deed provides added privacy, flexibility, and long-term value.

## FIRST FLOOR

Spacious den/recreation area, (1) bedroom, (1) full interior bathroom, (1) full exterior bathroom, multiple storage closets, attached one-car garage (approximately 368 SF), and a rear patio with convenient access to the riverfront.

## SECOND FLOOR

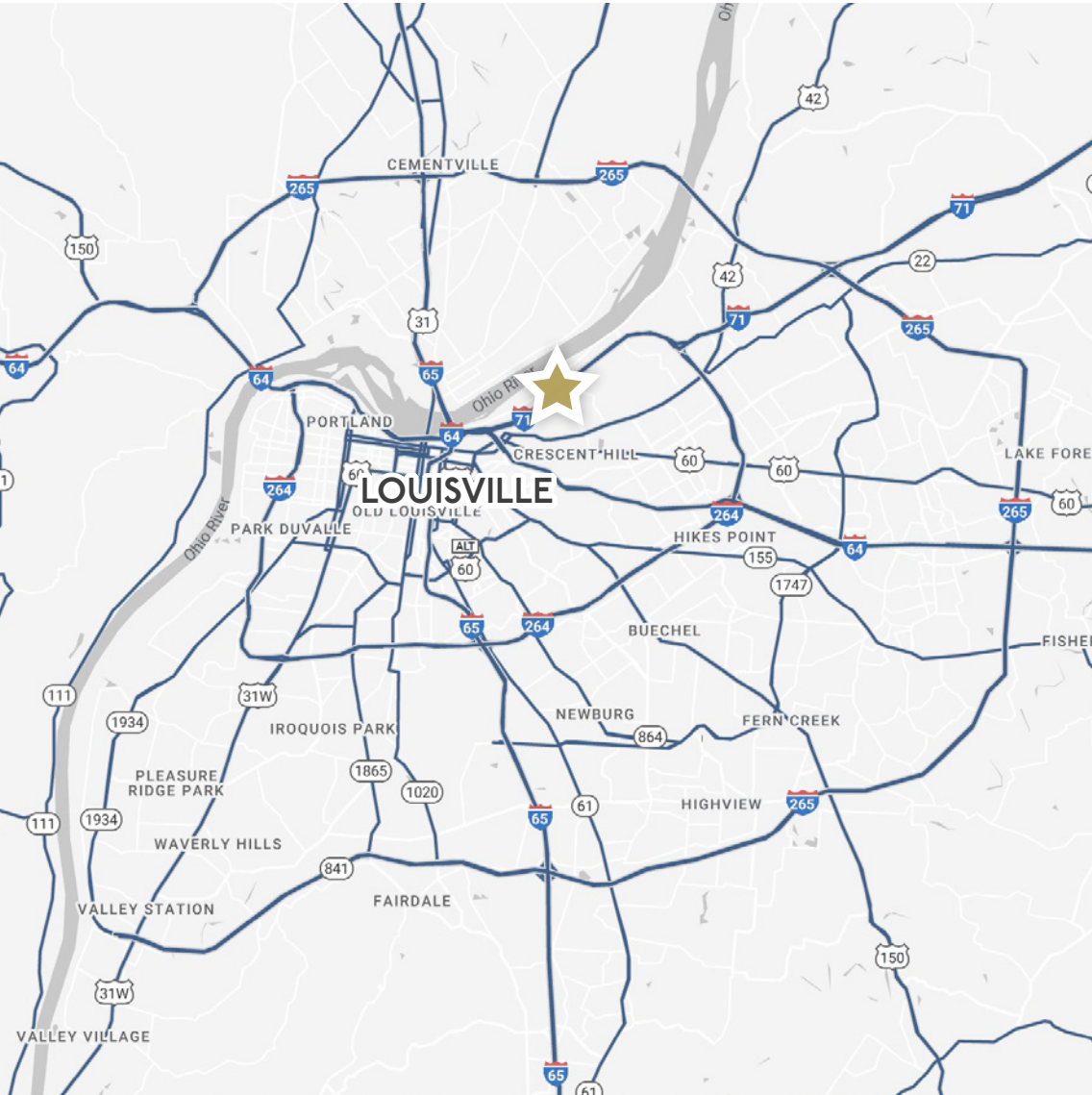
Main living level featuring a recently updated chef’s kitchen with new appliances, great room, living room (easily convertible to a primary suite with walk-in closet), bar/sitting room (easily convertible to an additional bedroom), (4) closets, (2) full bathrooms, (1) half bathroom, multiple access points to the expansive rear deck, and a hot tub overlooking the river.

## THIRD FLOOR

Private upper-level retreat accessed via a spiral staircase from the first floor, featuring a bedroom with an ensuite full bathroom, family room, kitchenette, washer/dryer hookups, a screened-in porch, and an additional covered seating area on the rear deck and Ohio River.

# LOCATION

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## URBAN PROXIMITY

A rare “7-minute” commute to Downtown Louisville and the NuLu/Butchertown districts.



## HISTORICAL SIGNIFICANCE

Originally part of the historic Louisville Boat Club property, dating from the late 1800s through the early 1900s.



## EFFORTLESS CONNECTIVITY

Located just two blocks from I-71/I-64, providing seamless access to Downtown Louisville, the airport, and surrounding areas for residents, guests, and vendors.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	2,275	63,355	191,757
Average Household Income	\$135,317	\$109,417	\$105,699

# EVENT VENUE PHOTOS

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# EXTERIOR PHOTOS

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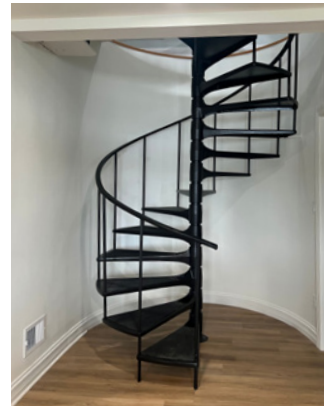
# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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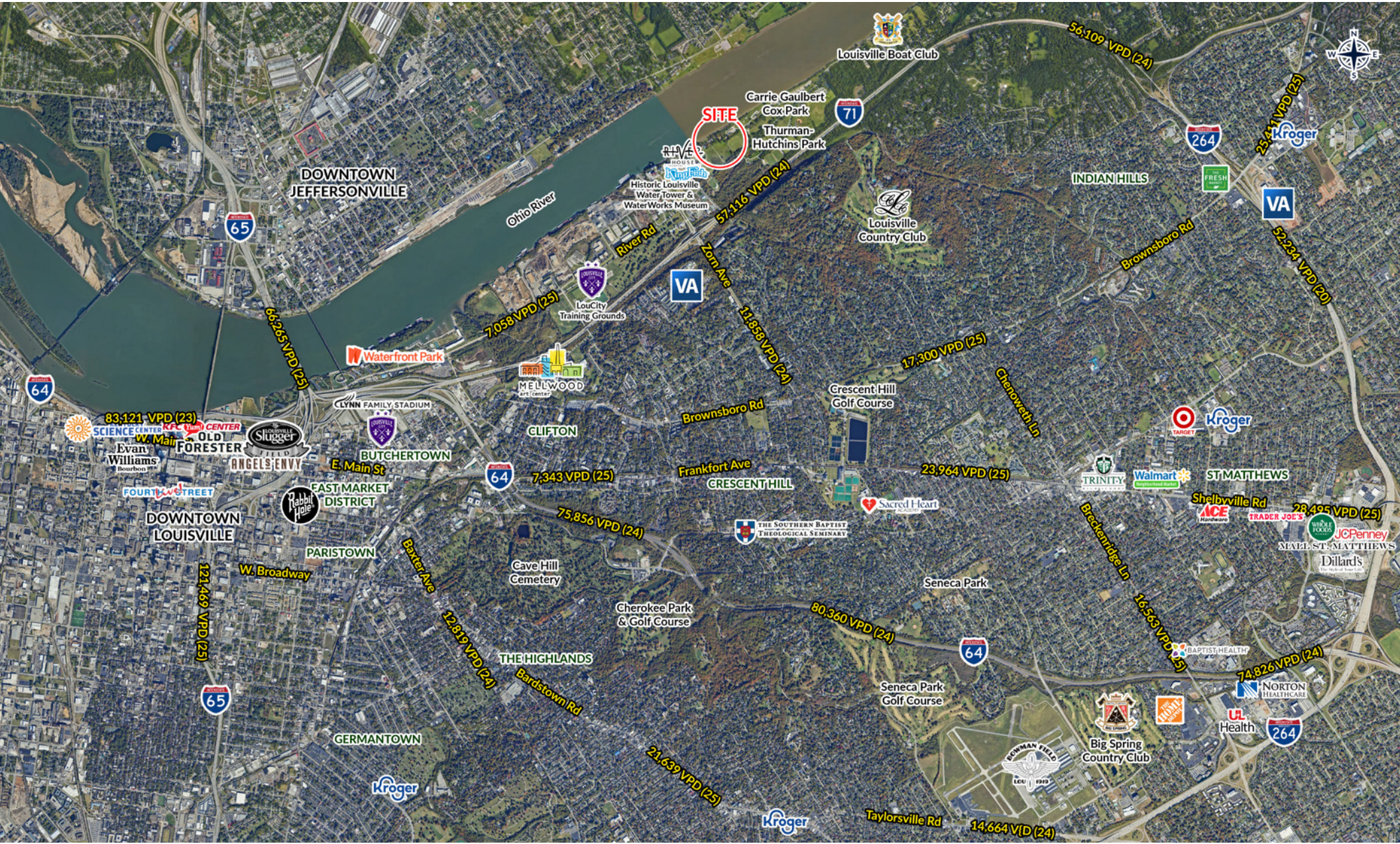
# AERIAL

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# IMMEDIATE AREA AERIAL

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## HOGAN REAL ESTATE

PROPERTY CONTACT

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