About this Home & Seller Updates

Discover an exquisite, all-brick French Country Manor that seamlessly blends beautiful French Country luxury with tranquil lakeside living. Arguably one of the most magnificent estates in Lake Country, this meticulously updated property pairs superb craftsmanship with unparalleled amenities and attention to detail. Thoughtfully designed, most main living areas enjoy outstanding lake views.

Seller Updates

New Roofs on all three buildings (Main house, guest house & stable).

All new appliances in main house and guest house.

New boiler in main house. New water softener.

Windows are all repaired.

Most rooms are repainted in main house and guest house.

New hot water heater in stable.

Property Overview

- **The Grounds:** 12 beautifully landscaped acres enclosed by classic four-board black Kentucky fencing. Bluestone patios.
- **Waterfront:** 209 feet of pristine, sandy frontage on highly sought-after Ashippun Lake.
- **Exterior Features:** A peaceful apple orchard, lush paddocks, and pastures. Small outbuilding.

The Main Residence
Grand Entry & Living Spaces

The main house features a first floor constructed with Spancrete, with Gyprete on the second floor. For optimal acoustic privacy, all first-floor ceilings incorporate a built-in sound barrier spacing, High-end finishes extend throughout the residence, highlighted by smooth thin-coat plaster, hydronic heated bathroom floors, and custom unlacquered brass hardware by P.E. Guerin.

Foyer: Custom doors with artful wrought-iron inserts open to French limestone floors with Emperador marble inserts and a stunning three-story helix curved French limestone staircase. This grand entryway is further elevated by two-story high ceilings adorned with elegant plaster crown moldings, all illuminated by a magnificent large crystal chandelier featuring 416 crystals.

- **Powder Room** Front powder room with French vanity, marble top and Sherle Wagner crystal wall sconces.

Great Room: Features a 21-foot barrel vault ceiling, custom New York-crafted Versailles Oak flooring, and an ornately carved fireplace and antique paneling imported from a French

chateau. A wall of southwest-facing windows overlooks the lake and includes hidden electric privacy blinds.

Formal Dining Room: Showcases exquisite plaster moldings, a gold and crystal chandelier, a dedicated silver closet, and French limestone flooring.

Gourmet Kitchen: Equipped with top-tier appliances (Wolf gas stove, oven, microwave, warming drawer; Sub-Zero refrigerator/freezer; Bosch dishwasher). Highlights include quartz countertops, a porcelain farm sink, Brushed brass hardware and facets, Italian limestone floors, custom white cabinetry, and a floor-to-ceiling cast stone fireplace.
Two French doors lead you to a screened porch.

Butler's Pantry: Features quartz counters, a wine refrigerator, bar sink, and leaded-glass China cabinets.

Screened Porch: Accessed via French doors from the kitchen, this screened space offers sweeping lake views, a brick floor, coffered wood ceilings, and a cozy cast stone fireplace.

Primary Suite (First Floor)

- **Primary Bedroom:** Beautiful French molding and direct access to a private bluestone patio, a built-in coffee bar with a sink, concealed drape area and custom built-in bookcases.

- **En-Suite Bath:** Luxurious double vanities and a whirlpool tub adorned with Sherle Wagner lapis faucets & Sherle Wagner crystal sconces. Features a striking plaid-patterned marble floor (Greek Thasos, Italian Yellow Sienna, and lapis lazuli), a large marble shower with seating, two walk-in closets, and a phenomenal Tiffany-replica stained glass peacock window.

Library/Executive Office: Finished with custom walnut paneling, French herringbone oak floors, an antique marble fireplace from France, and a hidden computer alcove. Ideal for a home office.

Back Hall

- **Utility Room:** Features Italian limestone floors, granite countertops, utility sink, new LG Washer & Dryer and custom maple cabinetry.
- **Powder Room** with new Vanity.
- **Walk in Closet** with cubbies.

Second Floor

- **Bedrooms:** Three spacious bedroom suites, each featuring a walk-in closet and an en-suite bathroom with heated marble floors.

- **Entertainment/Bonus Room:** A theater/bonus/game room area equipped with surround sound, adjoining an open space ideal for a billiards table. Built in bookcases, storage closet walk in access to attic. Powder Room with pedestal sink.

- **Storage/future laundry**. Plumbed for a utility room. Furnace Room.

Lower-Level Oasis

- **Greco-Roman Pool:** A breathtaking indoor, in-ground heated concrete pool and hot tub edged with Greek Key tile. Carved stone Italian statue. Desert Aire Dehumidifier. Heated floors with malachite inserts. Cast stone floor to ceiling fireplace with gas logs. French doors lead to outside bluestone patio.

- **Spa Details:** Heated marble floors, heated towel rack and a massive steam shower with body sprays. Closet plumbed for a washer and dryer.

- **Outdoor Access:** French doors walk out to a bluestone patio, with a conveniently located exterior-access bathroom for lake swimmers.

- **Lower-Level Kitchen**. Raised panel cabinets, granite counter tops, new stainless-steel sink, refrigerator, stove, microwave and dishwasher.

The Guest House

A superb, independent residence offering luxurious details parallel to the main estate, heated by hydronic systems and cooled by central air.

- **Living Area:** Beamed cathedral ceilings, a cast stone gas fireplace, and built-in bookcases.

- **Design Accents:** Plaster dining room moldings, marble entryway floors, a terra cotta-floored sunroom, and a beautiful new kitchen with white cabinets and quartz countertops. Kitchen with wood tone tile floors adjacent to the laundry room.

- **Bedrooms:** First- and second-floor large bedroom suites feature private bathrooms and walk-in closets. The second-floor bedroom includes a whirlpool bath and walk-in shower.

Versatile Stable

Originally designed with four box stalls, an office with a fireplace and a tack room, this well-equipped building could be used as a heated garage and versatile storage space.

- **Amenities:** Includes a private office with a gas fireplace and half-bath, plus a large tack room with a sink.

- **Bonus Space:** Features a unfinished upper level perfectly suited for a future private gym, art studio, or supplementary workspace.