



**1416 Pleasant Ridge Drive  
Lexington, KY 40509**

**\$ 126,900**

Don't Like Steps? Enjoy One-Level Living here!

This EXCITING and INVITING Ranch offers Comfortable and one-level Living, with Contemporary Flair and Open Floorplan! Architectural accents include Vaulted Ceiling and Plant Shelf!

Features include a total of 2 Bedrooms with Walk-In Closet each, 2 Full Baths, Spacious Great Room with cozy Fireplace, and Kitchen with Lazy Susan! All Kitchen Appliances REMAIN! New Garbage Disposal installed Sept. 1, 2010! Clothes Washer and Dryer REMAIN! All existing Window Blinds and Light Fixtures REMAIN!

Backyard is fully enclosed with Wood Fence! HVAC is Forced Air Gas and Electric Air Condition; Easy Front Entrance attached 1-Car Garage with opener; private Mail Box at curb in front of home!

This Special Home is located in desirable Timber Creek, and very convenient to Pleasant Ridge Park, Hamburg Shopping, Man-O-War, I-75 and more!

\*SCHOOLS: Liberty Elementary / Crawford Middle / Bryan Station High  
\*(Schools are subject to change)

Style: Ranch  
Age: 11 Years, approx.  
Size: 1,056 sq.ft. finished living area, approx.  
Lot Size: 4,489 sq. ft., per PVA  
Paio: Yes

*Morgan*  
**REAL ESTATE, INC.**

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*(All Information contained herein is believed accurate but not warranted.)*