



413 Lakeshore Drive

Lexington, KY 40502

\$ 249,900

Rare Opportunity and Unique Find!

This IMPRESSIVE Custom Built ONE-OWNER HOME, nestled on 1/2 acre lot, offers Luxurious Comfort, Space and Style that most can only dream of!

Features include MASTER Bedroom and Bath on the FIRST FLOOR; along with a total of 6 Bedrooms, 3-1/2 Baths, Eat-in Kitchen, and a formal Dining Room! There is also a Family Room with a Masonry Fireplace on both 1st and 2nd floors!

Full Unfinished Walk-out Basement includes the Utility and a laundry shoot!
A 2-car garage is in Basement, with a WORKSHOP area or large storage room!

The previous owner was in process of making upgrades, which include Quality Replacement Windows, Dimensional Style Roof with 3 solar powered roof exhaust vents, and Guttering. While the estate cannot attest to these, there are supporting documents available.

This wonderful property is value priced Under Appraisal! A little TLC will produce handsome dividends!

Located INSIDE New Circle Road in Desirable Lakeview area; and Convenient to Schools, Hospital, Shopping, Downtown Lexington, New Circle Road, and more!

*SCHOOLS: Cassidy Elementary / Morton Middle / Henry Clay High
*(Schools are subject to change)

Age:	Built in 1969
Size:	3,842 sq.ft. finished living area, per PVA
Lot Size:	100' x 219' approx, per PVA
Bedrooms:	6
Bathrooms:	3 Full, 1 Half
Flooring:	Hardwood, Carpet, Vinyl
HAVC:	Forced Air Gas / Electric Central Air
Porch:	Covered Front Porch; and Covered Back Porch
Garage:	2-Car Basement



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(Information contained herein believed accurate but not warranted.)