

575 Chrisman Circle
Danville, KY 40422

14.3 AC
5 BED, 2.5 BA
3,798 SF



ONLINE ONLY REAL ESTATE AUCTION



BEGINS: MON, MAY 18TH AT 10AM
ENDS: WED, MAY 27TH AT 7PM

BID.NOELAUCTIONEERS.COM

Noel
AUCTIONEERS AND
REAL ESTATE ADVISORS

Jonathan Noel
859-612-9175



OPEN HOUSE:
Friday, May 22nd
2-4PM EST

One-of-a-Kind Renovated Home on 14.3 Acres in Boyle County, KY - Just 6 Miles from Downtown Danville
This is your chance to own a beautifully renovated, custom-built home offering peaceful seclusion, modern comfort, and natural beauty—all just minutes from town. Nestled on 14.3 acres that border the scenic Hanging Fork Creek, this spacious five-bedroom, two-and-a-half-bath home features approximately 3,800 square feet of finished living space, with over 1,800 square feet on the main level and an equally spacious finished walk-out basement below.

The main floor showcases an open-concept design centered around a large living room with a cathedral tongue-and-groove ceiling, fireplace, built-in bookshelves, and a ceiling fan. Sliding glass doors lead out to a brand-new deck overlooking a wooded hillside that gently slopes toward the creek, creating a serene and private backdrop perfect for relaxing or entertaining. Adjacent to the living room is a fully remodeled kitchen featuring custom cabinetry and thoughtfully connected spaces, including a cozy breakfast nook on one end and a more formal dining area on the other. The dining area also opens to the back deck, allowing for seamless indoor-outdoor living. Throughout the main level, luxury vinyl plank flooring enhances the living areas, while the bathrooms are finished with durable tile. The primary suite on the main level is generously sized and includes a large walk-in closet and direct access to a private deck through sliding glass doors. The en-suite bathroom has been completely updated with new tile flooring, a walk-in Swan Stone shower, custom cabinetry, and modern lighting and fixtures. A second large bedroom on this floor, which could also serve as an ideal office or guest room, adds flexibility to the layout. A stylish half bath completes the main level's accommodations.

The lower level of the home is a fully finished walk-out basement that adds both comfort and functionality. A spacious family room features a wood-burning stove set into the original fireplace, providing a cozy atmosphere during cooler months. Three additional bedrooms are located on this floor, two of which offer direct access to the outdoors through sliding glass doors that open onto a concrete patio. A newly renovated full bathroom with a walk-in shower serves the downstairs living space, and storage is abundant, with three walk-in closets, an under-stairs storage area, and a large utility room that is partially finished and highly versatile.

Auction Terms: A 10% Buyer's Premium Added to Final Bid Price. Property Sells AS-IS. Closing On or Before 45 Days. Property will sell with final confirmation from seller. See Bid.NoelAuctioneers.com for terms and conditions.

SOLD \$1,182,500

**4BR/3BA
3980 SQ.FT.
Lexington, KY**

SOLD \$1,150,000

**5± ACRES &
CLUBHOUSE
Nicholasville, KY**

SOLD \$1,113,000

**6BR/5BA
7188 SQ.FT.
Nicholasville, KY**

SOLD \$1,815,000

**174.85± ACRES
Winchester, KY**

SOLD \$990,000

**9BR/9.5BA
1821 SQ.FT.
Louisville, KY**

SOLD \$3,058,000

**260± ACRES
Shelbyville, KY**

Comprehensive Marketing Strategy for **REAL ESTATE SUCCESS**

To ensure your property garners the attention it deserves, our team implements a dynamic, multi-faceted marketing campaign targeting property buyers, investors, and real estate professionals across Kentucky.

Your customized marketing strategy may include:

- Curated Email Campaigns
- Google Ads
- Social Media
- Direct Mail
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Live On Site Auction with Internet Bidding
Equestrian Woods County Club
107 CLUBHOUSE DR, NICHOLASVILLE, KY 40356
THURSDAY, SEPTEMBER 12TH AT 6:30 PM EST

Incredible Investment Opportunity

8904 Ayrshire Ave, Louisville, KY 40222
9 Bed 9.5 Bath 9,269 SQFT 0.89 Acre Lot

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100 MILLION
SOLD AT AUCTION**

