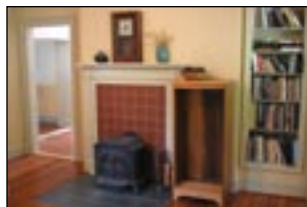


# Home for Sale by Owner

149 Montgomery Avenue, Versailles, Kentucky

# \$325,000



**S**pacious ca. 1904 two-story home offers traditional charm with modern conveniences. Solidly constructed, this three bedroom, 2-1/2 bath home is in an established neighborhood near downtown in Versailles, Kentucky. The large back porch and open floor plan are perfect for entertaining. A detached, heated 2-car garage includes workshop/office space with phone/Internet. Beautifully landscaped yard and established perennial gardens accented with stone. If you love to cook and entertain family and friends or have hobbies that need good workspace, this could be the place for you.

- 3 bedroom, 2 -1/2 bath, 2,650 square feet
- Gourmet kitchen with custom cabinetry
- Large master bedroom suite w/ private bath
- Whole-house audio, video, Internet; central vac
- Custom cabinetry and details throughout
- Large butler's pantry; large easily-accessed attic
- Vermont Castings wood stove w/ slate hearth
- Custom built-in audio/video center
- Second floor laundry room and linen storage
- Beautiful 12 x 22 back porch
- Antique longleaf heart pine floors throughout
- 2-car garage/workshop is approx. 1,000 sq. ft.

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Approximate size: Home - 2,650 square feet • Lot - 60 x 191, 0.26 acre  
Contact us at (859) 321-6150 or [therrick@qx.net](mailto:therrick@qx.net) for info or appointment,  
or visit [www.149montgomery.com](http://www.149montgomery.com)

# Home for Sale by Owner

149 Montgomery Avenue, Versailles, Kentucky

# \$325,000

This fine traditional home has undergone a complete renovation inside and out by the owner who operated Ancestral Homes Renovation for 15 years. The result is a home that retains all of its original character and style and functions like new. The original front room has been updated with a built-in entertainment center. The parlor is a perfect place to enjoy the warmth of the woodstove and a book. The open kitchen and dining area are completely new designs in keeping with the original character.



View of home from back yard and garden

## Features:

- Nine-foot ceilings and tall windows provide light, airy spaces
- Open kitchen with high-end Dacor cooking appliances and a stainless Bosch dishwasher
- Large master bedroom suite with bathroom and walk-in closet
- Whole-house distributed audio and video
- Whole-house computer network
- Custom entertainment center
- Upstairs laundry room and linen closets
- 5,000-gallon cistern with electric pump provides rain water for the gardens
  
- All new:
  - Low-e insulated windows
  - Roofing
  - 200-amp electrical system
  - Plumbing
  - Clapboard siding

This beautiful home is located on an established street with mature trees two blocks from downtown Versailles, in the heart of the Bluegrass horse country. Only 20 minutes to Lexington, an hour to Louisville, and 1-1/2 hours to Cincinnati.



Back of garage/workshop - office features French doors

For those who prefer a home with the character of days gone by but enjoy today's high-tech conveniences, this is a unique opportunity. The meticulous renovation was done to create a wonderful environment for you and your family to enjoy for years to come.

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