



**\$205,000**

## **665 SAND HILL RD, IRVINE, KY 40336, USA**

<https://www.kyprimerealty.com>

Welcome to your charming farmhouse-inspired home on a spacious acre of land! This lovely property features three bedrooms, two bathrooms and a den which makes it perfect for comfortable living. The open concept design allows for seamless flow between rooms, making it seem even more spaciousness. As you step into the den, you'll be greeted [...]

- 3 beds
- 2.00 baths
- Single Family Residence
- ResidentialProperty
- Contingent
- 1580.00 acres



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### **Rooms&Units Description**



Rooms: # of Full Baths: 2

Rooms: # of Primary Bedrooms: 1

Rooms: # of Kitchens: 1

Rooms: # of Living Rooms: 1

Rooms: # of Bedrooms: 2

Rooms: # of Dining Rooms: 1

Rooms: # of Family Rooms: 1

Rooms: # of Utility Rooms: 1

Location Details

County: Estill

Directions: Head south toward KY-52 W/Richmond Rd.Turn right onto KY-52 W/Richmond Rd, 0.9 miles. Turn right onto KY-1457. Destination will be on the left 0.7 miles

Elementary School: West Irvine

Middle or Junior School: Estill Co

Area Desc: 020 - Estill County

School District: Estill County - 20

Intermediate School: West Irvine

High School: Estill Co

Property Details

Unfinished Area Total: 0.00

Below Grade Unfinished Area: 0.00

Above Grade Unfinished Area: 0.00

Below Grade Finished Area: 0.00

Above Grade Finished Area: 1580.00

Construction Materials: Vinyl Siding

Property Features



**Exterior Features:** Deck,Porch,Storm Door(s)

**Window Features:** Blinds,Screens

**Architectural Style:** Ranch

**Foundation Details:** Slab

**Roof:** Shingle

**Cooling:** Electric

**Parking Features:** Driveway,Off Street

**Carport Features:** Carport YN: No

**Fireplace Features:** Fireplace YN: Yes

**Pool Features:** Pool YN: No

**Attic:** Attic YN: No

**Utilities:** Water: Water Connected

**Interior Features:** Bedroom First Floor,Breakfast Bar,Ceiling Fan(s),Eat-in Kitchen,Primary First Floor,Walk-In Closet(s)

**Appliances:** Dishwasher,Electric Water Heater

**Basement:** Basement YN: No

**Fencing:** None

**Flooring:** Carpet,Vinyl

**Heating:** Electric,Forced Air,Heat Pump

**Garage Features:** Garage YN: No

**Laundry Features:** Electric Dryer Hookup,Washer Hookup

**Fireplace Features:** Family Room,Wood Burning

**Sewer:** Septic Tank

**Utilities:** Electricity: Electricity Connected

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## Fees&Taxes

**Tax District:** Estill

**Tax Rate:** 10,74

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## Miscellaneous

**Water Source:** Public

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## Courtesy of

**Office Name:** Waizenhofer Real Estate

**Office ID:** 20230504202012786986000000

