173 Whitman Way

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Offered for $256,500

3 Bedrooms 2.5 Bathrooms 2,677 Sq Ft

Wonderful floor plan that flows great. Throughout the first floor are 9 foot ceilings. You will find 3 large bedrooms plus a finished bonus room. Master bedroom has a great sitting area perfect for reading or watching TV. The exterior has a great front porch with Coronado stone for accent. In the back yard there is a tree line across with privacy fencing on both sides. The full unfinished basement provides the opportunity to add your personal touches and finishes, also a roughed-in full bath.

Presented by Diana Lashley

859.312.6563 diana@rhr.com

Rector Hayden REALTORS

Listing # 1200563 173 Whitman Way Georgetown, KY 40324
County: Scott

Prop Type	Residential	**Prop Subtype(s)**	Single Family
Area	Scott County	**Subdivision**	Adena Ridge
Beds	3	**Total Living Area**	2677
Baths(FH)	3 (2 1)		
Age	2	**Lot Sq Ft (approx)**	17422
Tax ID	741-963-852-357-951	**Lot Acres (approx)**	0.400

See Additional Pictures

School District Scott County

Directions From Lexington go North on I-75 to exit # 125, right on Rte 460, right on Crumbaugh, Adena Ridge is immediately on the right, turn left on Whitman Way.

Marketing Remark Wonderful floor plan that flows great. Throughout the first floor are 9 foot ceilings. You will find 3 large bedrooms plus a finished bonus room. Master bedroom has a great sitting area perfect for reading or watching TV. The exterior has a great front porch with Coronado stone for accent. In the back yard there is a tree line across with privacy fencing on both sides. The full unfinished basement provides the opportunity to add your personal touches and finishes, also a roughed-in full bath.

Finished			
Finished 1st Floor	1279	**Finished 2nd Floor**	1398
Finished Total	2677		
UnFinished			
Unfinished Below	1279	**Unfinished Total**	1279
HOA/CONDO Fee	$100.00	**HOA/CONDO Frequency**	Annual
Mandatory Fees	Yes		
Room Location/Level			
Foyer - 1st	#1	**Living Room - 1st**	#1
Dining Room - 1st	#1	**Kitchen - 1st**	#1
Family Room - 1st	#1	**Bonus Room - 2nd**	#1
Utility Room - 2nd	#1	**Master Bed. - 2nd**	#1
Bedrooms - 2nd	#2	**Full Bath - 2nd**	#2
Half Bath - 1st	#1		
Site Information			
Lot Dimensions	17422 sq. ft.	**Location Description**	Wooded Lot, Homeowners Asoc.
Property Features			
Type/Style	2 Story	**Construction**	Brick Veneer & Other
Basement	Full, Unfinished, Rough-in Full Bath	**Garage**	Yes
Garage/Carport Type	2 Car Attached	**Foundation**	Poured Concrete
Fireplaces	None	**Dining Facilities**	Formal Dining Room, Dining Area
Air Conditioning	Electric	**Heating**	Heat Pump
Fuel	Electric	**Water Heater**	Electric
Attic	Access Only	**Roof**	Dimensional Style
Flooring	Carpet Wall to Wall, Hardwood, Ceramic Tile, Laminate	**Appliances**	Range, Self Cleaning, Microwave, Dishwasher, Disposal, Refrigerator
Interior Features	Tray Ceiling, Window Blinds, Walk-in Closets, Washer-Dryer Hook-up	**Exterior Features**	Insulated Glass, Patio, Deck, Wood Fence, Privacy Fence, Landscaped, Trees, Cable Available
Miscellaneous	Basement, Foyer-2 Story, Formal Living Room, Family Room, Bonus Room, Separate Utility Rm.	**Water**	City
Sewer	Sewer		

PLEASE CONTACT THE SCOTT COUNTY BOARD OF EDUCATION FOR ACCURATE SCHOOL INFORMATION
INFORMATION IS NOT WARRANTED, HAS NOT BEEN VERIFIED & IS SUBJECT TO CHANGE

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