

HOME FOR SALE



193 Bentwood Ln
Falls of Rough, Kentucky
United States

Asking Price
\$419,000

Bedrooms	3	Year Built	
Bathrooms	2	Date Listed	08/13/2024
Size	0	Listing ID	GL-1726598085

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11628735>

Overview

Having sold real estate here on Rough River Lake for over 21 years, I personally know a LOT of the history of the lake homes and have been privileged to sell some of them multiple times. A short personal history lesson on 193 Bentwood Lane which was originally built in 2008 with lots of love and precision by an engineer who thought perfection was his middle name! Many great times were enjoyed in this lake front home and as life changes, another family was lucky enough to find this home that had JUST HIT THE MARKET! In keeping with the quality built home, the NOW owners have kept everything impeccably well. Walking into this home was a flood of memories and excitement of presenting this listing in excellent shape. The only thing I can see new owners wanting to do is put THEIR lake photos on the wall! Enough history. The bones of 193 Bentwood Lane are strong and with the layout of 2 bedrooms on the main floor and a full bath accessible with a 2nd door opening into one of the large bedrooms. The main floor of 900 sq' is set up for entertaining with an indoor outdoor fireplace. Beautiful feature while enjoying the covered lakeside deck. The view can maybe be improved some more to what it once was. All the appliances remain as well as the washer / dryer in the basement laundry room. Hardwood floors on the main level make it easy to keep for full time or lake

living. The basement level of 864 sq' has a large family room, full bath, nice sized bedroom, laundry room and a mechanical room. The family room opens to a covered lower level deck overlooking the Rough River Lake. Outside you will find the current owners have improved a perfect yard into a gorgeous lighted fire pit where they have LOTS OF STORIES to tell about the son-in-laws favorite hang out! Nothing says lake living like a fire pit and a bunch of adults reliving their childhood if they were fortunate to have outdoor fires. There is , at the top of the property, a detached garage. Perfect to hold your ATV, mower and miscellaneous lake toys! This is currently the last home on this road so the woods and wildlife visit you frequently. The dock will transfer w/ COE approval. The owners like the quiet cove where the dock floats to enjoy sunning on a raft all day and not being on rough waters shaken by boat traffic.

For more details:

Listed by: Dottie Watson

Contact

Email

Phone