



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

195 CIRCLE HILL ROAD
GRAYSON COUNTY, KY
\$217,500



OFFICE (270) 795-1080 | WWW.SMALLTOWNPROPERTIES.COM

195 CIRCLE HILL ROAD

PROPERTY PROFILE

LOCATION:

- 195 Circle Hill Road
Falls of Rough, KY 40119
- Grayson County
- 19.4± Miles NW of Leitchfield
- 43.5± Miles SE of Owensboro
- 53.1± Miles SW of Elizabethtown
- 54.3± Miles N of Bowling Green
- 81.4± Miles SW of Louisville

COORDINATES:

- 37.60364, -86.49021

PROPERTY USE:

- Residential
- Recreation

PROPERTY INFORMATION:

- 0.3± Acre Lot
- Home on Rough River Lake
- 3 Bedrooms/1 Bath
- Fully Furnished
- Private Boat Slip
- New Dock
- Pontoon Boat
with Inboard Motor
- 6-Pack Club Car Golf Cart
- Riding Lawnmower
- Storage Shed/Shop
- Large Front Deck
- High Speed Internet

TAX INFORMATION:

- #164495
- Deed Book/Page 507/183



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 195 CIRCLE HILL ROAD

WELCOME HOME TO 195 CIRCLE HILL ROAD IN FALLS OF ROUGH, KENTUCKY. An amazing turnkey home on the beautiful Rough River Lake awaits! This Grayson County 0.3± acre property features a fully furnished home across three adjoining lots. The home offers three bedrooms and one bathroom with all new plumbing, fresh paint, new waterproof laminate flooring, and a new HVAC system. New appliances, including a double-door refrigerator, two TVs, a washer and dryer, a Ring camera surveillance system, and a remote programmable thermostat, are all included! Enjoy the large front deck with a gas grill and an open-top pergola with two hammocks and swing chairs.

Included with the home is a private boat slip with a new dock and a beautiful pontoon boat with an inboard motor. Additionally, a 6-pack Club Car golf cart and riding mower will remain with the property. A storage shed/shop with a roll-up door is on site.

**This is truly a turnkey property at a great price.
Call Jamie Rogers today for a private tour, and make
195 Circle Hill Road your new address!**



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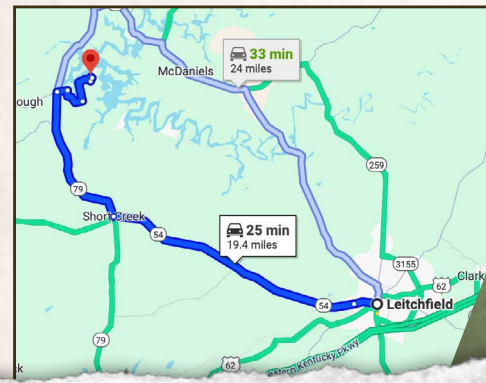
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land id. LINK



Directions From Leitchfield, KY:
 Travel 10 miles on Hwy 54 W. Turn right on Hwy 79 N and continue 5.8 miles. Turn right on Blue Bird Road and follow it all the way to Circle Hill Road. Turn left on Circe Hill Road and the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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