



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE

**718 LADERA DRIVE  
WARREN COUNTY, KY**

**\$409,900**



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

# 718 LADERA DRIVE

# PROPERTY PROFILE

## LOCATION:

- 718 Ladera Drive  
Bowling Green, KY 42101
- Warren County
- 1± Miles W of Veterans Memorial
- 2± Miles N of Bowling Green

## COORDINATES:

- 36.99955, -86.4974

## PROPERTY USE:

- Residential

## PROPERTY INFORMATION:

- 1± Acre Lot
- 2,500± SqFt Home
  - 3 Bedrooms/2.5 Baths
- 30x40 Shop
- 16x16 Pergola
- 8x12 Shed
- Fenced Backyard
- Two Carports

## TAX INFORMATION:

- \$1,660.03



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**TONY WELLS**

LAND SPECIALIST

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2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO 718 LADERA DRIVE

**WELCOME TO 718 LADERA DRIVE, CONVENIENTLY LOCATED JUST OUTSIDE THE CITY LIMITS OF BOWLING GREEN, KENTUCKY.** Situated on a 1± acre lot, the 2,500± square foot home offers three bedrooms, two full baths, and one half bath. A large bonus room can easily serve as a fourth bedroom or flex space. Other features include a propane fireplace, a large mudroom, a radon mitigation system, and an attached garage, providing comfort and functionality.

Outside, the property truly shines with a 30x40 shop equipped with two bays, propane heat, an in-ground lift, electricity, and a concrete floor—perfect for projects, hobbies, or a home business. Enjoy a 16x16 screened pergola featuring a concrete floor and electricity, ideal for relaxing or entertaining. Additionally, you will find a two-story 8x12 shed with electricity upstairs that could easily be turned into a fun playhouse or creative space. Other highlights include a fenced backyard and two carports, offering plenty of storage and parking.

**To schedule a personal tour, contact Tony Wells today and experience #TheSmallTownWay!**



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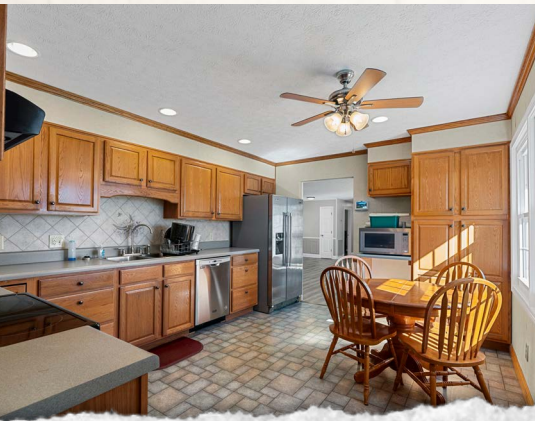
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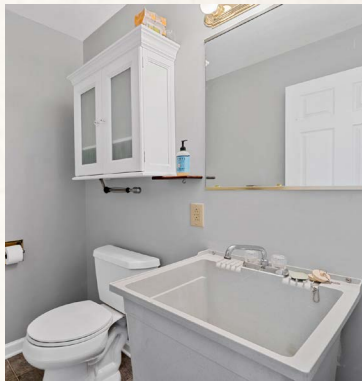
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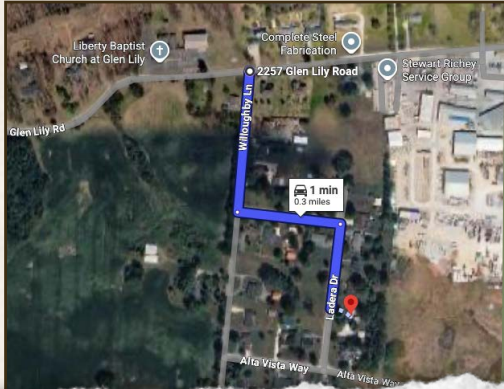
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land id. LINK



Directions From the Intersection of Glen Lily Road and Willoughby Lane. Follow Willoughby Lane for 0.1 mile and then turn left on Corta Way. Make a right on Ladera Drive and the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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