



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

5407 River Rock Drive

FOR MORE INFO IMMEDIATELY, TEXT 21594 TO 46835

**Convenient Location! • Quiet Cul de Sac
Energy Efficient • Custom-Built Home**



Visual Tour Online:
www.5407RiverRockDrive.com



1st Floor



2nd Floor



BASEMENT



A DREAM home in a DREAM location just minutes from I-265, I-71, and the Paddock Shops in the highly-coveted neighborhood of Rock Springs! Your new home has quick access to downtown Louisville, local golf courses, Tom Sawyer State Park, etc...Alternatively, you may enjoy the Rock Springs nature trail and playground located in the heart of the Rock Springs community. And of course, you'll enjoy your exclusive piece of Kentucky in an innovatively designed home, focused on stylish yet practical living and infused with the builder's rustic wood accents throughout. This 4 bed, 3.5 bath, all-brick home showcases the builders use of space throughout with its large open floor concept in the main living areas, 9 ft ceilings throughout 1st floor with double-height great room, spacious 1st floor master bedroom w/ walk-in closet, large closets in both guest bedrooms, and large guest suite with its own private bathroom. Your home will include wide-plank engineered hardwood throughout main floor, plush carpet in all the bedrooms, and tile in the laundry/bathrooms. On the main floor, you'll enjoy a custom kitchen cabinet package with large island and granite countertops, stainless steel appliance package including range, range hood, microwave, and dishwasher (a chef's dream kitchen). The gas burning fireplace is crowned with a decorative mantle and stone surround. French doors on front and back of home opening to the deck or patio overlooking your peaceful backyard as well as from the den to your large front porch. The mudroom includes built-in cubbies and powder room has contemporary furniture vanity. The master bathroom features a double vanity with granite countertops, free standing tub, and tile shower with frameless heavy glass enclosure. The Jack & Jill 2nd bathroom has private entrances and vanities for each adjoining bedroom. Utility costs will be minimal with this highly efficient energy-rated home built as a standard with air seal insulation package. Head outside and note the 2-car garage and large front porch with beautifully arranged landscaping package! Don't miss your opportunity to build a DREAM life in Rock Springs! Remember the conversation is free and you'll have access to a team of interior designers that will guide you through your finish selections, including lighting, plumbing fixtures, tile, countertops, and more! Contact the listing agent today for more information or to schedule an appointment!

Features:

- Work with builder to design and build this home to suit
- Highly efficient energy-rated home with air seal insulation package
- Access to team of interior designers to guide you through finish selections, including lighting, plumbing fixtures, tile, countertops, and more!
- Beautifully arranged landscaping package

kw LOUISVILLE EAST
KELLERWILLIAMS.

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Louisville, KY 40223

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Rock Springs Lot 244 Specifications

- Large open floor plan in main living areas
- Spacious 1st floor master bedroom w/ walk-in closet
- Master bathroom with ceramic tile floors, double vanity with granite countertops, free standing tub, and tile shower with frameless heavy glass enclosure
- Grand 9' ceilings throughout 1st floor with double-height great room
- Wide-plank engineered hardwood throughout 1st floor
- Gas burning fireplace with decorative mantle and stone surround
- French doors that open to deck overlooking backyard
- Custom kitchen cabinet package with large island and granite countertops
- Stainless steel appliance package including range, range hood, microwave, and dishwasher.
- Powder room with contemporary furniture vanity
- French doors that open from den to large front porch
- Rustic, elegant wood accents throughout home
- Large front porch with beautifully arranged landscaping package
- Brick exterior
- Double car garage
- Mudroom w/ built-in cubbies
- Laundry room with ceramic tile floor
- Plush carpet in all bedrooms
- Large guest suite with its own private bathroom
- Jack & Jill 2nd bathroom with private entrances and vanities for each adjoining bedroom
- Large closets in both guest bedrooms
- Highly efficient energy-rated home with air seal insulation package
- Amazing walkout lot with option to finish basement into large living area, 4th bedroom, and 4th full bathroom
- Work with builder to design and build this home to suit.
- Access to team of interior designers that will guide you through your finish selections, including lighting, plumbing fixtures, tile, countertops, and more!



List Number: 1473278
Address: 5407 River Rock Dr, Louisville, KY 40245
Area: 09-Anchrg/Glnvw/Lyndn/Prospect
Sub Area: B
Total Living Area: 2,676
Basement: Partially Finished; Unfinished; Finished; Walkout Finished; Walkout Part Fin; Walkout Unfinished
Total # Bedrooms: 4
Disclosure: No
Style: 2 Story

Status: Active
School District: Jefferson
County: Jefferson
Subdivision: ROCK SPRINGS
Above Grade Finished: 2,676
Total Baths: 4
Baths - Full: 3
Baths - 1/2: 1
Age: 1
Year Built: 2017
Stories: 2
Sqft - Total Unfin: 1,733
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0



Open House Info:

Directions: Take Hwy 22 east/north east from I-265. Left on Hite Ln. Right on Pebble Creek Dr. Take to River Rock Dr. Take left and house site will be on Left.

A DREAM home in a DREAM location just minutes from I-265, I-71, and the Paddock Shops in the highly-coveted neighborhood of Rock Springs! Your new home has quick access to downtown Louisville, local golf courses, Tom Sawyer State Park, etc...Alternatively, you may enjoy the Rock Springs nature trail and playground located in the heart of the Rock Springs community. And of course, you'll enjoy your exclusive piece of Kentucky in an innovatively designed home, focused on stylish yet practical living and infused with the builder's rustic wood accents throughout. This 4 bed, 3.5 bath, all-brick home showcases the builders use of space throughout with its large open floor concept in the main living areas, 9 ft ceilings throughout 1st floor with double-height great room, spacious 1st floor (cont)

Room Name	Room Level	Width	Length	Room	Remarks
Great Room	1st Floor	23'3"	15'1"		2-story Cathedral Ceilings
Kitchen	1st Floor	16'10"	15'1"		Granite and Custom Cabinetry
Laundry	1st Floor	5'11"	9'2"		Mudroom with Cubbies
Master Bedroom	1st Floor	14'0"	12'5"		Large Walk-in Closet
Dining Area	1st Floor	11'11"	13'3"		Can be used as a Library or Office
Master Bath	1st Floor	11'9"	11'9"		Large w/ stand alone tub
Half Bath	1st Floor	3'0"	8'4"		Convenient Location
Master Bedroom	2nd Floor	19'2"	13'3"		2nd Floor Master
Master Bath	2nd Floor	9'2"	9'1"		Double Vanity
Bedroom	2nd Floor	11'2"	12'1"		Plenty of Closet Space
Bedroom	2nd Floor	11'2"	11'1"		Brightly Lit!
Full Bath	2nd Floor	9'3"	8'3"		Jack & Jill Bathroom - Private Vanities

Basement: Partially Finished; Unfinished; Finished; Walkout Finished; Walkout Part Fin; Walkout Unfinished
Construction: Brick; Frame - Wood
Exterior: Patio; Porch
Foundation: Poured Concrete
Heating/Cooling: Central Air; Electric Heat; Forced Air Heat; Gas Heat
Lot Description: Cleared; Cul De Sac; Level; Sidewalk
Garage/Parking: 2 Car Garage; 2 1/2 Car Garage; Attached; Entry Front; Entry Rear; Entry Side; Lower Level
Roof: Shingle
Utilities: Electric; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

	(Fin)	(UF)
AG	2,676	0
BG	0	1,733
NC	0	0
Total	2,676	1,733
SgFtSrc:	Builder	

Total # of Rooms: 9	First Floor MBR: Yes	# Closets Level 1: 4 Level 2: 4	# Fireplaces Level 1: 1
HOA Y/N: Yes	HOA Fee:	Lot SF Source: PVA	Acres: 0.36
Condo Features:		Assumable: No	Sold As-Is: No
Farm Features:			
City Tax: Of Record	County Tax: Of Record	Deed Bk: 10745	Pg #: 0039
		Block: 3994	Lot: 0244
			Sub-Lot: 0000

(cont) master bedroom w/ walk-in closet, large closets in both guest bedrooms, and large guest suite with its own private bathroom. Your home will include wide-plank engineered hardwood throughout main floor, plush carpet in all the bedrooms, and tile in the laundry/bathrooms. On the main floor, you'll enjoy a custom kitchen cabinet package with large island and granite countertops, stainless steel appliance package including range, range hood, microwave, and dishwasher (a chef's dream kitchen). The gas burning fireplace is crowned with a decorative mantle and stone surround. French doors on front and back of home opening to the deck or patio overlooking your peaceful backyard as well as from the den to your large front porch. The mudroom includes built-in cubbies and powder room has contemporary furniture vanity. The master bathroom features a double vanity with granite countertops, free standing tub, and tile shower with frameless heavy glass enclosure. The Jack & Jill 2nd bathroom has private entrances and vanities for each adjoining bedroom. Utility costs will be minimal with this highly efficient energy-rated home "built as a standard with air seal insulation package. Head outside and note the 2-car garage and large front porch with beautifully arranged landscaping package! Don't miss your opportunity to build a DREAM life in Rock Springs! Remember the conversation is free and you'll have access to a team of interior designers that will guide you through your finish selections, including lighting, plumbing fixtures, tile, countertops, and more! Contact the listing agent today for more information or to schedule an appointment!

Welcome Home!



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Access to team of interior designers that will guide you through your finish selections, including lighting, plumbing fixtures, tile, countertops, and more!

Your New Homesite!



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First Floor



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Grand 9' ceilings throughout 1st floor with double-height great room

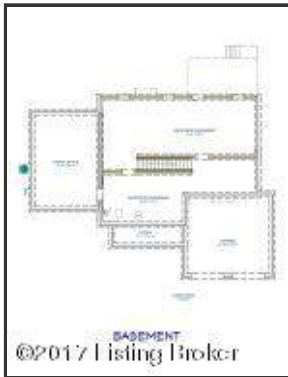
Second Floor



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Large open floor plan in main living areas

Walkout Lower Level



BASEMENT
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Amazing walkout lot with option to finish basement into large living area, 4th bedroom, and 4th full bathroom

Cul de Sac Lot



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Convenient Location!

Spacious Lot



Plenty of space on this .36 Acre Lot

Great Location



Perfect place for our new home!

Walkout Lot



Cul de sac lot with sidewalks

Cul de Sac Lot



View from rear of property

Your New Homesite



Flat, walkout lot

Great Location



View from rear of property

.36 Acre Lot



Cal de sac lot

Cul de Sac Lot



Plenty of space!

.36 Acre Lot



Tucked on a quiet cul de sac

.36 Acre Lot



Cul de sac lot

River Rock Neighborhood



River Rock Subdivision Entrance



.36 Acre Lot



View from rear line of property

Convenient Location



Plenty of space!

River Rock Neighborhood



River Rock Subdivision Entrance

