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316 E. Pike Street, Cynthiana KY 41031

Rare opportunity for a stately Italianate-style historical house on top of "Peck Hill" - at a bargain price! Stunning front entrance boasts an unsupported curving walnut staircase with white knee-high baseboards and crown molding. Situated on either side of the front staircase are the dining and living rooms, each with white federal-style mantles graced with white marble and existing gas lines. Restored poplar floors run throughout the home. Large windows allow for light-filled rooms. First floor has "his and hers" bathrooms, featuring an original claw foot white tub dating back to 1881. Ample windows provide an airy feel to the large white kitchen. The open kitchen reveals a second cherry staircase and doors to outdoor living. An exquisite wrap-around porch comes with all white wicker furniture and swing. The den has a built-in bookcase and brick fireplace with existing gas line. Upstairs has four bedrooms and one full bath. Two bedrooms have a washstand sink with existing water lines for ease of en-suite bath construction. The master has an adjoining bedroom with two closets - perfect for a nursery, powder room, or future master bath. House sits on a walkout basement spanning the entire L-shaped footprint of the house. Basement also contains an extra bedroom and full bath with separate entrance, perfect for guests, in-laws, as an AirBNB, or rented to medical students in residency. A long sweeping driveway provides ample room for a new garage. The home sits on an acre of land with a very deep lot. The back porch needs renovation, but demolition was started with plans drawn up for a wider, southern plantation-style back porch; those plans are included with this listing. Features many built-ins, intricate brass door hinges and knobs, and the front door with original etched glass. Updates include new plumbing and framework in the basement, refinished floors and 24 restored shutters. Ideal for a live-in renovation, fix-and-flip, or possible conversion to multi-family. It's a perfect location close to downtown and the hospital. This dream home is rich with character, space, charm, and potential - it's just waiting for your vision!

\$199,000

INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

316 E. Pike Street, Cynthiana KY 41031



View of front porch



Curving walnut staircase



Formal Dining Room



Formal Living Room



His and Her baths



Kitchen with view of back hall



Family Room with gas fireplace



Master Bedroom



4th Bedroom/Nursery



Bedroom with 2 bookcases



Upstairs Bathroom



Drive leading to garage & backyard

Additional photos available on our website
www.switzerassoc.com