



FOR SALE
INVESTMENT POTENTIAL

3227 & 3227 R RIVER RD
LOUISVILLE, KY

HOGAN
REAL ESTATE

OVERVIEW

3227 & 3227 R RIVER RD
LOUISVILLE, KY



FEATURES

- + **Custom 3,235 SF Layout:** Recently renovated with a thoughtfully designed floor plan featuring four potential bedrooms and 5.5 bathrooms.
- + **Chef's Kitchen:** Recently updated with high-capacity gas appliances, premium finishes, and an open flow designed for catering or gourmet home cooking.
- + **Triple-Tier Outdoor Living:** Expansive outdoor entertaining areas include a third-story walkout crow's nest, a second-story rear deck, and a massive river-level patio with direct dock access.
- + **150' of Private Ohio River Frontage:** Situated on a 1.178-acre double lot offering exceptional privacy and unobstructed panoramic river views.
- + **Private Dockage:** Two dedicated boat slips with approximately 15' of dredged depth, accommodating larger vessels for "boat-in" events or the avid yachtsman.
- + **Private, Tree-Lined Entrance:** Long private driveway with room for additional parking and direct access from River Road.
- + **Rare Conditional Use Permit (CUP):** Luxury riverfront residence with the rare opportunity to generate supplemental income through an existing conditional use permit (CUP) allowing short-term rentals (Airbnb) and private events.

FIRST FLOOR

Spacious den/recreation area, (1) bedroom, (1) full interior bathroom, (1) full exterior bathroom, multiple storage closets, attached one-car garage (approximately 368 SF), and a rear patio with convenient access to the riverfront.

SECOND FLOOR

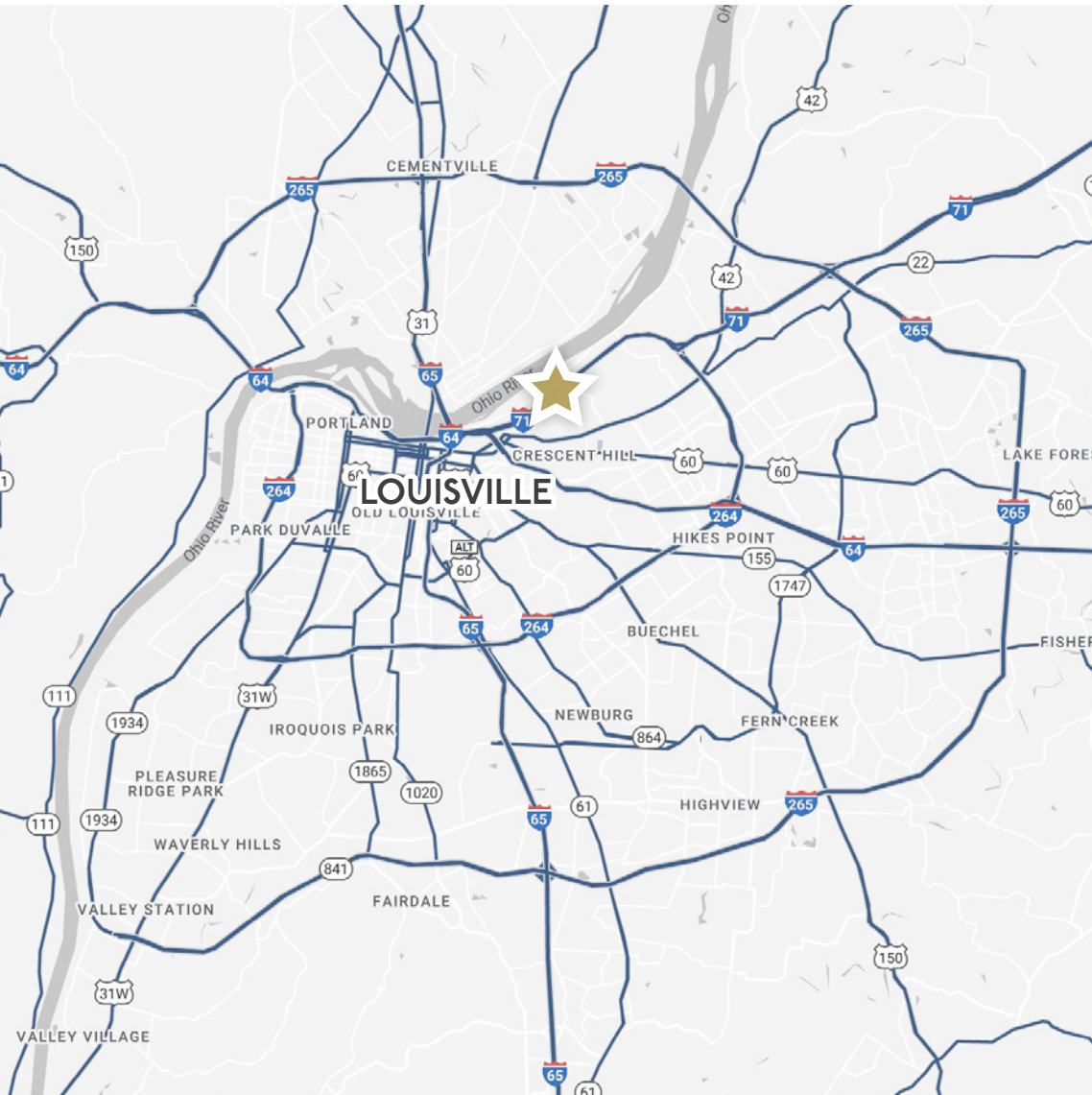
Main living level featuring a recently updated chef's kitchen with new appliances, great room, living room (easily convertible to a primary suite with walk-in closet), bar/sitting room (easily convertible to an additional bedroom), (4) closets, (2) full bathrooms, (1) half bathroom, multiple access points to the expansive rear deck, and a hot tub overlooking the river.

THIRD FLOOR

Private upper-level retreat accessed via a spiral staircase from the first floor, featuring a bedroom with an ensuite full bathroom, family room, kitchenette, washer/dryer hookups, a screened-in porch, and an additional covered seating area on the rear deck and Ohio River.

LOCATION

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URBAN PROXIMITY

A rare “7-minute” commute to Downtown Louisville and the NuLu/Butchertown districts.



HISTORICAL SIGNIFICANCE

Originally part of the historic Louisville Boat Club property, dating from the late 1800s through the early 1900s.



EFFORTLESS CONNECTIVITY

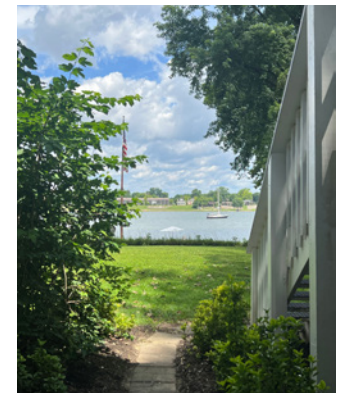
Located just two blocks from I-71/I-64, providing seamless access to Downtown Louisville, the airport, and surrounding areas for residents, guests, and vendors.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	2,275	63,355	191,757
Average Household Income	\$135,317	\$109,417	\$105,699

EXTERIOR PHOTOS

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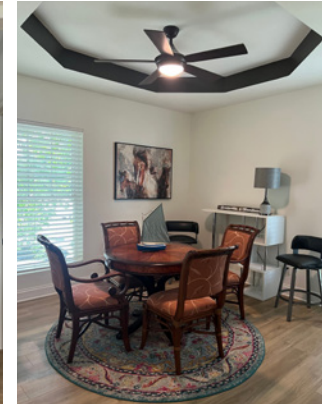
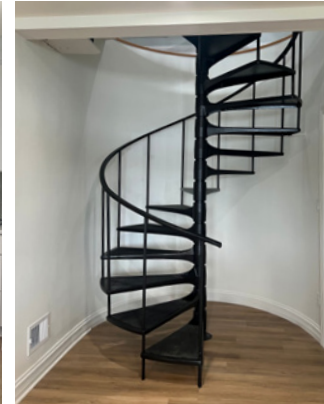
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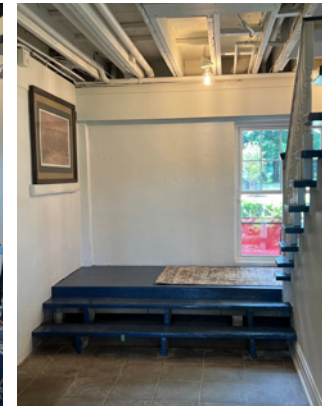
INTERIOR PHOTOS

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DOWNTOWN
LOUISVILLE

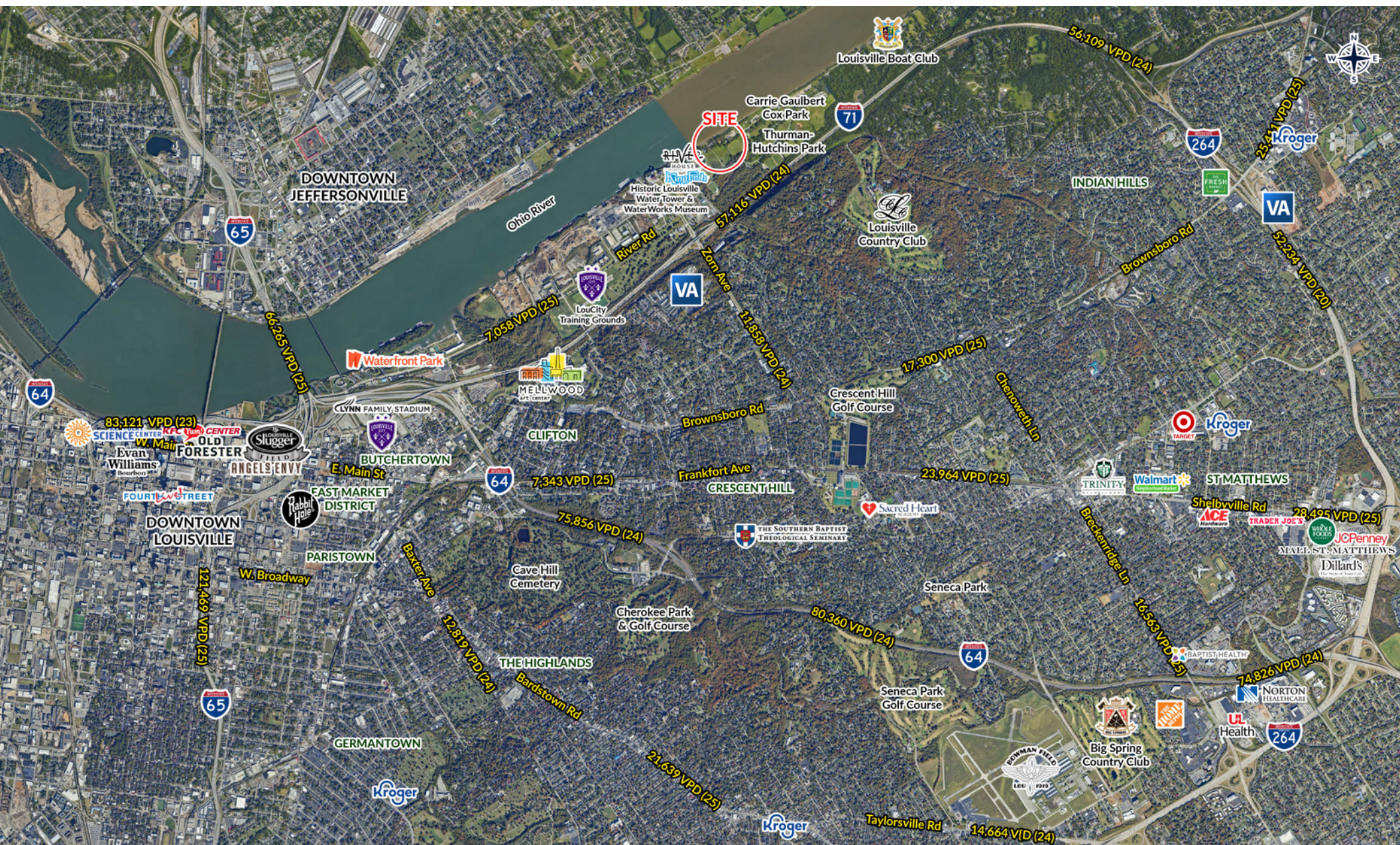
HISTORIC LOUISVILLE
WATER TOWER &
WATERWORKS MUSEUM

King Fish
RIVER
HOUSE

PROPERTY

AERIAL

3227 & 3227 R RIVER RD
LOUISVILLE, KY



IMMEDIATE AREA AERIAL

3227 & 3227 R RIVER RD
LOUISVILLE, KY





HOGAN REAL ESTATE

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