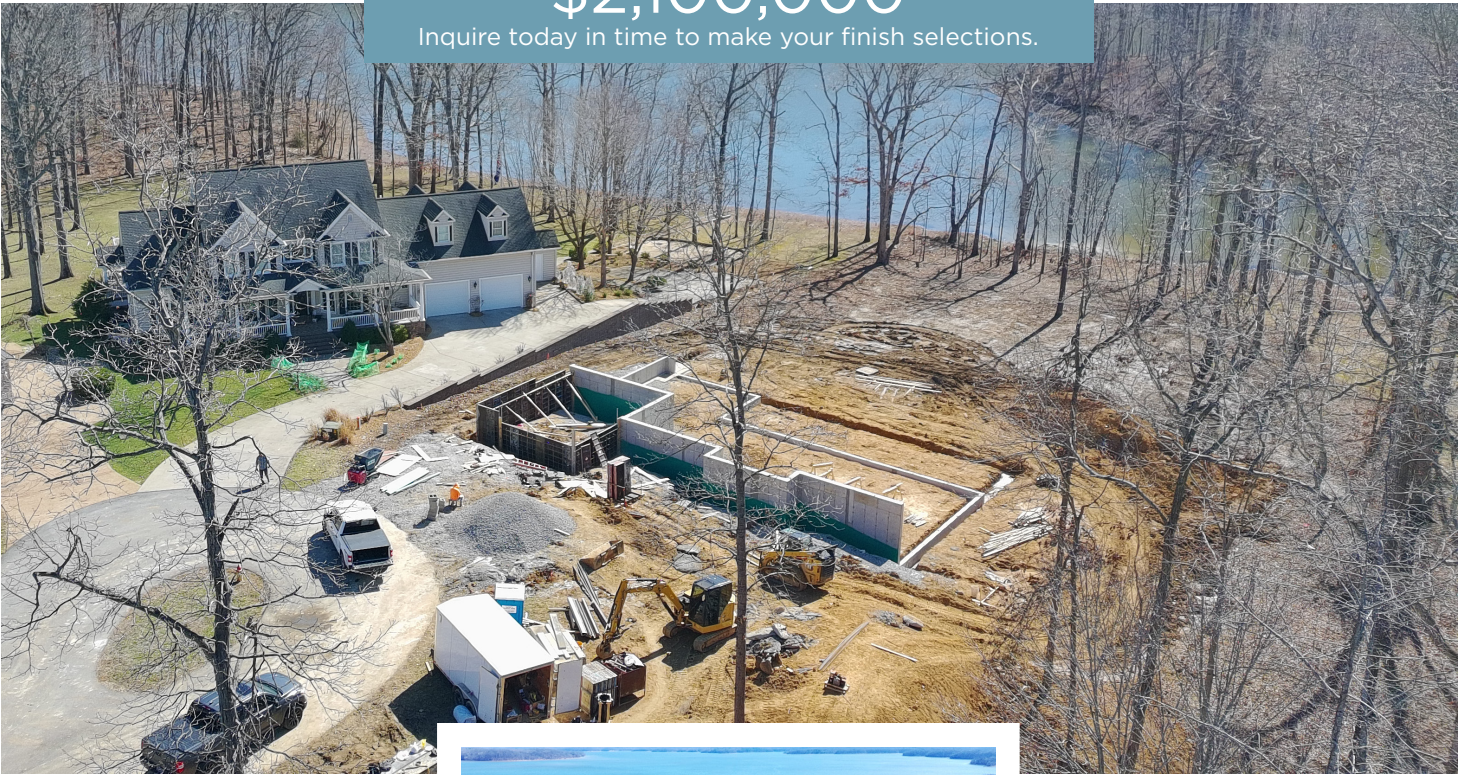


MODERN ELEGANCE ON INCREDIBLE LAKEFRONT LOT

\$2,100,000

Inquire today in time to make your finish selections.



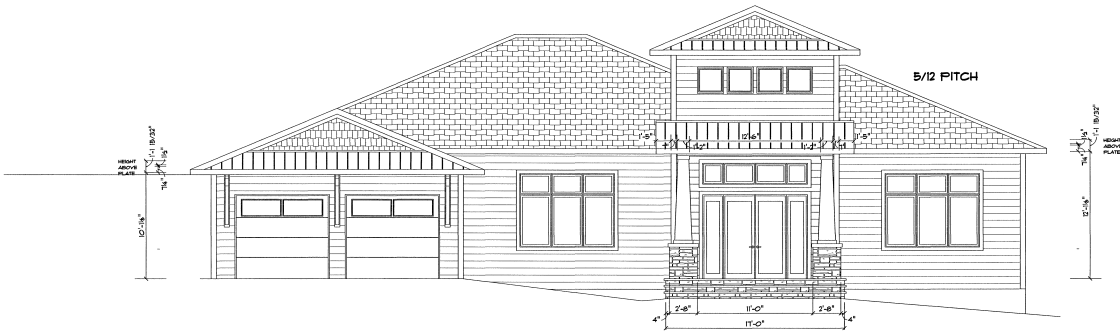
Lake Barkley • Grand Rivers, KY

This is a rare market opportunity for a brand new home on one of the last and best lakefront lots right on Lake Barkley in the quaint resort town of Grand Rivers, Kentucky. Located in the tranquil gated community of Marina Village, this beautiful lot features a flat backyard just steps to the water's edge where you can watch the bald eagles soar over the bay.

The home itself is the epitome of modern elegance designed for peaceful enjoyment with family and friends. With a total of 7,200 sf under roof, the thoughtfully designed floor plans feature 6 bedrooms and 4.5 baths and a gorgeous open kitchen along with more than 1,200 sf of covered outdoor living space to take advantage of the idyllic setting.



Keith Porterfield
(615) 642-8790
keith@porterfieldco.com



PEACEFUL COVE ELEVATION



BARKLEY LAKE ELEVATION

SCALE 1/4"=1'-0"
jncpadkyatt.net
thehopdowncedarlane.com



PORTERFIELD CO
PEACEFUL COVE MARINA VILLAGE

11/4/2025



LEFT SIDE ELEVATION



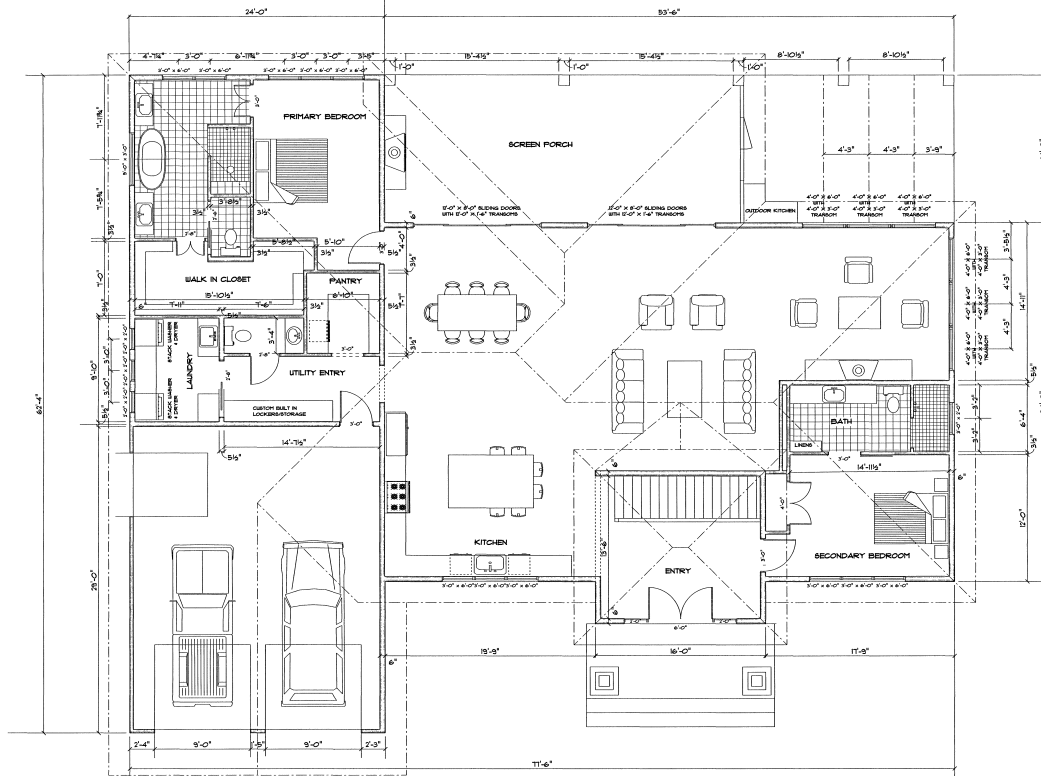
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"
jncpadkyatt.net
thehopdowncedarlane.com



PORTERFIELD CO
PEACEFUL COVE MARINA VILLAGE

11/4/2025



MAIN FLOOR PLAN

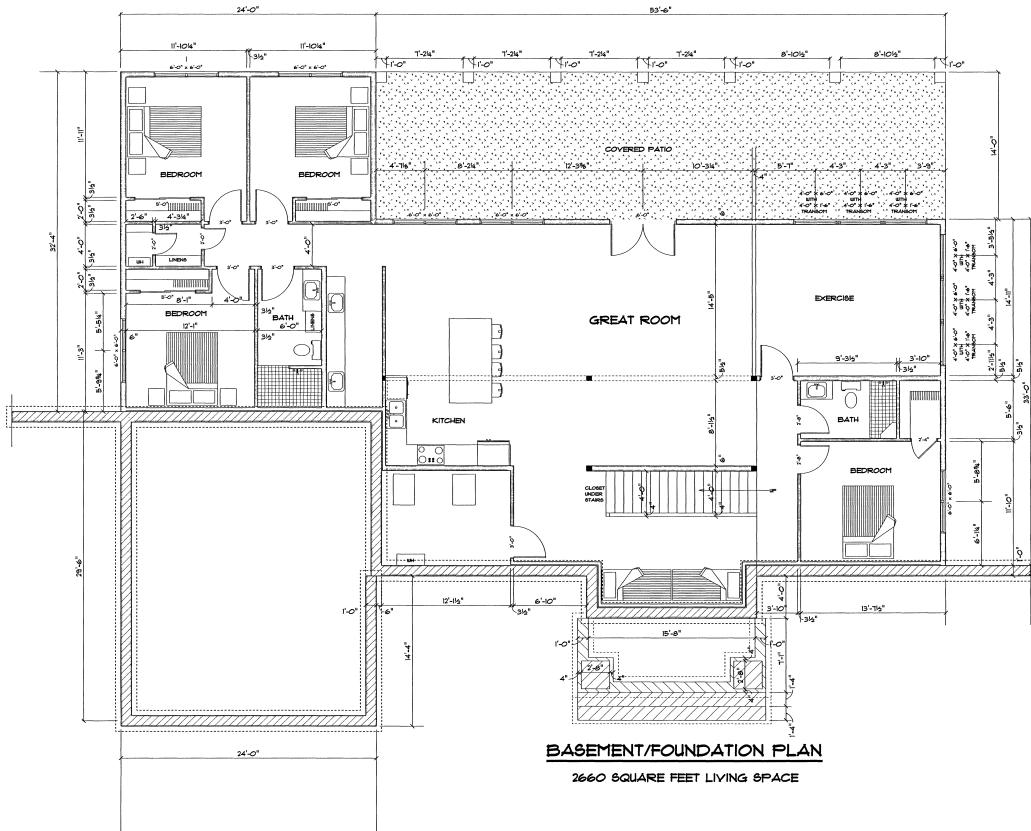
2660 SQUARE FEET LIVING SPACE

SCALE 1/4"=1'-0"
jncpackyeatt.net
theshopdowntowndartians.com



PORTERFIELD CO
PEACEFUL COVE MARINA VILLAGE

11/4/2025



BASEMENT/FOUNDATION PLAN

2660 SQUARE FEET LIVING SPACE

SCALE 1/4"=1'-0"
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11/4/2025

AREA CALCULATIONS (5-14-25)

Main Floor	2658
Garage	696
Main Covered Porch	460
Uncovered Terrace	282
Basement	2550
Mechanical Room	108
Lower Covered Patio	742
Heated Area	5316
Heated Living Area	5208
Covered Porches	1202
Uncovered Porches	282
Garages	696
Under Roof	7214

- Lakefront lot approximately 1.21 acres
- 6 bedrooms, 4½ bathrooms, 2 car oversized garage
- Poured concrete foundation walls
- Basement concrete slab (3 side walk-out)
- Hardie painted siding
- Asphalt shingle and standing seam metal roof
- High efficiency windows and doors
- Hardwood, tile, and concrete floors throughout
- Custom painted cabinetry & hard surface countertops
- Screened covered porch areas
- Rear deck materials TBD
(steel & concrete or wood frame & composite decking)



COMMUNITY DOCK IN MARINA VILLAGE!

Marina Village enjoys a prime location on the shores of Lake Barkley, giving residents easy access to year-round outdoor adventure. The community dock is a two-minute golf cart ride from the home site and is operated by Green Turtle Bay Resort and Marina.