



KINGS RIDGE

AIKEN AREA | SOUTH CAROLINA

764 Blue Roan Ct

A private estate designed around possibility

\$1,685,000

Main residence | Guest cottage | Pool | Pond | Barn/workshop

www.KingsRidgeAiken.com

THE ESTATE

A property that makes room for the way you live

Some properties are beautiful. Others are genuinely adaptable. This estate combines privacy, scale, craftsmanship, and unusually flexible spaces in a setting designed for both everyday living and serious personal interests.



AT A GLANCE

Gated estate

7 acres

Main residence

Approximately 4,068 sq ft

Guest cottage

Approximately 1,100 sq ft

Barn/workshop

40' x 80'

Main home

3 bedrooms | 2.5 baths

Guest cottage

2 bedrooms | 1 bath

Pool

25,000-gallon saltwater Gunite

Pond

Approximately 1 acre

A rare combination of residence, retreat, workspace,
guest accommodations, and private lifestyle infrastructure.

THE MAIN RESIDENCE

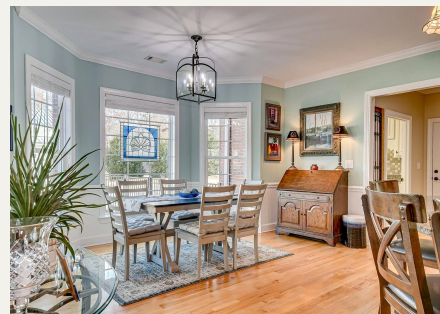
Country French character, designed for comfortable living

The main residence offers a warm, gracious interior with hardwood floors, built-ins, solid wood cabinetry, granite counters, stainless appliances, and a layout designed for both quiet living and entertaining.



INTERIOR FEATURES

- **Gathering spaces** - Inviting dining and living rooms, fireplace, built-ins, breakfast nook, and family room.
- **Chef's kitchen** - Granite counters, solid wood cabinetry, stainless appliances, and gas cooking.
- **Owner's suite** - Main-level suite with private bath and walk-in closet.
- **Outdoor connection** - Screened porch for grilling, dining, and unwinding.
- **Future flexibility** - Unfinished attic space with potential for bedrooms, a game room, studio, or private retreat.



Main-home floor plan and complete photo gallery: www.KingsRidgeAiken.com

Private accommodations that expand how the estate lives

Attached to the barn, the guest cottage provides a separate and flexible space for visitors, extended stays, caretakers, a private office arrangement, or other personal uses.



GUEST COTTAGE

- **Separate living zone** - Approximately 1,100 square feet with 2 bedrooms and 1 full bathroom.
- **Covered porch** - A welcoming porch overlooking the pond and pool.
- **Versatile use** - A natural fit for guests, extended family, caretakers, a private office, or other personal needs.



OUTDOOR LIVING

- **Saltwater pool** - 25,000-gallon Gunite pool with beach entry and stamped-concrete decking.
- **Pond setting** - Private water views, mature hardwoods, landscaped grounds, and open grass areas.
- **Productive landscape** - Peach trees served by the established irrigation system.



Additional photography, video, and floor plans: www.KingsRidgeAiken.com

THE BARN

A 40' x 80' private lifestyle amenity

The feature that makes this property difficult to compare with a typical estate.



Motorcoach + Collector Garage Concept Rendering



Simulator Concept Rendering

Concept renderings are illustrative and show possible future uses.

DESIGNED FOR

- **Collector vehicles** - Classic cars, specialty vehicles, and collection storage.
- **Motorcoach storage** - Road-facing door sized for a full-size 45-foot motorcoach.
- **Workshop use** - Reinforced lift-ready concrete, embedded receivers, and adaptable shop infrastructure.
- **Equestrian conversion** - Rear barn area offers the most practical future stall-conversion opportunity.
- **Practical storage** - Warehouse, equipment, hobby, recreation, or future build-out potential.



Workshop Concept Rendering

Workshop concept



Equestrian / Tack + Utility Concept Rendering

Equestrian concept



Motorsports Simulator Concept Rendering

Motorsports concept

NOTABLE INFRASTRUCTURE

50-amp RV hookups | Water + sewer | Powered doors | Dedicated propane | Coax wiring | Generator preparation

Explore the barn, floor plans, and additional concepts: www.KingsRidgeAiken.com

Private country living with Aiken and Augusta within reach

Kings Ridge offers a private setting while remaining connected to the region's dining, medical, cultural, equestrian, golf, and business destinations.



APPROXIMATE DISTANCES

Aiken Whiskey Road area	6.4 miles
Aiken Regional Medical Center	10.0 miles
Augusta Riverfront area	14.2 miles
Augusta National Golf Course	18.5 miles
Augusta Regional Airport	22.0 miles

EXPLORE THE AREA

Learn more about Aiken, Augusta, regional attractions, dining, events, equestrian activities, golf, arts, and culture at:

www.VisitAikenSC.com

www.AugustaGA.gov/867/All-About-Augusta

More property information

[Photos](#) | [Video](#) | [Floor plans](#) | [HOA documents](#) | [Disclosure](#) | [Utilities](#) | [Concept renderings](#)

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