



# WELCOME

*to Lexington, Kentucky*

WHAT TO DO | PLACES TO EAT | SIGHTS TO SEE

WE LOVE OUR LOCAL NEIGHBORHOOD & YOU WILL TOO

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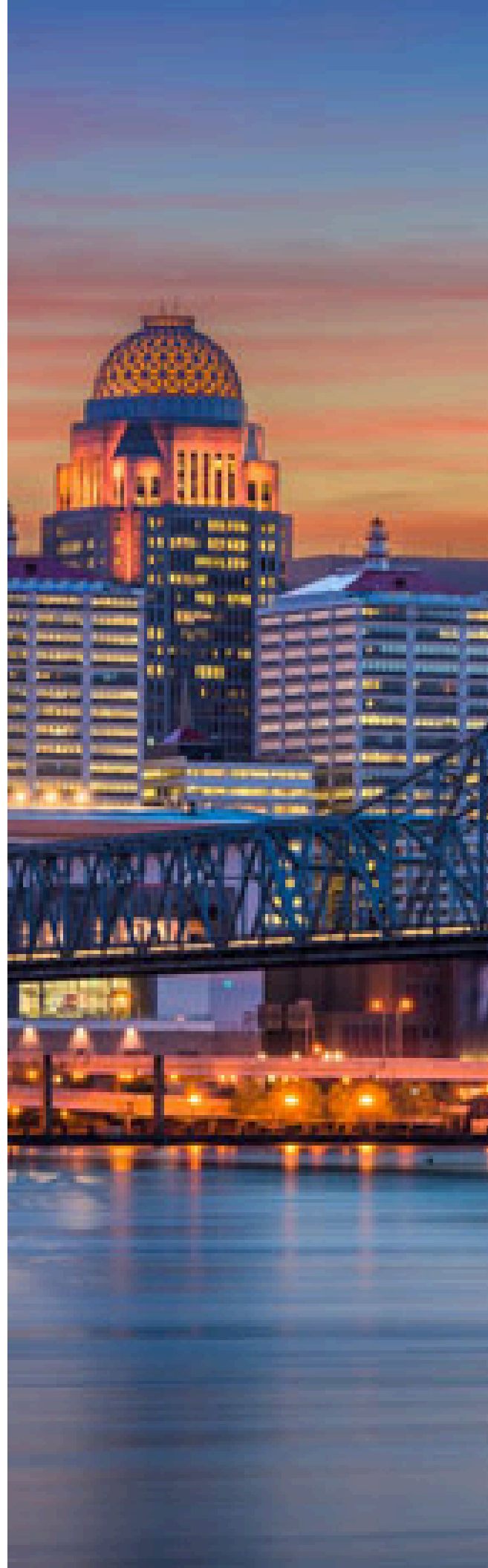
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# WELCOME TO LEXINGTON

Located in the heart of the Bluegrass region, Lexington is renowned as the Horse Capital of the World, home to top horse farms, the Kentucky Horse Park, and Keeneland Racecourse. The city combines historic charm with modern amenities, featuring the Mary Todd Lincoln House and the University of Kentucky. Downtown Lexington boasts a lively scene with historic architecture, the Lexington Opera House, and diverse dining options. Outdoor enthusiasts can enjoy parks, trails, and green spaces like the Arboretum and Jacobson Park. The city's food and drink scene includes traditional Southern fare, farm-to-table dining, and a thriving craft beer and bourbon culture. Lexington's community spirit shines through its festivals, farmers' markets, and local events like the Festival of the Horse and the Woodland Art Fair. With its rich culture, scenic beauty, and welcoming atmosphere, Lexington is a vibrant place to call home.



*Hi, I'm Taylor Brianne Smith*

YOUR LOCAL REALTOR

**EXPLORE YOUR CITY WITH THE HELP OF THIS GUIDE**



# LOCAL LIVING

**Experience the best of Lexington with its blend of historic charm and modern amenities. Enjoy vibrant downtown life with unique shops, diverse dining options, and cultural attractions. Explore beautiful parks, scenic trails, and engaging community events. Lexington offers a welcoming and dynamic lifestyle for everyone.**

## CLIMATE

Lexington experiences a temperate climate with four distinct seasons. Summers are warm and humid, with temperatures averaging in the mid-80s. Winters are mild, with occasional snowfall and temperatures typically ranging from the mid-30s to low-40s. Spring and fall are particularly pleasant, featuring mild temperatures and vibrant foliage. This balanced climate allows for a variety of outdoor activities year-round.

## COST OF LIVING

Lexington offers a moderate cost of living compared to many major cities. Housing costs are reasonable, with a range of options from affordable apartments to upscale homes. Utilities, groceries, and transportation are also relatively affordable. While healthcare and education costs are slightly higher than the national average, overall, Lexington provides a good quality of life without the high expenses found in larger urban areas.

*Getting to know everything*  
ABOUT YOUR SMALL TOWN





# EMPLOYMENT OPPORTUNITIES

Lexington features a diverse and thriving job market, catering to a wide range of professional fields. Major industries in the area include healthcare, education, manufacturing, and technology. The University of Kentucky, a significant employer, offers numerous opportunities in education, research, and administration. The healthcare sector is robust, with institutions like UK HealthCare and Baptist Health Lexington providing a plethora of jobs in medical and support roles. Manufacturing also plays a vital role, with companies like Lexmark and Valvoline having a strong presence. Additionally, Lexington's growing tech sector, along with the unique equine industry, offers specialized career paths. With its mix of corporate offices, small businesses, and innovative startups, Lexington provides a dynamic employment landscape for job seekers at all career stages.

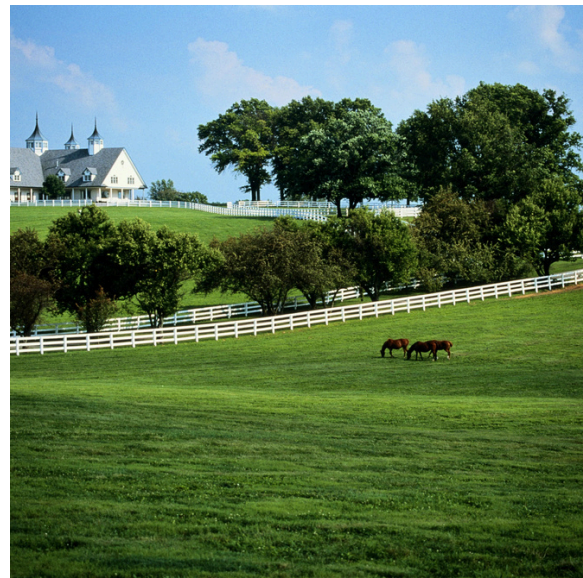
*Looking to start a new career?*

FIND YOUR DREAM JOB IN YOUR NEW TOWN

## JOBS AVAILABLE

- **Chamber of Commerce:** Contact for major businesses.
- **Directories:** Check for prominent companies.
- **Economic Offices:** Inquire about key businesses.
- **Local News:** Stay informed on significant businesses.
- **Networking:** Connect for business insights.

Explore major businesses in Lexington, KY through the Chamber of Commerce, business directories, economic offices, local news, and community networking.



# ANNUAL EVENTS



1

## KEENELAND SPRING AND FALL MEETS

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Held in April and October, these prestigious horse racing events draw visitors from around the world to experience thoroughbred racing at its finest.



2

## FESTIVAL OF THE BLUEGRASS

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As Kentucky's oldest bluegrass music festival, this June event offers a weekend of live performances, workshops, and family-friendly activities at the Kentucky Horse Park.



3

## LEXINGTON FOURTH OF JULY FESTIVAL

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This patriotic celebration includes a downtown parade, live music, food vendors, and a spectacular fireworks display, making it a highlight of the summer.



4

## KENTUCKY BOURBON FESTIVAL

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Taking place in September, this festival celebrates Kentucky's rich bourbon heritage with tastings, distillery tours, and bourbon-themed events in nearby Bardstown, a short drive from Lexington.



# LOCAL SCHOOL DISTRICTS

LEXINGTON OFFERS TOP-NOTCH EDUCATION WITH FAYETTE COUNTY PUBLIC SCHOOLS KNOWN FOR ITS DIVERSE PROGRAMS. JESSAMINE COUNTY SCHOOLS PROVIDE INNOVATIVE TEACHING, WHILE SCOTT COUNTY SCHOOLS BOAST HIGH ACADEMIC STANDARDS AND ATHLETIC PROGRAMS. WOODFORD COUNTY PUBLIC SCHOOLS OFFER STRONG ACADEMICS IN A CLOSE-KNIT COMMUNITY. EACH DISTRICT IS DEDICATED TO STUDENT SUCCESS AND WELL-BEING.



1

## FAYETTE COUNTY PUBLIC SCHOOLS

The largest district in the area, known for its diverse educational programs, strong emphasis on academic excellence, and numerous extracurricular activities.

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2

## JESSAMINE COUNTY SCHOOLS

Located just south of Lexington, this district is recognized for its commitment to student achievement, innovative teaching methods, and a supportive community environment.

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3

## SCOTT COUNTY SCHOOLS

Serving the northern part of the Lexington area, Scott County Schools are praised for their high academic standards, comprehensive athletic programs, and dedicated staff.

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4

## WOODFORD COUNTY PUBLIC SCHOOLS

Known for its small-town charm and close-knit community, this district offers strong academic programs, a focus on student well-being, and a variety of extracurricular opportunities.



# LOCAL HEALTH CLINICS

**1**

## **UK HEALTHCARE – TURFLAND**

Comprehensive services including primary care, urgent care, and specialty clinics.

**2**

## **LEXINGTON CLINIC**

Multi-specialty medical group offering a wide range of services from pediatrics to geriatrics.

**3**

## **BAPTIST HEALTH MEDICAL GROUP PRIMARY CARE**

Quality primary care services with a focus on patient wellness and prevention.

**4**

## **BLUEGRASS COMMUNITY HEALTH CENTER**

Providing affordable healthcare services including medical, dental, and behavioral health for all ages.



# HOSPITALS



## ABOUT YOUR LOCAL HOSPITAL

Lexington, KY, boasts a robust healthcare system with top-rated hospitals offering comprehensive medical services. UK HealthCare – Albert B. Chandler Hospital is renowned for its cutting-edge treatments and research. Baptist Health Lexington provides a wide range of healthcare services with a focus on patient-centered care. Saint Joseph Hospital is known for its excellent cardiac and surgical services. The Lexington VA Medical Center offers specialized care for veterans, while Shriners Hospitals for Children Medical Center – Lexington focuses on pediatric orthopedics and specialty care. Each of these institutions is dedicated to providing exceptional healthcare to the Lexington community.

UK HEALTHCARE – ALBERT B. CHANDLER HOSPITAL	(859) 323-5000
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BAPTIST HEALTH LEXINGTON	(859) 260-6100
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SAINT JOSEPH HOSPITAL	(859) 313-1000
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LEXINGTON VA MEDICAL CENTER	(859) 233-4511
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SHRINERS HOSPITALS FOR CHILDREN MEDICAL CENTER – LEXINGTON	(859) 266-2101
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# THINGS TO DO IN LEXINGTON



## VISIT KEENELAND

Experience the thrill of horse racing at Keeneland, one of the most iconic racetracks in the country. Enjoy the beautiful grounds, watch live races, and explore the historic grandstands.

## EXPLORE THE KENTUCKY HORSE PARK

Dive into the rich equestrian history at the Kentucky Horse Park. Tour the museums, meet famous horses, and attend horse shows and events throughout the year.



## STROLL THROUGH THE ARBORETUM

Enjoy a peaceful day at the University of Kentucky Arboretum. Wander through themed gardens, hike the trails, and discover a diverse collection of plants and trees.



# THINGS TO DO IN LEXINGTON

## DISCOVER DOWNTOWN LEXINGTON

Take a walk through downtown Lexington, filled with unique shops, delicious restaurants, and vibrant street art. Visit the historic Mary Todd Lincoln House and the Hunt-Morgan House for a touch of history.



## TASTE LOCAL BOURBON

Explore the Lexington Bourbon Trail and visit distilleries like Woodford Reserve and Town Branch. Take guided tours, learn about the distillation process, and enjoy tastings of Kentucky's finest bourbons.

## ENJOY THE LEXINGTON FARMERS MARKET

Spend a morning at the Lexington Farmers Market, where you can browse fresh produce, artisanal goods, and local crafts. It's a great way to support local farmers and enjoy the community atmosphere.

*Local spots worth visiting!*



# SHOPPING

*Lexington offers a diverse shopping experience with options for everyone.*

**The Summit at Fritz Farm:** Upscale stores, local boutiques, and a variety of dining options in a vibrant setting.



**Fayette Mall:** The largest mall in Central Kentucky, featuring a wide range of national and specialty shops.



**Downtown Lexington:** Unique shops and boutiques offering local art, handmade crafts, and trendy clothing.

**Lexington Green:** Scenic shopping with a variety of stores and restaurants around a picturesque lake.



**Southland Drive:** Historic district with vintage stores, local markets, and specialty shops.

*Lexington combines local charm with convenient retail centers for a delightful shopping experience.*



# PLACES TO EAT

Lexington is home to a variety of dining experiences sure to satisfy any palate. For a taste of farm-to-table cuisine, try The Local Taco, where fresh, locally sourced ingredients elevate traditional taco flavors. County Club offers a unique BBQ experience with a focus on smoked meats and Southern sides. Distilled on Jefferson delivers upscale Southern dishes with a modern twist in a historic setting. Finally, Goodfellas Pizzeria is perfect for a casual night out, serving up New York-style pizza and a great selection of bourbon.

## DISCOVER YOUR LOCAL FOOD

*Find a new go-to restaurant*



### DUDLEY'S ON SHORT

Located in downtown Lexington, Dudley's on Short offers a sophisticated dining experience with a menu featuring American cuisine with a Southern twist. The rooftop patio provides a lovely view of the city.



### CARSON'S FOOD & DRINK

Carson's Food & Drink combines rustic charm with modern flair, offering a diverse menu that includes gourmet burgers, steaks, and seafood. It's known for its vibrant atmosphere and creative cocktails.



### MIDDLE FORK KITCHEN BAR

Situated in the Distillery District, Middle Fork Kitchen Bar is celebrated for its farm-to-table approach, offering seasonal dishes crafted from locally sourced ingredients. The open kitchen and industrial setting add to its unique charm.



### TONY'S OF LEXINGTON

Tony's of Lexington is a top choice for steak lovers, featuring prime cuts of beef, fresh seafood, and an extensive wine list. The elegant setting and impeccable service make it perfect for special occasions.



# LOCAL PARKS



## JACOBSON PARK

Jacobson Park is a family-friendly destination featuring a scenic lake, paddleboat rentals, and ample picnic areas. The park's open green spaces and playgrounds make it a popular spot for outdoor activities and leisurely weekends.



## SHILLITO PARK

Shillito Park offers a variety of recreational options, including sports fields, tennis courts, and walking trails. With its playgrounds and picnic shelters, it's an excellent spot for both family gatherings and fitness enthusiasts looking to stay active.



## THE ARBORETUM, STATE BOTANICAL GARDEN OF KENTUCKY

The Arboretum, State Botanical Garden of Kentucky, showcases a wide array of gardens, educational exhibits, and serene walking paths. It's a perfect place for nature lovers to explore diverse plant collections and enjoy a peaceful escape from the city's hustle and bustle.

## HAVE SOME FAMILY FUN

Lexington boasts several beautiful parks perfect for outdoor activities and relaxation. Jacobson Park is a favorite for its scenic lake, paddleboat rentals, and expansive picnic areas. It's ideal for family outings and leisurely strolls. Shillito Park offers a variety of recreational amenities, including sports fields, playgrounds, and walking trails, making it a great spot for both active and passive recreation. Finally, the Arboretum, State Botanical Garden of Kentucky, provides a peaceful escape with its stunning gardens, walking paths, and educational exhibits, perfect for nature lovers and those looking for a serene retreat.

TAKE A TRIP & VISIT ONE OF YOUR *Local Parks*

# HOUSING OPTIONS

Lexington offers diverse housing options for various lifestyles and budgets. Historic neighborhoods like Ashland Park and Bell Court feature charming homes with beautiful architecture. Modern living can be found in new developments and condos in areas like Hamburg and The Summit at Fritz Farm, which are close to shopping and dining.

Suburban neighborhoods such as Beaumont and Masterson Station provide spacious homes and good schools, ideal for families. For a rural feel, areas like Georgetown and Versailles offer larger properties and a peaceful atmosphere, yet are still a short drive from the city.

Lexington has something to suit everyone, from historic charm to modern convenience.

## *Finding your Home!*

I'm here to assist you in any way I can. Whether you need information, guidance, or a friendly conversation, feel free to ask. My goal is to make your experience positive and helpful, so don't hesitate to let me know how I can be of service to you.

### **NEW BUILDS**

~Wyndham Downs  
~Hamburg Farms  
~The Home Place  
~Summerfield  
& more!



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## TYPES OF HOUSING OPTIONS AVAILABLE TO YOU

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Townhomes • New Builds • Single Family  
Homes • Apartments



# WHO WE ARE



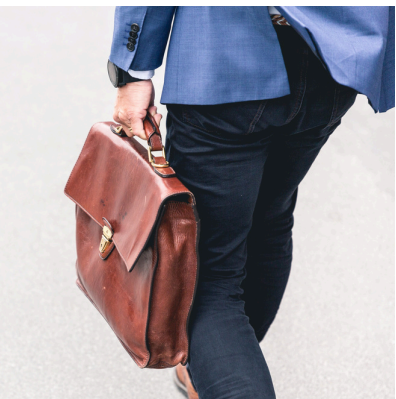
## COURTESY

We are better equipped to help support our clients with compassion, mindfulness, and collective motivation to reach our common goals. In all things, we aim to be kind, welcoming, and open-minded, especially when facing challenges.



## DEVOTED

Simply said, we like what we do, and this makes the difference between providing a service and providing an experience. We are fully dedicated to each task, delivering well-rounded solutions that don't lack in results. We go over and above for you as it is the proper thing to do, but also because we care about our clients. We sincerely love building our relationships and connections.



## PROFESSIONAL

We take pleasure in having a team of skilled specialists that exhibit professionalism, both with our clients and among our peers. Our dedication to the highest quality service, efficiency, and insight are unparalleled.

*Real estate is our passion*

HELPING MY CLIENTS ACHIEVE THEIR HOME GOALS



# ABOUT TAYLOR

Hi there! I'm Taylor Brianne Smith, your local Tennessee & Kentucky real estate expert. As a proud mom of a three-year-old, my passion extends beyond finding dream homes to creating lasting memories.



**Choosing me means gaining a skilled negotiator, a creative marketer, and a dedicated communicator, all working together to make your real estate journey smooth and rewarding.**

## 01 LOCAL EXPERTISE

With a deep understanding of both the Tennessee and Kentucky real estate markets, I bring valuable insights into local neighborhoods, market trends, and hidden gems.

Whether you're a first-time homebuyer, relocating, or investing, my local expertise ensures you make informed decisions that align with your goals.

## 02 NEGOTIATION

With a proven track record in negotiation, I advocate fiercely for your interests. Whether it's securing the best price for your home or navigating a competitive offer, my strategic negotiation skills ensure you get the most favorable terms possible.

Your satisfaction and financial well-being are my top priorities.

## 03 COMMUNICATION

Communication is at the heart of my service. I prioritize transparent and timely updates, keeping you informed throughout the entire real estate process. Whether you prefer phone calls, emails, or in-person meetings, I adapt to your communication style to ensure a stress-free and well-informed experience.





*Taylor Brienne Smith*

REAL ESTATE AGENT - **KY/TN** - ABR, MRP, PSA

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