

STAY IN COMFORT



THE OXFORD

Air Bnb Rental

The STORY



Welcome to The Oxford.

My name is Andrew Beckman and I am a local realtor in Louisville, KY. I am married and have two beautiful children that I am thankful to raise in this thriving city.

I recently purchased an office space for my growing business and was lucky enough to find a space that was already utilizing the lower level as an AirBnb unit. So I decided to continue on with renting the space.

I grew up in this area and have many local places that I love to visit. This city is so unique and has so many wonderful restaurants, bars and local attractions that everyone should have the opportunity to experience. I hope that whatever reason brought you to Louisville, you will enjoy it as much as I do.

If you have any questions or concerns during your stay, please don't hesitate to reach out. I want your stay to be as comfortable as possible.

Best,

Andrew Beckman

When You Arrive



Accessing the Property

The front door has a keyless entry lock and the code is 4455. Upon entering the front door, bear left and you will find another door with another keyless entry. The code for this door is also 4455.

Check In/Check Out Times

The Check-In time is after 4:00 PM and Check-Out time is before 10:00 AM. I would really appreciate it if you stuck to these times.

If you need a late check-out, please contact me through Airbnb or any of the contact information provided at the end of this manual and I will try to accommodate. Please keep in mind that this request may not be possible if we have a same-day check in.

Parking

There are 6 free parking spaces available for use anytime during your stay. One includes an EV Charging station, located at the front of the property. Feel free to use if you have an electric vehicle. This particular charging station is setup for a Tesla. If you have another type of electric vehicle, please reach out through Airbnb or one of the other contact methods provided.

Wifi

The wifi network for this property is called AirBNB wifi. The password is: 123456789
You can also scan the QR code below to connect you to the wifi automatically.



HOUSE RULES

to follow

I kindly ask that you read over the House Rules and keep them in mind during your stay.



No Parties or Events Allowed



No Illegal substances on the property



No Smoking Allowed



Please respect Check-in and Check-out times



No Pets Allowed



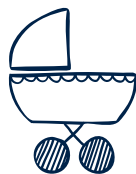
Please take out the trash before you leave



Please No Unregistered guests



Please don't re-arrange the furniture



Suitable for children under 12 years of age.



Please do not eat in the bedroom



Please take care of the furnishings

How to use **THE APPLIANCES**



Temperature Control

The temperature is set at 75 degrees. If you are cold, there are blankets in the cabinets on the stairs. If you have issues with the set temperature, please reach out to and I will try to accomodate.

Laundry

Feel free to use the combination washer/dryer and any detergent you may require. There is also an iron on the top shelf. You'll find the User Manual on top of the machine.



Dishwasher

Feel free to use the dishwasher to wash dishes during your stay. There are dishwashing pods under the sink. I normally run the dishwasher on the Normal Cycle.

Stove/Oven

The Stove and Oven are available for use during your stay. There are pots/pans, baking sheets and cooking utensils available for your use.. Feel free to bring in any food/drinks you would like, but please remove them from the suite prior to leaving.

Coffee Maker

The coffee maker is a Keurig. The user manual is in the drawer if you need to know how to use it. There are coffee pods in the cabinet for your use.



Garbage

There are garbage cans in the kitchen and bathrooms. If you need to replace the bags, there are extra bags under the sink in the kitchen. You can take full bags out back to the brown Rumpke receptacle by the shed. Please remove any garbage in the kitchen prior to leaving.

TV Streaming

You must use your own personal logins to access the streaming apps on the Apple TV. Apps include Hulu, Amazon Prime, Youtube TV, Disney+, HBOMax to name a few. You will find the small Apple TV remote plugged in to the wall next to the couch. Make sure to log out of all apps before you leave.

Local GROCERIES



Kroger:

291 Hubbards Lane, Louisville KY 40207

National Chain Grocery with all the staples.



Walmart:

143 Thierman Lane, Louisville KY 40207

National Chain Grocery with all the staples.



Paul's Fruit Market:

3922 Chenoweth Square, Louisville, KY 40207

Local Market that sells fresh fruit and produce, deli items and gourmet gifts.



Rainbow Blossom:

3738 Lexington Rd., Louisville, KY 40207

Natural foods market that sells organic produce and wellness products. They guarantee that all foods they sell are free of synthetic preservatives, artificial colors and flavor



Walgreens:

3700 Frankfort Ave., Louisville KY 40207

Located just a block from the Airbnb, this national chain sells basic staples and has a pharmacy for any medical needs.



Lotsa Pasta:

3717 Lexington Rd., Louisville KY 40207

Local grocer that has a deli counter with fresh meat and cheese, homemade pastas, breads, soups, salads and more. You can buy items that are already prepared or purchase ingredients to cook your own meal.

Louisville's FOOD SCENE



Breakfast Restaurants I Recommend

Bruegger's Bagels: 119 Breckenridge Lane, Louisville KY 40207 S

If you are looking for a quick breakfast on the go before you start your day, Brueggers is a great option. Serving delicious bagels, breakfast sandwiches and coffee, it's a favorite of locals.

Biscuit Belly: 3723 Lexington Rd., Louisville Ky 40207 SS

If a sit down restaurant is more desired for breakfast, look no further than Biscuit Belly. It serves up all of the usual breakfast fare, along with great coffee: lattes, cold brews and more. They also features several vegetarian and gluten-free options.

Con Huevos: 2339 Frankfort Ave, Louisville, KY 40206 SS

Con Huevos serves up Mexican style breakfast & lunch favorites. Their menu is varied and has something everyone will enjoy. If you are looking for something a little different for breakfast, try out this local favorite.

Silver Dollar: 1761 Frankfort Ave, Louisville, KY 40206 SS

Silver Dollar is a local favorite for breakfast, although it serves great lunch/dinners as well. True to their Kentucky ties, you'll also find a huge selection of bourbon and whiskey at Silver Dollar, and they make an excellent Mint Julep – served in a real Mint Julep cup.

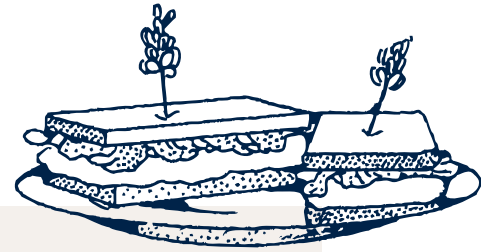
The Morning Fork: 1722 Frankfort Ave, Louisville, KY 40206 SS

The Morning Fork serves up decadent brunch favorites and one-of-a-kind creations. Their French Toast is no regular French Toast. Their menu is varied and has something everyone will enjoy.



*Start your day off
with a great
breakfast!*

Louisville's FOOD SCENE



Lunch Restaurants I Recommend

Momma's BBQ: 102 Bauer Ave., Louisville KY 40207 \$S

Momma's BBQ is a local favorite in Louisville. Not only do they feature the staples of any great BBQ joint (ribs, wings, sandwiches, chicken) but they also offer more unique selections like specialty grilled cheese, chili, nachos and their famous donut bread pudding.

Green District: 126 Breckenridge Lane, Louisville KY 40207 \$

Green District is THE place to go for the freshest salads in the area. That is their specialty. Offering 10 different salad options, in addition to wraps and grain bowls, this lunch spot is one I frequent often.

Ramiro's Cantina: 2350 Frankfort Ave, Louisville, KY 40206 \$S

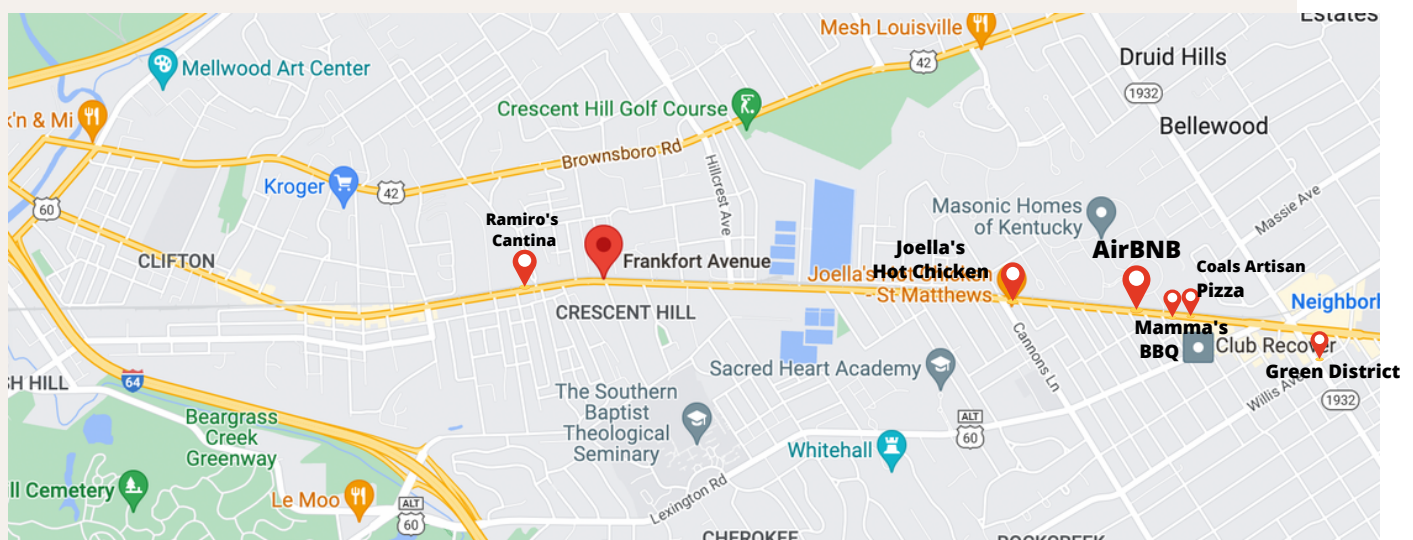
Traditional Mexican fare is the specialty of this establishment. Serving up everything from tacos and enchiladas to burritos and more, Ramiros will satisfy your tastebuds. And they have a great Happy Hour Monday-Friday from 2-5.

Coals Artisan Pizza: 3724 Frankfort Ave, Louisville, KY 40207 \$S

Serving up unique, coal-fired, pizzas with a variety of toppings and sauces, this is not your ordinary pizza joint. They offer gluten-free and cauliflower crust options for those with dietary restrictions and have great drink promotions during the week.

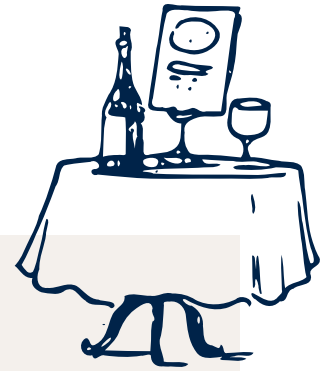
Joella's Hot Chicken: 3400 Frankfort Ave, Louisville, KY 40207 \$S

Joella's is a local favorite, serving up crispy tenders, juicy wings and more with a variety of sauces ranging from "southern-no heat" to "Fire in da-hole" inferno spice. They also have great sides including mac'n cheese and their parm garlic fries.



*Louisville's got a
great food scene
check it out!*

Louisville's FOOD SCENE



Dinner Restaurants I Recommend

Porcini: 2730 Frankfort Ave, Louisville, KY 40206 SSS

Porcini has been a staple of fine Italian cuisine in Louisville's historic neighborhood of Crescent Hill for over two decades. Executive Chef, John Plymate has created exquisitely crafted menus by using produce and meats procured from local farms. It a great place for dinner with friends or your significant other.

Drakes: 3939 Shelbyville Rd, Louisville KY 40207 \$\$

If you are looking for a great burger and some great music, check out Drakes. Offering traditional bar foods (and awesome sushi bar), Drakes provides a fun atmosphere for a night out on the town.

Bourbon's Bistro: 2255 Frankfort Ave, Louisville, KY 40206 SSS

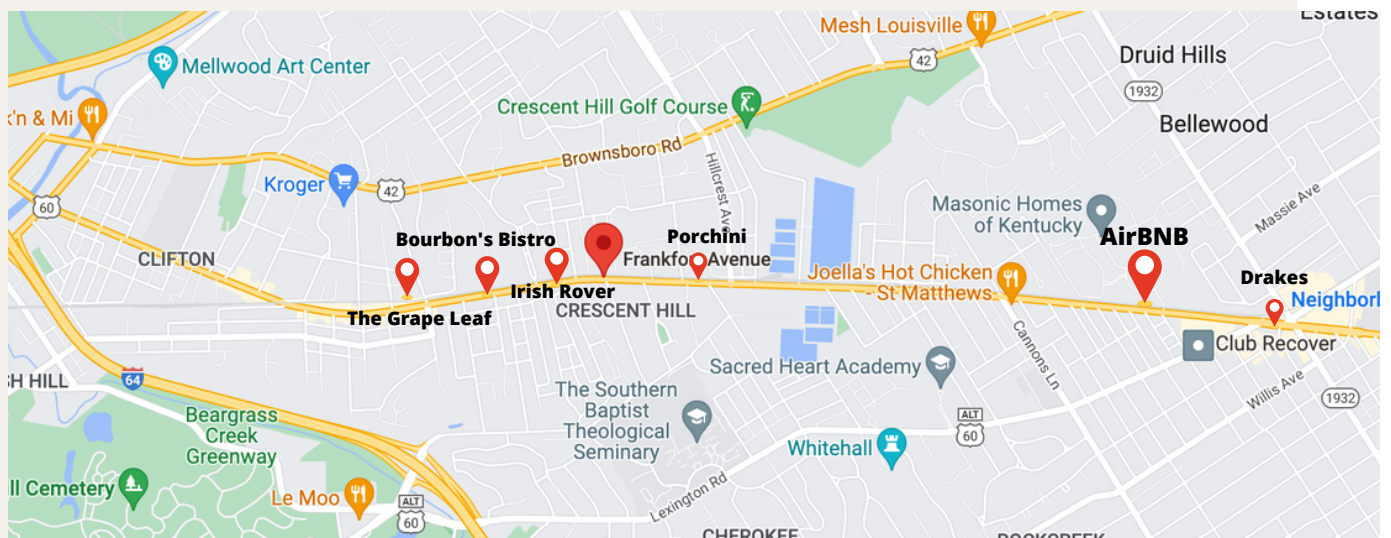
For upscale southern fare with a great atmosphere and excellent bourbon selection, Bourbon's Bistro is

The Grape Leaf: 2217 Frankfort Ave, Louisville, KY 40207 \$\$

The Grape Leaf prides itself on being a friendly, locally owned, pan-Mediterranean neighborhood restaurant. In 1992, Chef Nabil Al-Saba opened The Grape Leaf, one of Louisville's first Middle Eastern eateries, in the heart of Clifton and he has been serving up authentic cuisine ever since. If you are looking for something different, check out this local eatery.

Irish Rover 2319 Frankfort Ave, Louisville, KY 40207 \$\$

This traditional Irish pub has it all: Great food, drinks and atmosphere. Their menu features classic Irish recipes and the Guinness is brought in from Dublin. They have a great patio for hanging out in the evening, as well as a self-service beer garden when the weather is nice.



*Let me know which
stop is your favorite!*

Louisville's FOOD SCENE



Other Great Restaurants in the city of Louisville

Le Moo: 2300 Lexington Rd, Louisville, KY 40206 \$\$\$

Housed in a gorgeous brick building, Le Moo is a beautiful upscale restaurant with a palatial design that would rival any castle in Europe. A romantic eatery, it's an ideal spot for a date night with a decadent menu featuring premium cuts of meat, succulent seafood, and piquant pastas, among other savory dishes. They also have a fabulous Drag brunch!

Seviche: 1538 Bardstown Rd #1156, Louisville, KY 40205 \$\$\$

A local staple of Louisville, Seviche- A Latin Restaurant is a beautifully designed contemporary restaurant ideal for a romantic out on the town. It has a well curated menu created by Chef Anthony Lamas. Utilizing local artisan ingredients and only the freshest seafood, the creative menus at Seviche are the perfect blend of Latin and southern heritages.

Bistro Le Relais: 2817 Taylorsville Rd, Louisville, KY 40205 \$\$\$\$

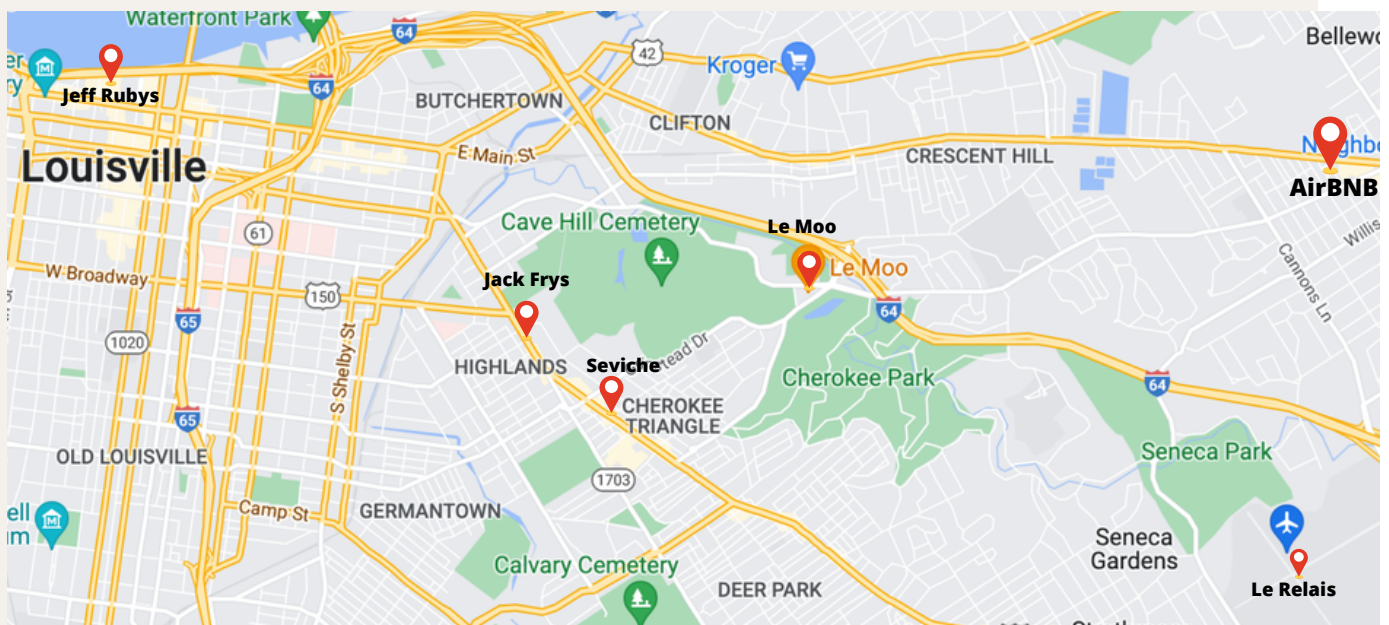
Located in Bowman Field's historic airport terminal in Louisville, Bistro Le Relais boasts a romantic, 1940s-style art deco interior evocative of the iconic movie, Casablanca. Ideal for a date-night in Louisville, the restaurant offers an exquisite view of the airport from their outdoor deck where couples can watch planes landing as the sun sets below the horizon. Serving delicious French cuisine, dishes are created using only the freshest and finest ingredients.

Jeff Rubys: 325 W Main St, Louisville, KY 40202. \$\$\$\$

Jeff Ruby's Steakhouse is an award-winning steakhouse franchise with a bustling, energetic atmosphere, live music, and the best cuts of USDA Prime and Wagyu steaks and seafood. Located a block from the beautiful Ohio River in downtown Louisville, it offers traditional cuts of steak with the classic sauces and garnished, family style sides, sushi and raw bar & seafood menu. It is one of my personal favorites in the city.

Jack Frys: 1007 Bardstown Rd, Louisville, KY 40204. \$\$\$

Nestled along Bardstown Road, Jack Fry's is a historic haunt mostly known for bootleggers and bookies in the 1930s. Today, it's considered the best fine dining restaurant in Louisville exuding a swanky elegance with its storied past depicted in the photos adorning its walls. Its romantic ambiance is only rivaled by its exquisitely crafted menus that offer selections like Beef Filet; grilled tenderloin, crisp fingerling potatoes, asparagus, and sage beurre blanc topped with Parmigiano-Reggiano and prosciutto.



Louisville's BEST COFFEE



The Best Local Coffee in the city of Louisville

Crescent Hill Coffee: 2714 Frankfort Ave., Louisville KY 40206

Located in the historic Crescent Hill neighborhood, this local coffee shop serves locally roasted coffee blends and specialty teas. They offer small plates, as well as pastries and goodies from local bakeries.

Heine Bros: 2309 Frankfort Ave., Louisville KY 40206

This home grown local chain plays host to 13 locations throughout Louisville. It prides itself on being a 100% fair trade and organic coffee roaster. The Daily brew is ever-changing, so there's no shortage of new flavors.

Please & Thank You: 2341 Frankfort Ave, Louisville KY 40206

Please & Thank You is a hip, small batch bakery, coffee house and record store, all in one, meaning you can stop by to sip on a latte while listening to vinyl tunes and biting into its famously decadent chocolate chip cookies. While it isn't your typical brunch spot, it does have excellent breakfast fares, including bagels and egg sliders with habanero on brioche buns.

Caffe Classico: 2144 Frankfort Ave., Louisville KY 40206

Caffe Classico offers a delicious combination of creative and refined cuisine. Our ethic of fine ingredients and careful execution lends itself equally to a quick lunch, a full dinner, or coffee at the bar

Fante's Coffee: 2501 Grinstead Dr, Louisville, KY 40206

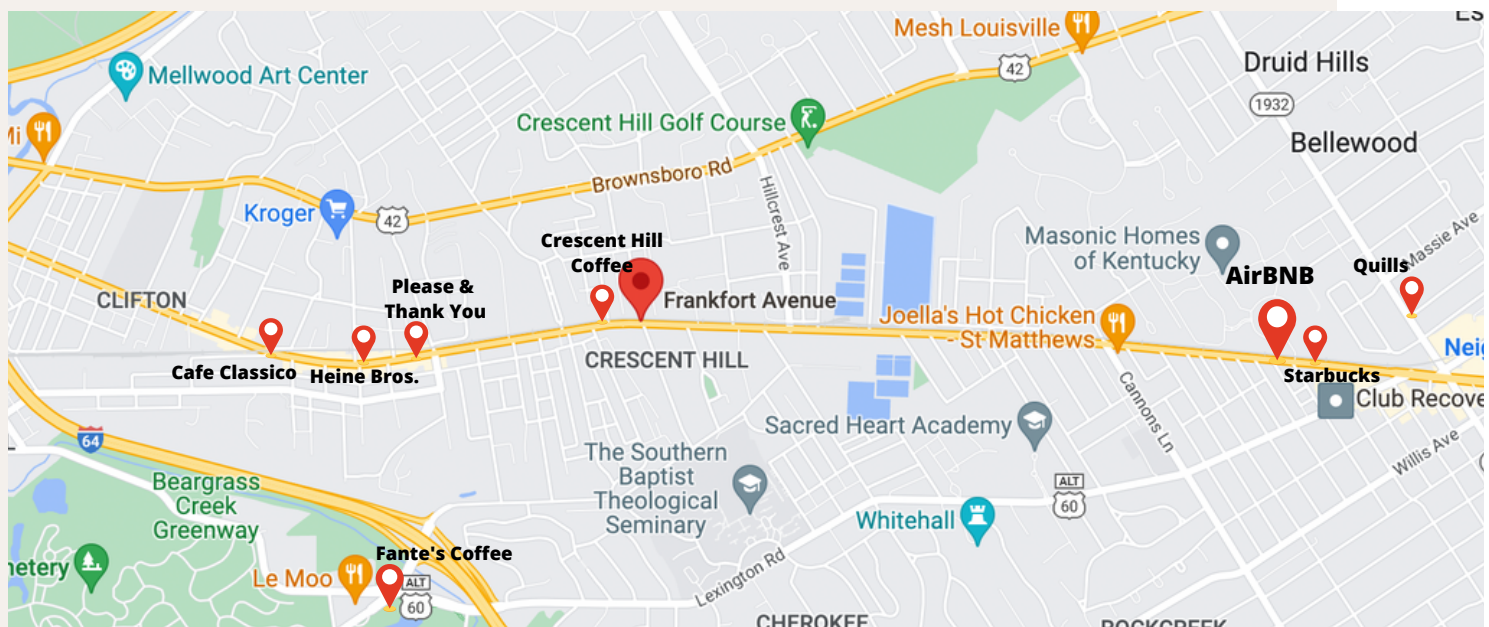
An intentionally developed coffee house, made to inspire and create community amongst the people of Louisville, KY. It imports its coffee from all over the world, from honey-pressed micro-coffee in Costa Rica, to Panamanian Boquette Geisha in Panama. All beans are roasted in house.

Quills: 117 St. Matthews Ave., Louisville KY 40207

Hand crafted coffee in the form of unique, signature blends (check out the Alchemist- a soy latte brewed with cinnamon, agave, cocoa, and cayenne pepper). Quills own roasting operation makes it a one stop shop for a great cup of coffee.

Starbucks: 3702 Frankfort Ave., Louisville KY 40207

Not a local shop but it is a classic and just a block up the road from the Airbnb in case you need a quick coffee fix.



Louisville's BEST SWEET TREATS

The Best Local Desserts in the city of Louisville

Homemade Ice Cream & Pie Kitchen: 3737 Lexington Rd, Louisville KY 40207

This local dessert chain serves up the best homemade ice cream, pies, cookies, cakes and other sweet treats. Their caramel dutch apple pie is a personal favorite.

Annie May's Sweet Cafe: 3110 Frankfort Ave., Louisville KY 40206

This local cafe is an allergy-friendly bakery, serving up delicious cupcakes, cakes, cookies and more that are free of Wheat, Gluten, Milk, Eggs, Peanut, Tree nuts (excluding coconut), Shellfish, Sesame, and Soy.

Blue Dog Bakery: 2868 Frankfort Ave, Louisville KY 40206

This local haunt is known for its pastry selection, which ranges from familiar favorites, such as muffins, scones, and cookies, to traditional European pâtisseries, including French macarons and a rotating array of seasonal and specialty desserts. They also make their own artisan breads, and have a light lunch fare as well.

Sweet Surrender Dessert Cafe: 1804 Frankfort Ave., Louisville KY 40206

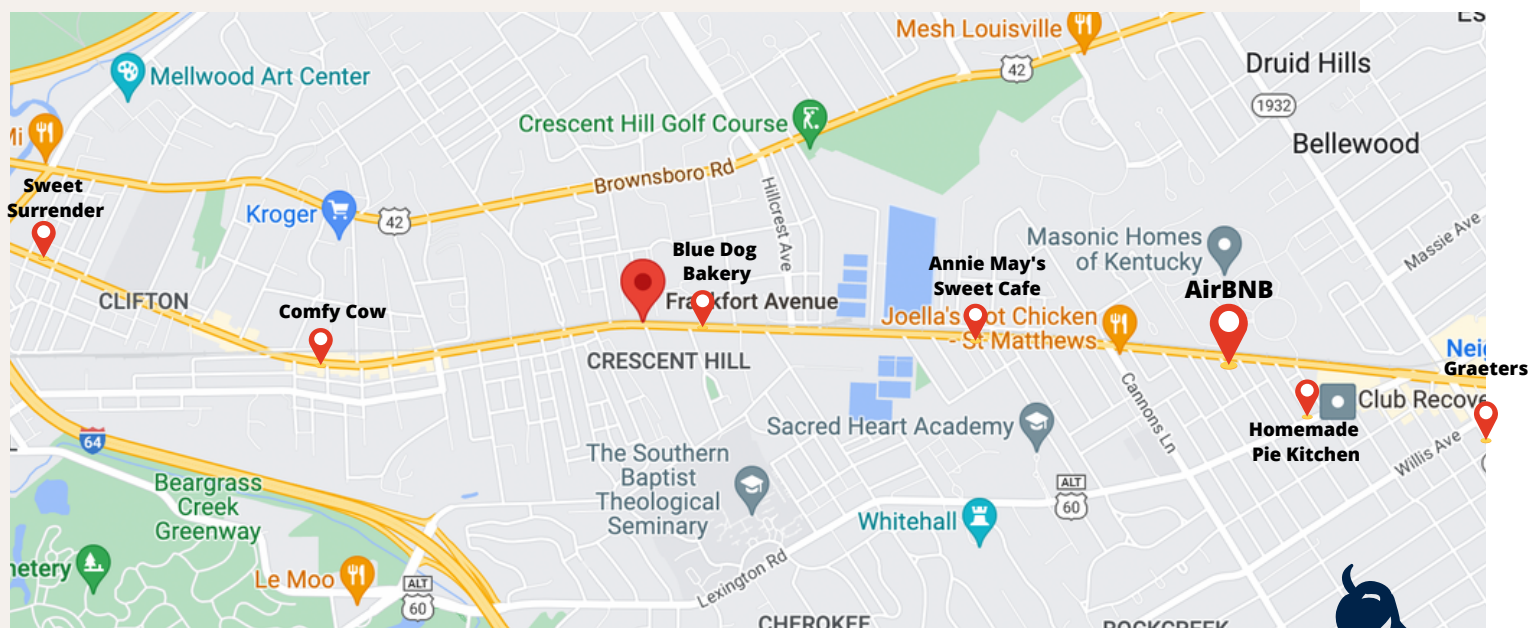
Sweet Surrender is known for their delicious cakes. While the menu varies daily, they have a wide variety of cake flavors and even offer vegan cakes. They also sell cookies and other sweet treats like brownies and pie.

The Comfy Cow: 2221 Frankfort Ave, Louisville, KY 40206

A local ice cream chain that specializes in homemade ice cream with unique flavors, including their famous Bourbon Ball Ice Cream. They also offer ice cream pies, cookies, brownies and smoothies.

Graeter's Ice Cream: 140 Breckenridge Lane, Louisville KY 40207

This local favorite serves up homemade ice cream, crafted in french pots. It's your traditional soda shop, serving up ice cream, sorbets, sundaes, shakes and malts, sodas, coffee chillers and smoothies.



Louisville's BAR SCENE



The Best Local Bars in the Area

Frankfort Ave Beer Depot: 3204 Frankfort Ave., Louisville KY 40206
BBQ Smokehouse and brews on tap- they also offer free mini golf

The Hub: 2235 Frankfort Ave., Louisville KY 40206
Stylish hangout with full bar service

Diamonds: 3814 Frankfort Ave., Louisville KY 40206
Pool hall with good food and drinks

Saints: 151 Breckenridge Lane, Louisville KY 40207
Pizza pub and Sky Bar

Patrick's Liquor Bar: 3202 Frankfort Ave., Louisville KY 40206
Local bar with good vibes

The Gallant Fox Brewery: 2132 Frankfort Ave., Louisville KY 40206
Large selection of micro-brews on tap

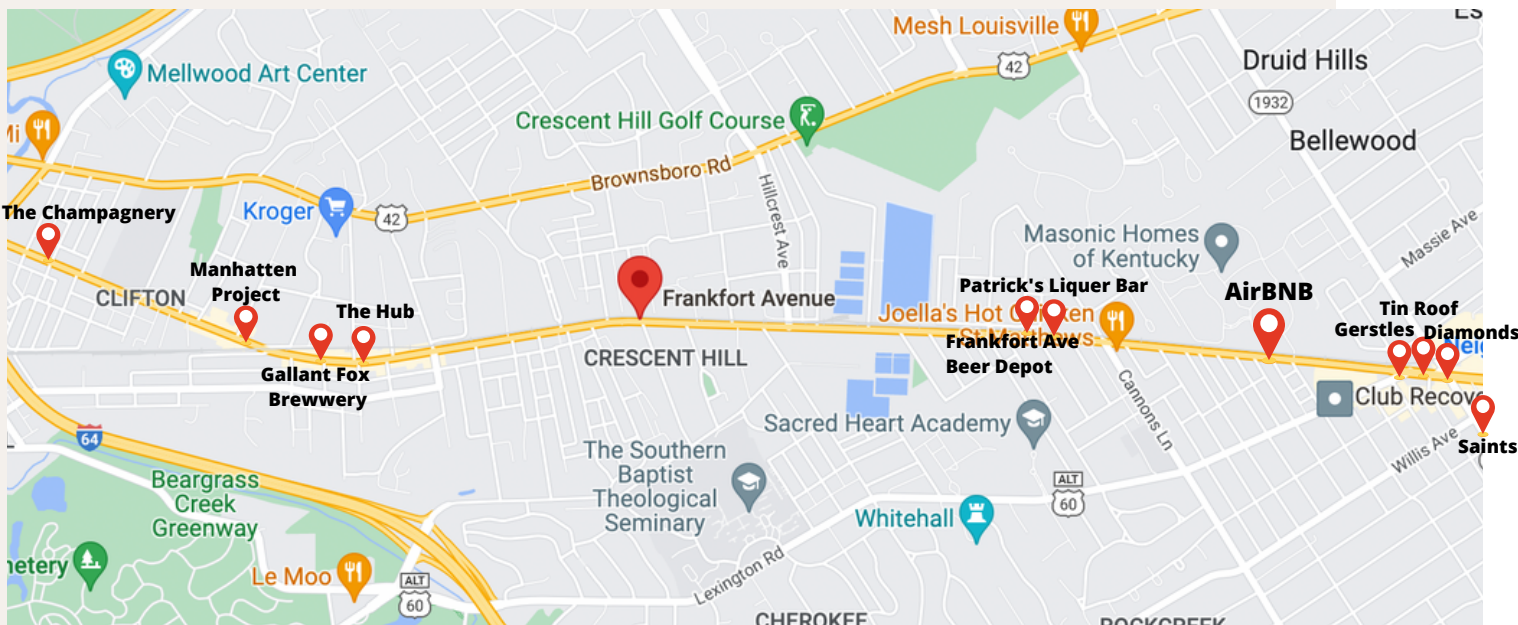
Tin Roof: 3921 Shelbyville Rd, Louisville, KY 40207
Small music pub

The Champagnery:
Large selection of sparkling wines & champagne

Gerstles: 3801 Frankfort Ave, Louisville, KY 40207
Great music and drinks

Manhattan Project: 3702 Frankfort Ave., Louisville KY 40206
Sports pub with a cool atmosphere

Have a drink for me!



The Urban Bourbon Trail

Here are the local Bourbon Distilleries in Louisville that are open and available for touring daily.

- Angel's Envy Distillery
- Bulleit Frontier Whiskey Experience at Stitzel-Weller
- Copper & Kings American Brandy
- Evan Williams Bourbon Experience
- Kentucky Artisan Distillery
- Kentucky Peerless Distilling
- Michter's Micro-Distillery
- Old Forester Distillery
- Rabbit Hole Distillery



Fourth Street Live

Fourth Street Live! is a 350,000-square-foot entertainment and retail complex located on 4th Street, between Liberty and Muhammad Ali Boulevard, in Downtown Louisville, Kentucky. Restaurants and entertainment venues in the complex include Gordon Biersch Brewing Company, T.G.I. Friday's, Birracibo, The Sports & Social Club, Tavern on 4th street, The Fudgery and the new bourbon raw bar. Fourth Street Live! also has a variety of bars and nightclubs including Tavern on Fourth, The Sports & Social Club, Howl at the Moon, and PBR Louisville.



Museums to Visit

Kentucky Derby Museum:

Come tour the museum devoted to the Greatest 2 minutes in Sports. Take a tour of historic Churchill Downs and have lunch in the local café.

Louisville Slugger Museum:

Take a tour of the Famous Louisville Slugger Factory. Learn more about the history of the Louisville Slugger and find out how it's made.

Frazier History Museum:

Learn more about Kentucky's history and explore different traveling exhibitions. They also have a speakeasy with a bourbon class that teaches about the history of our beloved spirit



Parks to Enjoy

Seneca Park:

A 531-acre gem that borders St. Matthews to the west and features a massive list of amenities, including biking, hiking, and equestrian trails, sports fields, and picnic grounds, and an 18-hole golf course.

Cherokee Park:

An expansive green space that includes a 2.4 mile loop, a golf course, a multitude of sports parks, numerous water features, and the famous Big Rock.

Crescent Hill Park:

Located in the heart of Crescent Hill, this park offers a golf course, kids playground and splash park, and tennis courts.





The Louisville Zoo

The Louisville Zoological Gardens a 134-acre zoo in Louisville. It has eight zones of exhibits: The Islands, Africa, Glacier Run, Australia, South America, HerpAquarium, Gorilla World, and the Cats of the Americas. The Louisville Zoo is very highly rated, clean, and you can tell they truly love the animals in their care. They also have some beautiful gardens that are worth walking around. It's one of my kids favorite places to visit in Louisville.



The Science Center

There are three floors of super interactive exhibits that your kiddos will love at the Kentucky Science Center. It isn't the most elaborate or high tech museum, but it is a great place to duck in on a hot day. The museum would also make for a great rainy day activity!



Belle of Louisville

This is the oldest operating Mississippi style riverboat in the world! You can go sightseeing or on a dinner cruise on the Belle of Louisville, and either way, it will be a one of a kind experience. They do cruise year-round always offering different special experiences. And, you can count on the music always being lively while you cruise!



Louisville Mega Cavern

You can go ziplining in this massive underground limestone quarry! If that isn't enough to sell you on a visit, there's also a ropes course, e-bike rides to the furthest depths of the caverns, and a MEGA TRAM tour.



Bluegrass Karting and More

Another option for all of you thrill seekers, Bluegrass Karting & Events! There is axe throwing, which has become a popular new family activity for those with teens. As the name suggests, there is also go-karting and you can race up to 40 MPH.

Additional Information

Transport Information

The Airbnb is located on Frankfort Ave, which makes it walking distance to many local eateries, shopping, and bars.

However, if you would like to explore more of the city, the best way to get around is by car. Uber and Lyft are available if you do not have a car.

There are also TARC Bus lines that can be used if needed.

<https://www.ridetarc.org/getting-around/routes/>

Emergency Contacts

Should you encounter any kind of emergency during your stay, please contact the local authorities.

Emergency Phone Number: 911

Kentucky Poison Control: (800) 222-1222

Closest Pharmacy:

Walgreens- 3700 Frankfort Ave., Louisville KY 40207

Closest Hospitals:

Norton Women's & Children's Hospital: 4001 Dutchmans Lane, Louisville KY 40207

UL Hospital: 530 S. Jackson St., Louisville KY 40202

There is a fire extinguisher and first aid kit under the sink.

Contact Information

I hope you enjoy your stay. If you have any issues, questions or concerns, please feel free to reach out through the Airbnb website or through Guesty.

THANK
YOU

Check-Out Procedures

- Check out is at 10:00 AM
- Make sure used dishes are in the dishwasher
- Log out of any TV streaming apps
- Leave used towels on the floor
- Double check for personal items
- Take trash out to the Rumpke trash bin
- Turn off all lights
- Hit the lock icon on the keypad

*Safe Travels!
I hope you come
back to visit soon!*