



Your 2026 Grand Tour of Homes Guide

Tour move-in ready homes, compare flexible First Lady floor plans, and explore what is coming next at Boone's Crossing.

2026
GRAND
TOUR
OF HOMES

2026 GRAND TOUR of Homes Savings Event

Visit Eastgate to tour move-in-ready homes, then stop by Boone's Crossing to see homesites and learn what's coming next.

EASTGATE

Abigail Model +
Move-In Ready Homes

100 Friendly Ave.
• Nicholasville, KY

BOONE'S CROSSING

Now Building

2070 Boonesboro Road
• Winchester, KY

2026 GRAND TOUR OF HOMES • JULY 18-19 & 25-26 • 12-5 PM

Tour 4 Move In Ready Homes in Eastgate & One in Barkley Meadows

2006-2026
20 YEARS
BUILDING WITH CONFIDENCE
JAMES MONROE HOMES

RSVP For Grand Tour!

LENDER OF CHOICE

ACRISURE

MORTGAGE
NMLS ID # 152859

Eastgate Model + Move-In Ready
Homes

Boone's Crossing Now Building
Harper Woods Now Selling

Grand Tour Savings Event

Use this guide to plan your James Monroe Homes Grand Tour visit, compare available homes, and decide whether a quick move-in opportunity or a new build at Boone's Crossing or the peace of mind of the gated Harper Woods is the better fit for your next chapter.

Why James Monroe Homes

For 20 years, James Monroe Homes has helped Central Kentucky buyers build with confidence through flexible floor plans, quality craftsmanship, energy-efficient construction, and a transparent building experience.

- Flexible First Lady floor plans designed for real life.
- Open-concept layouts, smart home features, and energy-efficient construction.
- Design Studio personalization for buyers building from the ground up.
- Transparent communication with a process built around guidance and confidence.
- National and regional recognition, including Top 40 Under 40 recognition for two JMH team members.
- A team focused on quality, customer experience, and helping buyers choose the right next step.

Plan Your Grand Tour Visit

Dates	Time	Start Here
July 18-19 and July 25-26	12-5 PM	Eastgate 100 Friendly Ave. Nicholasville

During the Grand Tour, start at the Abigail model in Eastgate. From there, ask which move-in ready homes best match your timeline, budget, and lifestyle. If you are thinking longer term, ask about homesites and build opportunities at Boone's Crossing in Winchester and our Gated Community in Lexington, Harper Woods.

Start at the Abigail Model in Eastgate



Abigail Model Home

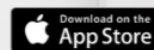
100 Friendly Ave. | Nicholasville, KY

Tour the Abigail model, compare available move-in ready homes, and ask which First Lady floor plan best fits the way your household lives.

Tour on your own schedule 7 days a week from 7A-7P through NterNow.



Powered by
NterNow™



Move-In Ready Homes to Ask About

If your timeline is now, these homes give you the benefits of new construction without waiting to build from scratch. Use each card to compare plan style, buyer fit, and what to ask to tour next.



108 Clearwater Drive

Eastgate | Nicholasville, KY

Grace French Country | \$419,999

3 Beds | 2.5 Baths | 1,904 Sq. Ft.

Features: French Country elevation, fireplace, 3-car garage, efficient modern layout.

Buyer fit: Best for value-minded new-construction buyers, professional couples, smaller families, and buyers who want smart design at a strong Eastgate price point.

Call or text (859) 242-5095 to schedule a tour today!



113 Clearwater Drive

Eastgate | Nicholasville, KY

Abigail B-S | \$444,999

4 Beds | 2.5 Baths | 2,278 Sq. Ft.

Features: Open main-level living, four bedrooms, flexible family layout.

Buyer fit: Best for growing families, Lexington-area commuters, and buyers comparing new construction to older resale homes.

Call or text (859) 242-5095 to schedule a tour today!



132 Clearwater Drive

Eastgate | Nicholasville, KY

Lucy Farmhouse | \$441,999

4 Beds | 3 Baths | 2,016 Sq. Ft.

Features: First-floor primary suite, upstairs loft, upstairs bedroom and full bath.

Buyer fit: Best for right-sizers, guest-ready buyers, multigenerational households, and buyers who want main-floor living with upstairs flexibility.

Call or text (859) 242-5095 to schedule a tour today!



117 Chickadee Trail

Barkley Meadows | Georgetown, KY

Lucy French Country | \$434,999

4 Beds | 3 Baths | 2,115 Sq. Ft.

Features: First-floor primary suite, flexible upstairs space, final closeout opportunity.

Buyer fit: Best for right-sizers, families with teens, Georgetown-area buyers, and buyers who want a move-in ready home with main-level comfort.

Call or text (859) 242-5095 to schedule a tour today!

Find Your First Lady Floor Plan Match

Not every buyer needs the same layout. Use these quick matches to narrow the conversation before you tour.

If You Need	Strong Floor Plan Matches	Why It Helps
First-floor primary	Lucy, Eleanor, Martha	Main-level comfort with room for guests, family, or hobbies.
Four bedrooms	All Floor Plans can have 4 bedrooms with structural options.	More dedicated space for kids, guests, work, or storage.
Payment comfort	Grace, Abigail	Efficient layouts with strong function and less unused space.
Work-from-home flexibility	Abigail, Jackie, Eleanor	Flex rooms, lofts, and adaptable living spaces.
Build from scratch	Boone's Crossing plans	Choose your homesite, plan, exterior, and Design Studio selections.

Move-In Ready Homes at Eastgate

Eastgate offers a welcoming place to call home in Nicholasville, Kentucky, with move-in ready homes, a quiet neighborhood setting, and everyday conveniences close by. Located in the East Jessamine School District, this established community is a strong fit for families, professionals, and buyers who want the comfort of new construction without waiting to build from the ground up.

With flexible floor plans, open-concept living, quality craftsmanship, and several homes ready now, Eastgate makes it easier to find a home that fits your lifestyle and timeline. Residents can enjoy a family-friendly environment while staying close to schools, shopping, dining, parks, and major routes into Lexington.

Why Buyers Ask About Eastgate

- Move-in ready homes available now
- Located in the East Jessamine School District
- Quiet, established neighborhood setting
- Family-friendly community environment
- Close to shopping, dining, schools, and everyday amenities
- Flexible First Lady floor plans
- Open-concept living and functional spaces
- New-construction quality without the full build-time wait

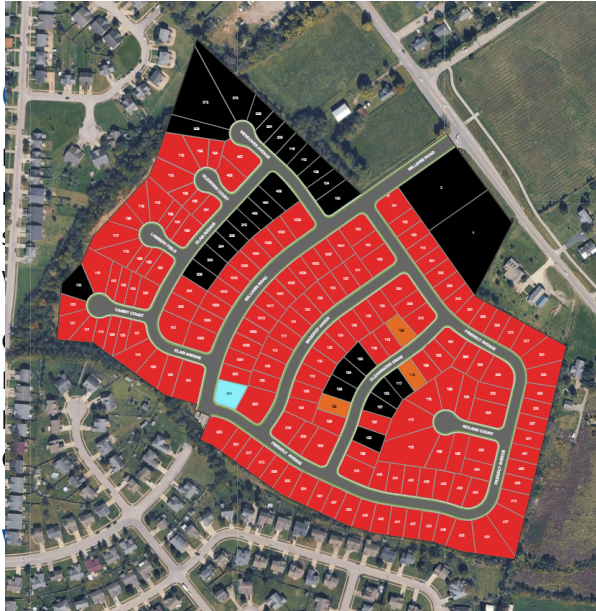
Eastgate Savings

- We Love Paying Closing Costs
- Bonus Cash
- 2/1 Rate Buydown
- *Promotional Pricing Subject to change. Contact a new home consultant for full details.

- Convenient access to Nicholasville and Lexington
- Model home and available homes can be toured through NterNow

Eastgate Lot Map

Key



Barkley Meadows

g in a growing area
 untly. Located near
 s a strong fit for buy

- Showcase Home
 - Unavailable / Not For Sale
 - Under Construction
 - Sold
- by the
 setting

to explore, from its historic downtown and local restaurants to the
 easy access to the Bourbon Trail. With only one James Monroe
 final opportunity to enjoy a move-in ready home in this established

- Quiet, established neighborhood setting
- Convenient Georgetown location near Toyota
- Close to schools, shopping, dining, and everyday amenities
- Easy access to the Kentucky Horse Park and outdoor recreation
- Family-friendly Scott County community
- New-construction comfort without the wait to build
- Flexible living space designed for changing family needs
- Convenient access to Lexington and surrounding Central Kentucky areas

Barkley Meadows Savings

- We Love Paying Closing Costs
- Bonus Cash
- 2/1 Rate Buydown
- *Promotional Pricing Subject to change. Contact a new home consultant for full details.



117 Chickadee Trail | Lucy Floor Plan

4 Beds, 3 Baths, 2,115 Square Feet \$434,999

Main-level living with room for guests, grandkids
 and a home office. First Floor Primary suite with
 2 additional bedrooms on first floor. Loft,

de | Prices, availability, and promotions subject to change.

additional bed and bath on the 2nd floor.

Available Promotions:



JAMES MONROE HOMES
BUILD WITH CONFIDENCE

We ♥ Paying Closing Costs!



MOVE-IN SOONER
Save more upfront



KEEP MORE IN YOUR POCKET
Lower out-of-pocket expenses



BUILD WITH CONFIDENCE
Stress less, enjoy more

On Select Homes for a Limited Time



* Promotional pricing and incentives are subject to change without notice. Available for qualified buyers through the participating lender and title company on select homes. Closing Costs include only: lender underwriting fee, lender processing fee, Settlement fee, Lender's title insurance taxes, Closing protection letter, Recording fees, Appraisal, Credit report. Restrictions apply. Contact New Home Sales Consultant for details.



JAMES MONROE HOMES
BUILD WITH CONFIDENCE

Bonus Cash!

1% of Purchase Price Towards New Home Enhancements

EXAMPLES INCLUDE:



REFRIGERATOR



BLINDS



FENCING



WASHER & DRYER

* Promotion offered only on current showcase home inventory. Restrictions Apply. Contact New Home Sales Consultant for details.

Now Selling!

GATED Lexington Living

Purchase your new home by September 7, 2026, and enjoy a \$35,000 credit toward Design Studio upgrades.



GATED COMMUNITY



NO THROUGH TRAFFIC



OPEN SPACE

*Restrictions Apply. Inquire for Details.

New Homes. New Floor Plans. New Builder

BUILD WITH CONFIDENCE



Now Building!

The Sanctuary AT Boone's Crossing
LIVE • SHOP • EAT • RELAX

Free Enhanced Elevation* OR Free 3rd Car Garage*

— Now through July 31 —

We ♥ Paying Closing Costs!

Lock in Your Savings Today!





Promotion valid 6/18/26 - 7/31/26. Valid only in Boone's Crossing on select basement lots. Restrictions apply. Promotional pricing subject to change. See new home sales consultant for full details.

James Monroe Homes |

ions subject to change.

The Sanctuary AT Boone's Crossing

LIVE • SHOP • EAT • RELAX

The Sanctuary at Boone's Crossing

2070 Boonesboro Road | Winchester, KY

Boone's Crossing gives buyers the opportunity to build from the beginning in a growing Winchester location. Choose from 9 flexible First Lady floor plans, explore available homesites, and start planning a home that fits the way your family lives.

Now Building at Boone's Crossing

Boone's Crossing offers a fresh approach to community living in Winchester, combining beautiful new homes with the convenience of future shopping, dining, green spaces, and everyday amenities—all within one thoughtfully planned neighborhood. This walkable mixed-use community features high-performance, energy-efficient homes, flexible floor plans, and quality craftsmanship designed to stand the test of time. Whether you're raising a family, growing your career, or looking for a place to simplify life, Boone's Crossing is designed to bring people together while keeping everything you need just minutes from your front door.

Why Buyers Ask About Boone's Crossing

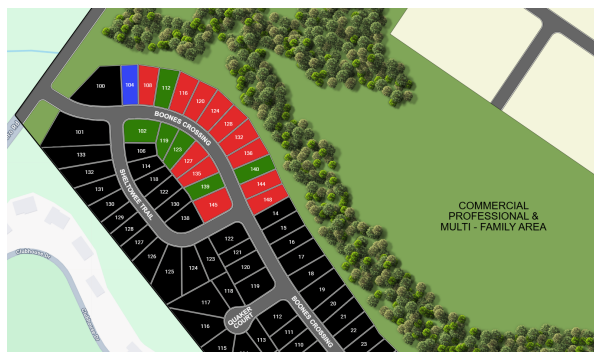
- 9 flexible First Lady floor plans to build.
- Basement and slab homesite opportunities.
- Open-concept living and flexible spaces.
- Design Studio personalization.
- A growing Winchester location with room to plan your next chapter.

Now Building Savings

- Free Enhanced Exterior or 3rd Car Garage on Select Lots
- We Love Paying Closing Costs
- *Promotional Pricing Subject to change. Contact a new home consultant for full details.

Boone's Crossing Lot Map

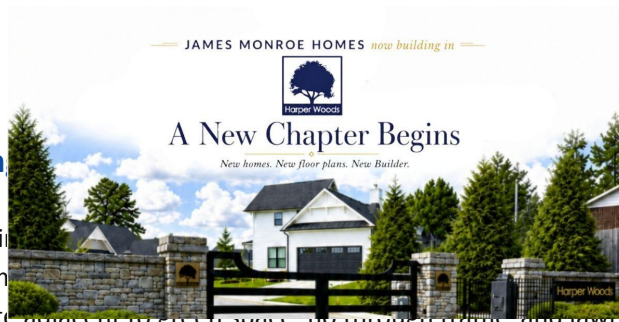
Key



- Available Lot
- Unavailable / Not For Sale
- Model Home
- Sold

Harper Woods Now Selling

Harper Woods offers a more refined lifestyle in an exclusive gated community. The community features new James Monroe homesites, round privacy, convenience, and open space. With every homesite adjacent to green space, no through traffic, and lawn maintenance planned for the community, Harper Woods is ideal for buyers who want the comfort and personalization of a new home without as much upkeep.



Why Buyers Ask About Harper Woods

- A convenient Lexington location close to everyday essentials.
- Gated new construction community in Lexington.
- Open space beside every homesite.
- Low-maintenance lifestyle with lawn maintenance and treatments planned.
- Private snow removal planned for streets, sidewalks, and driveways.
- No through traffic for a more private neighborhood feel.
- Slab and basement homesite opportunities.
- New floor plans by James Monroe Homes.
- A more peaceful, private setting without leaving Lexington.

Now Selling Savings

- Buy a home before **September 7, 2026** and receive a **\$35,000 Design Studio Credit** to upgrade your new home.
- *Promotional Pricing Subject to change. Contact a new home consultant for full details.

Harper Woods Lot Map

Key



- Unavailable / Not For Sale
- Under Construction
- Model Home

Know Your Buying Power Before You Tour

Getting pre-qualified before or during Grand Tour helps buyers understand budget, compare homes confidently, and move quickly if the right home is available.

- Ask about payment comfort before narrowing homes.
- Compare move-in ready homes against build-from-scratch options.
- Understand how current promotions may apply when financing through Acrisure Mortgage.

Your Next Steps

1. [RSVP for Grand Tour on Facebook](#)

2. Start at the Abigail model in Eastgate at 100 Friendly Ave or at Boone's Crossing in Winchester at 2070 Boonesboro Road.
3. Tour [move-in ready homes](#) that fit your timeline and lifestyle.
4. Ask whether [Boone's Crossing](#) or [Harper Woods](#) is a better fit if you want to build.
5. Get pre-qualified if you want payment clarity before choosing a home. Get Pre-Qualified with our lender of choice , Acrisure Mortgage [here](#).

Contact

Kristin Murrow

New Home Sales Consultant

859-242-5095 | kristin@jamesmonroehomes.com

Ask Kristin which home or First Lady floor plan is the best fit for your timeline, budget, and family.

Disclaimer

Prices, availability, promotions, incentives, floor plans, features, square footage, homesites, and financing options are subject to change without notice. Photos and renderings may show options or upgrades not included in the listed price. Promotions are subject to restrictions and eligibility requirements. The buyer must qualify for financing terms. See Sales Consultant for details. Acrisure Mortgage NMLS #152859. Equal Housing Lender.