

# BLUE RIDGE PROPERTIES

KIMBERLY HOSTETTER WITH LEXINGTON CONNECTION

*See page 29*



**Gracious farm with mountain views. Completely remodeled stately brick house, machine shop, horse barn and 283 pasture and wooded acres.**



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**APRIL 2021**

Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties  
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona

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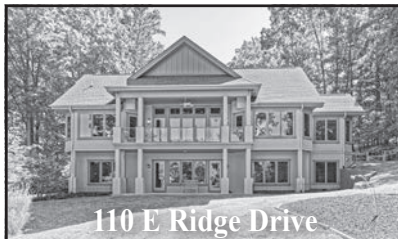
# James Wm. Moore Real Estate Co.

28 South Main Street  
Lexington, Virginia 24450  
www.jwmre.com  
540-463-7080



**110 Wagonroad Lane – 144 Acres**

Magnificent 144-acre Shenandoah Valley retreat featuring beautifully rolling upland fields, wildlife abundant forests, and awe-inspiring Blue Ridge Mountain views. Handsome brick residence with custom features situated on ridge top with park-like setting and commanding views in all directions. Perfectly located just 6 miles northeast of historic Lexington in the Timber Ridge area of Rockbridge County. **\$975,000**



**110 E Ridge Drive**

Custom-built home remodeled in 2019 privately situated on 6+ acres less than 10 minutes from downtown Lexington. All new gourmet kitchen with custom cabinetry and top-of-the-line appliances, quartz countertops, and instant hot water faucet. Great room features authentic reclaimed wood flooring, 14' ceiling, oversized fireplace, and patio overlooking fenced backyard. 4BR/4BA, including spacious main-level master bedroom and bath featuring heated ceramic tile floor, Jacuzzi tub with inline heater, and walk-in closets. Garage offers epoxy floor, granite workbench, and custom cabinetry. **\$735,000**



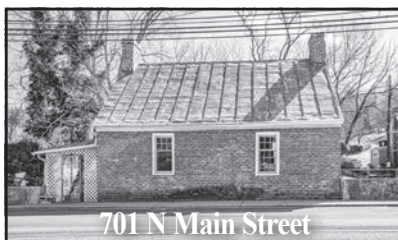
**815 Ross Road**

Brick colonial residence on hilltop setting surrounded by mature trees and mountain views. 5 BR, 3 full baths, and 2 half baths. Updated open kitchen, expansive FR with vaulted ceiling and plenty of natural light, laundry, formal LR with brick fireplace, dining, and den. Lower level can serve as separate quarters with large BR and en suite half bath, full bath, kitchen, den, and LR w/ fireplace and direct walkout access. Two car attached garage. **\$549,900**



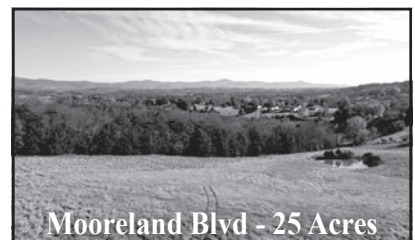
**75 Robindale Court**

Spectacularly maintained custom 4 bedroom, 2.5 bath home privately situated on a quiet cul-de-sac offers high-end finishes and design features like high tray ceilings, custom moldings, hardwood floors, tiled bathrooms, and spacious master suite. Open-concept main level living area with gas log fireplace flows into adjacent kitchen with its brand new ss appliances and eat-in area. Screened in porch and two car attached garage with paved driveway. **\$352,500**



**701 N Main Street**

Charming historic brick cottage walking distance to downtown Lexington offers an exceptional restoration opportunity. Situated nearly adjacent to the Virginia Military Institute and bordering the Town Branch in the rear, the main level features living room, bedroom, bathroom and kitchen. Two additional rooms are on the upper level. Lower level includes a large room with old stone fireplace. The nearly one-quarter acre lot extends behind and to the north of the house. **\$115,000**



**Mooreland Blvd - 25 Acres**

Nearly 26 acres with sweeping long-range mountain views comprised of 3 parcels in the Mount Vista subdivision. Located just 3 miles from downtown Lexington, property has multiple high quality building sites, shop building, small pond, and 3 access points to Mooreland Blvd. Excellent residential development opportunity! **\$199,500**

**Will Moore, ALC | will.moore@jwmre.com | 540-460-4602**





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**E Ridge Drive - 2.13 Acres**

2.13 Acres Wooded elevated building lot with seasonal views of House Mountain. Country living just minutes from Lexington. Features include a private road and underground utilities.

**\$35,000**



**Desmac Lane - 1.7 Acres**

1.7 Acres 1.71-acre residential building lot with access to public water and sewer located minutes from downtown Lexington, I-64, and I-81 in Rockbridge County, VA. Elevated clearing surrounded by trees creates a private building site.

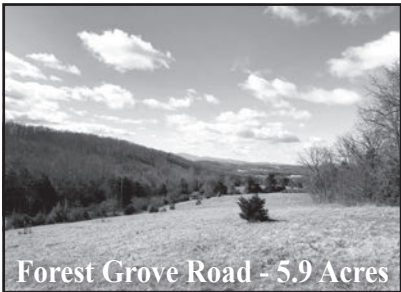
**\$39,900**



**Shepherd Drive - 2.3 Acres**

Highly desirable 2.3-acre residential building lot located less than 2 miles from downtown Lexington on Shepherd Drive. Gently sloping property with scattered hardwoods offers the opportunity to build your dream home with long range Blue Ridge Mountain views and an exceptional combination of privacy and convenience.

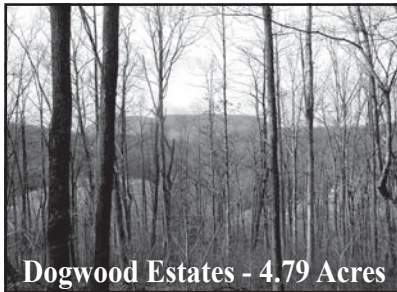
**\$59,900**



**Forest Grove Road - 5.9 Acres**

Almost 6 acres located minutes from historic downtown Lexington, Virginia offers long range southern and eastern views with a highly desirable mix of hardwoods and open land. There are multiple options for siting your dream home. A small brook crosses the rear of the property. Located in the high-quality Stagecoach Crossing neighborhood with its pastoral setting. Seller financing available!

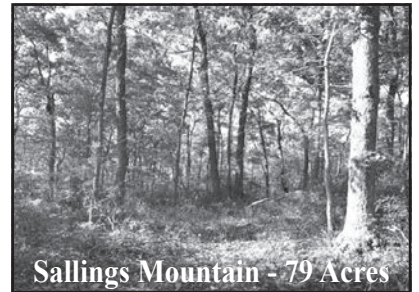
**\$64,500**



**Dogwood Estates - 4.79 Acres**

Gently sloping lot with wonderful building site in magnificent, mature hardwoods. Nice seasonal views of House Mtn. Great location in exclusive Dogwood Estates neighborhood.

**\$79,000**



**Sallings Mountain - 79 Acres**

Almost 80 acres of prime recreational mountain land with exciting elevation change and mature hardwoods on Miller Mountain. Property fronts on state maintained hard-surfaced road with entrance in place. Dense oak trees produce abundant food source for deer, turkey, and black bear.

**\$99,900**

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**206 White Street**

Charming home built in 1915, located within walking distance to downtown. This 5BR/3BA home offers many updates and move in ready. Large entry foyer is light and welcoming. Formal LR boast wood burning fireplace with original tile and decorative cover in meticulous condition. Beautiful pocket doors into formal dining. Updated kitchen, laundry doubles as mud room with built-in cabinets, and full bath round out main floor. Screened porch overlooks private fenced yard. Finished attic has full bath, sauna, 2BR and flex space. **\$520,000**



**89 Woodridge Lane**

Lovely custom-built home located just outside city limits in the Woodridge subdivision offers a 2-story great room with gas fireplace, main floor master bedroom ensuite, spacious kitchen with granite and stainless-steel appliances, dining room, laundry and powder room on main floor. Second floor consist of two bedrooms, one bedroom has an attached bath, an additional full bath and bonus room/bedroom with skylights. New Trex deck with a screened in gazebo. Two car attached garage. **\$425,000**



**17 Evergreen Tree Drive**

Great location in Cedar Grove subdivision! Sunny and spacious home w/3BR/2.0 BA, hardwood floors, LR w gas fireplace, spacious kitchen, and formal dining room. Enjoy outdoor entertaining on the screened porch. Good storage plus an attached 2 car garage. Walking friendly neighborhood on a quiet cut-de-sac. Super close to town, the Lexington Golf and Country Club, shops, schools and everything Lexington has to offer! **\$303,000**



**UNDER CONTRACT!!**

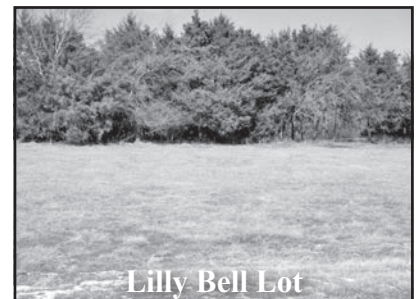
**713 Thornhill Road**

Charming 2 bedroom cottage on the creek within the city limits awaits its new owner. This home is move in ready, updated kitchen and baths, hardwood floors, large deck and great outdoor entertaining space are some of the great attributes of this home. Make an appointment and see it today, it won't last long. **\$180,000**



**Red Mill Rd - 7 Acres**

Beautiful Mountain views from this elevated home site in Natural Bridge VA. This 7.3 Ac of open and wooded land with no building restrictions, easy access to I-81 and Rt. 11 offers many possibilities. Land was perched in 2009 for a 3 bedroom home. **\$69,000**



**Lilly Bell Lot**

Nice level lot on 0.31 acres overlooking the Quarry in The Ponds. Enjoy the Benefits of a new community with its own Clubhouse that offers an indoor lap pool, outdoor pool, exercise room and a large community room with a kitchen, great for hosting parties. Enjoy fishing, canoeing or paddle boarding in the Quarry. Just minutes to downtown. **\$40,000**

**Rona M. Bruce, ABR, GRI, CRS, e-PRO**  
**540-460-3826**





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**6 Junkin Place**

Beautiful home in the Providence Hill neighborhood! This gorgeous property offers 5 bedrooms and 3.5 bathrooms. First floor hosts living room with fireplace and built-in bookshelves, formal dining and stunning remodeled kitchen. Master suite with remodeled bathroom, 3 guest rooms and full bath located on the second floor. Basement level includes a large family room, additional bedroom and full bathroom. Storage space in the walk-up attic or in large storage room. **\$564,000**



**2645 Sterrett Road**

Circa 1775, historic Sleepy Hollow located just outside the village of Brownsburg. The ground level is home to a formal DR, eat-in kitchen and FR with expansive wood burning fireplace. 2nd level hosts library, formal LR, sunroom and master suite with remodeled full bath and sitting area. 2 BR, office and full bath on upper level. Original details including an old milk sink, original beams, 7 fireplaces and gorgeous wood floors. Guest house offers 2BR, bath, kitchen and LR. **\$549,000**



**108 W McDowell Street**

Wonderfully remodeled brick home, just two blocks from Main St. This beautiful two-story home offers 4 bedrooms and 3.5 bathrooms. First floor has formal living room with fireplace, dining, family room and eat-in kitchen. Kitchen has been remodeled to include granite countertops, beautiful cabinetry, island, breakfast nook and large, walk-in pantry. Second floor hosts sleeping rooms, including master suite with vaulted ceiling, walk-in tile shower and walk-in closet. **\$549,000**



**519 S Main Street**

Amazing location, amazing house! Located in the heart of downtown Lexington, this 3 BR, 3 BA home is ready for you to move in. Wonderful living room with fireplace and wood floors, spacious dining room with wood floors and updated kitchen with stainless appliances. First floor office with plenty of built-ins and natural light. Master bedroom has walk in closet, sitting area and sink. Newly finished third floor makes for the perfect family room, spacious and connects to half bath. **\$469,000**



**8 Hays Creek Road**

Welcome to The Lucas House, established in 1785 and completely renovated. This historic home is located in the heart of the community of Brownsburg. Fantastic living spaces with beautiful hardwood floors, original fireplaces and lovely finish work. English basement hosts kitchen, DR, den, BR and full bath. Main living level is home to LR, parlor, library and guest room. Additional guest room and sitting room on third floor. Original log cabin at rear is great for storage. **\$465,000**



**906 Providence Place**

Located in the Providence Hill neighborhood, this contemporary home has so much to offer! Main level offers formal dining with built-ins, formal living room, and family room with fireplace, sunroom and eat-in kitchen. Second floor hosts master bedroom with newly renovated master bathroom, 3 bedrooms and full bath. Enjoy the back deck overlooking the in ground pool. Side yard is newly fenced in and adds green space. Double car attached garage and several parking spaces. **\$374,000**



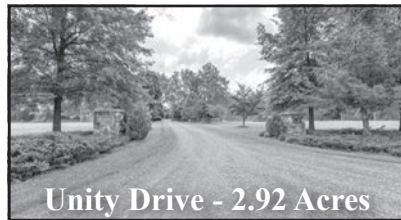
**218 Massie Street**

Looking for an investment property in the City of Lexington? This is your chance to own an income producing duplex. The lower-level unit offers one bedroom, one full bath, living and dining rooms and kitchen. Upper-level hosts tons of character. Unit has a bedroom, full bathroom, office with storage area, formal dining room, kitchen, large living room with built-in bookcases and access to the screened porch. Off street parking and double car garage. **\$179,000**



**Maury Cliffs Lot**

Beautiful, elevated lot located at the top of the desirable Maury Cliffs subdivision. Level lot offers wonderful mountain views and a view of VMI in the distance. Lot has several newly planted trees and is ready for you to build your dream home! Maury Cliffs is located just minutes away from the historic Lexington, VA. **\$69,000**



**Unity Drive - 2.92 Acres**

Situated amongst 100 acres of green space, enjoy building your next home on this 2.9 acre parcel. Wood lot is nestled against an open meadow and adjacent to various walking trails. Subdivision offers a total of twelve private lots, all surrounded by green space. Deeded access to the Maury River offers the perfect opportunity for outdoor recreation. Enjoy fine country living in Rockbridge Baths with walks to the post office, views of the mountains and glimpses of wildlife! **\$38,500**

**Kara F. Braddick, GRI, CRS, ABR, e-PRO**  
540-460-0484 · kara@karabraddick.com





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**Mooreland Blvd - 10 Acres**

Located just 3 miles from downtown Lexington in a private forested setting with mature trees and level hilltop building site. Situated near the end of the road, this property perfectly blends seclusion with a supremely convenient location.

**\$94,500**



**Thornhill Road - 3 Acres**

Premium home site located just outside of Lexington's city limits offers exceptional convenience, privacy, and views. Accessed directly off of Thornhill Rd., property is minutes from the Lexington Golf and Country Club, historic downtown Lexington, W&L and VMI. Public water available.

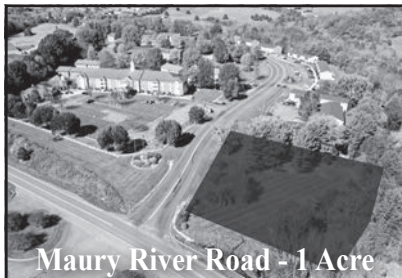
**\$96,000**



**Bayberry Lane - 3 Acres**

Over 3 acres of prime unimproved land located seconds from historic Lexington, Virginia. Hilltop building site provides sweeping views, an ideal wooded/open mix, and public water and sewer. This is a rare opportunity to own a large, private lot with exceptional convenience.

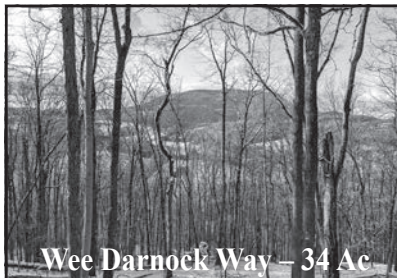
**\$150,000**



**Maury River Road - 1 Acre**

Potential development site with excellent location just off of I-64 Exit 55 interchange with U.S. Rt. 11 in Lexington, VA. High traffic area in close proximity to multiple hotels, apartments, restaurants, and shopping in one of Lexington's most vibrant commercial corridors. Corner location on VA Rt. 39 and Willow Springs Rd. Exceptional value and visibility in an area with limited undeveloped property.

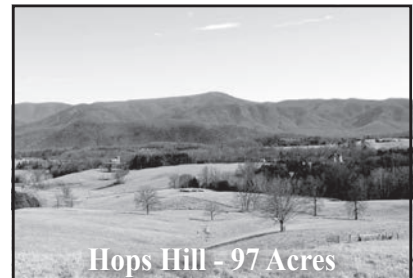
**\$395,000**



**Wee Darnock Way - 34 Ac**

Outstanding House Mountain views and mature hardwoods less than 10 minutes from downtown historic Lexington. The property features a well-established access road and access to electricity. Two separate tax parcels provide additional value. Highly desirable, private location with abundant wildlife.

**\$249,000**



**Hops Hill - 97 Acres**

97.76 acres of gently rolling upland pastures provide sensational views of the Blue Ridge Mountains and Falling Spring area of Rockbridge County. Located on a quiet country road in one of Virginia's most scenic farming valleys, this premier property includes a level hilltop building site, productive crop field, and nice wooded area. Existing well in place.

**\$495,000**

**Commercial Parcel - 5.19 Acres** Irreplaceable business location located on Forge Rd between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility. Food Lion & CVS anchor neighboring shopping center. Approved access & public utilities available.

**\$595,000**

**Will Moore, ALC | will.moore@jwmre.com | 540-460-4602**



**Melissa Hennis**  
Managing Broker, ABR  
540.784.0329

Melissahennis@howardhanna.com



**Catherine Elkins**  
Property Manager  
540.817.0207  
Ckelkins@howardhanna.com



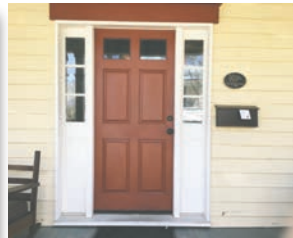
*Located in the  
Historic Dutch Inn  
114 West Washington Street*  
[Howardhannarentals.com](http://Howardhannarentals.com)



**62 PINNACLE LANE** 3 BR 2.5 Bath townhouse. End unit. Available 5/1/21. \$1350 per month plus power, water, sewer. Pets considered with pet deposit and monthly pet rent.



**183 THOROUGHbred CIRCLE** 3 BR 2 BA Townhouse. Available 5/1/21. \$1150 per month plus power, water, sewer. No Pets.



**205 FULLER ST.** 3 BR 2 Bath home located in Historic Lexington. Partially furnished. Available 6/1/21 \$1400 a month plus utilities. Pet Considered with pet deposit and monthly pet rent.



**113 HENRY STREET UNIT B(LOWER UNIT).** Available immediately. Recently refreshed. 2 BR 2 BA with laminate and tile flooring. \$1100 per month plus power. Water billed monthly. Pets considered with pet deposit and monthly pet rent.



**45 HOLLY PARK UNIT 232** 2 BR 2 Bath 1254 Sq ft. Available 5/1/21. \$1200 per month plus power. Water billed monthly. No pets.



**22 S MAIN UNIT 204** 2 BR 2 BA available 6/1/2021. \$1200 per month plus power and water/sewer. No pets.



**2572 BEECH AVE APT 2 BUENA VISTA.** 2 BR 2 BA apartment Available 5/1/21. \$900 per month plus power. Water included. Pets Considered with pet rent and pet deposit.



**114 W WASHINGTON STREET UNIT 103.** 1 Br 1 BA available 6/1/21. \$515 per month plus power and water/sewer. No pets.

### Land Listings

**Buckland Subdivision Lots- PRICED TO SELL.** Bring all offers. With views of House Mountain as well as the Blue Ridge Mountains and just a mile west of Historic Lexington, you won't find a better location to build your dream home. Buckland is close to schools, shopping, parks, and walking trails. Three distinct lots. **Prices starting at 75,000**

**Lot 7** - 4.5 acre open lot that with ideal building sit that can also be accessed from Rt 60.

**Lot 8** - 3.2 acre, gently sloped lot in a cul de sac with majestic mountain views as well as a wooded area teeming with wildlife.

**Lot 9** - 6.42 acres with panoramic views of the mountains and located in the cul de sac. This lot may be subdivided.

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Barry Calvert  
(540) 969-9606 • bgcalvert@ntelos.net

Tanner Seay  
(540) 968-3921 dtseay94@gmail.com

Tenney Mudge  
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**1525 DUG BANK ROAD MONTEREY** Homestead situated on 150 acres in one of Highlands' most beautiful valleys! Rising from Dug Bank Rd to the top of Monterey Mtn, enjoy fantastic views with 90+ acres of fenced, well-watered grazing land, maple trees, a pond, spring stream and upland woods. Stargaze from the deck of the ranch house built in 1983 with 4 BRs and 2 BAs over a full basement with garage doors. Southern exposure overlooking the mtn ranges, including your own character silo and Pre-European Settlement Oak dating from the 1600s. Take the gentle rise to a middle tier with an even more expansive view and gentle topography for perhaps a secondary homesite. Recreation and healthy living opportunities abound. **A change of lifestyle for \$579,900**



**8847 SAM SNEAD HWY HOT SPRINGS** Landmark Victorian Home adjoining the Homestead Old Course! Circa 1882, this stately home has been thoroughly and meticulously updated. With almost 4500 sq ft of living space, it is well positioned on 2.28 park like acres with manicured lawn buffer. The 3 story home has 5 large BRs, 4 fully renovated bath and beautiful kitchen. Expansive center hallway, multiple sitting areas, bonus features and all the perks that make Victorian homes so popular, including 2nd story decking to take full advantage of the beautiful neighborhood and mountain views! There is a 2 car garage, two BR efficiency apartment and all fully served by public utilities. Newer roof, updated electrical, heating systems and more! **Priced to sell at \$810,000!**



**8883 SAM SNEAD HIGHWAY CIRCA 1899**, the Hot Springs Victorian Inn has over 6000 sq ft of living space! Nestled among mature trees, this historic Victorian has 11' Ceilings, well-appointed rooms and updated amenities on three fantastic levels. With 7 bedrooms and 5.5 baths, there is plenty of space to continue the business, create a family retreat or indulge yourself. Includes a separate Honeymoon Cottage and can be sold furnished. Relax on the Period wrap around porches overlooking your 2.84 acres in a gorgeous setting. **\$985,000!**



**538 LAUREL GAP TRAIL WILLIAMSVILLE** Contemporary, custom built home (2007) on 15 acres, adjoining the National Forest with 360 degree viewshed! Very private location with elevated views, close to the Bullpasture River Gorge in Highland County. On a pinnacle, this home has many of the features so many desire that accentuate the 4 season views through the large glass front with vaulted ceiling and stone fireplace. 3 BRs and 2.5 baths in the main living area, as well as a one bedroom, full bath efficiency apartment with deck over the attached 2 car garage. Enjoy the many fishing and hiking opportunities in a serene and stunning area. **\$439,000**



**UNDER CONTRACT**

**220 GREAT NORTH MOUNTAIN, GOSHEN** Custom built brick home of unparalleled quality construction and features situated on 54.28 acres adjoining the National Forest near Goshen. With approximately 7500 square feet of living space, there are 9 bedrooms, 6 full baths, large gourmet kitchen, formal living/dining rooms and open concept area with 10'+ ceilings with impressive detail. Outstanding entertainment area, several bedroom suites, all with marble, mahogany and carpeted flooring. Includes matching three car garage/workshop and partially finished living quarters upstairs. Mostly wooded acreage with little maintenance, trails and beautiful pond. Offered well below tax assessed value at **\$625,000!**



**UNDER CONTRACT**

**8422 BIG VALLEY ROAD WARM SPRINGS** Built in 1982, this passive solar, custom contemporary is situated on 25 acres in Big Valley near Bolar. The main level features open concept LR, DR, and kitchen, sunroom, half bath and office. The second level has 3 BRs, full bath, cedar lined closets, and is stubbed for an additional full bath. Walk-out basement has potential for separate rental or in-law suite with LR, BR, full bath, hobby room, sun room, utility room and mudroom. Built for energy efficiency, the home features 2'X6' construction, metal roof, Hardie board siding, wood stove, Anderson windows, hot water baseboard heat, gravity-fed spring water, and tongue and groove cherry and pine walls and ceilings throughout. Fantastic yard with mature fruit trees, an old barn, beautiful views, plus a 52' X 36' equipment shed with enclosed and heated garage/workshop complete the package. **\$99,000**



**515 RAPPS MILL LANE LEXINGTON** Looking for privacy? Look no more! This secluded low maintenance, move-in ready cottage on over 45 acres of wooded serenity awaits. Ultra privacy but just 16 miles from Lexington and 45 minutes from Roanoke. Open floor plan that is well designed for comfortable living. Attractive kitchen, great room and dining area that opens to a large deck and hot tub. Large bedroom with sitting area and storage upstairs. Other features include a full bath and laundry. Cell service and Internet available. Mixed hardwood forest with mature trees, walking trails, abundant wildlife and wildflowers. An exciting property for a full time home, getaway, recreational or hunting paradise. **\$329,900**



**UNDER CONTRACT**

**MCGUFFIN ROAD! 26.837 ACRES** of fields and woodland with almost 500' of frontage on Chimney Run! Excellent residential and potential equestrian site only minutes from Warm and Hot Springs. Situated in the Brookside Land Trust, this tract has the potential for 8-10 acres of good grass, a potential large pond, in a secluded setting with views! Public water to the site, electrical service, conventional perk certification letter and a wonderful interior road system. Established neighborhood with protective covenants, yet a comfortable rural setting. **\$169,900**



**306.11 ACRES IN MOUNTAIN GROVE!** The Bonner Tract is a landmark property in Western Bath. The acreage is a combination of bottomland with long fertile frontage along Little Back Creek to game-rich woods rising to the top of Little Mountain with full National Forest frontage. Divided by Mountain Valley Road (Route 39), this property is under Conservation easement allowing one division. Serene setting in quaint idyllic community. Close to Lake Moomaw and eastern WVA attraction. **\$389,900!**

Please visit us at [www.freshstates.com](http://www.freshstates.com) for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.

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**150 JACKSONS FLAT COVINGTON** This 3 bedroom 2.5 bath property offers incredible breathtaking panoramic views from the open deck and screened in porch. Enjoy the convenience of single floor living, and the open concept of this 2356 sq ft property situated on a 12+ acre secluded lot in the Jacksons Flat area of Alleghany County. This move-in ready property features: Large master bedroom with dedicated bath and walk-in closet, custom built sunroom, Large utility room, detached 2 car garage with stair access to large storage area, Garden shed and storage shed. **\$350,000**



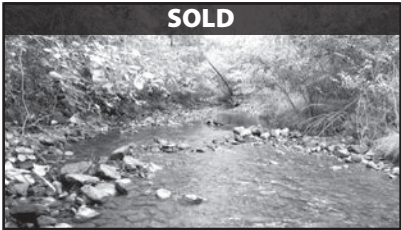
**SOLD**

**10998 SAM SNEAD HIGHWAY** This split-level family home boasts a total of 4 bedrooms and 2 1/2 baths in more than 2200 square feet of living space plus another 950 square feet in the spacious attached 3 car garage. The main level includes three bedrooms, two baths, open concept living room, kitchen and dining room with French doors that open to the sunroom. Beautiful hardwood floors throughout the main level. The lower level has a large family room with fireplace, 1/2 bath, bedroom, and a utility room with second kitchen. Conveniently located between Warm Springs and Hot Springs, this 0.62 acre property also includes a 12'X 24' storage building, public water, heat pump, paved drive and full array of appliances. **\$195,000**



**SOLD**

**1427 CAROLTON DRIVE** This immaculate move-in ready 5 Bedroom 3 bath home is situated on 2 lots and located in the Fairlawn area of Covington. The first floor of this large home has everything one needs for single floor living with 3 bedrooms, 2 baths and laundry area. Property amenities include hardwood and tile floors, partially finished basement, den with gas logs, brick exterior, covered patio, sun deck, attached 2 car garage and tons of storage space! **\$279,000**



**SOLD**

**23.70 ACRES ON MILL CREEK!** Long road and creek frontage on this wooded parcel in the Mill Creek Valley. Protected by a Conservation Easement, this tract allows one home with auxiliary buildings and no subdivision. Fish for trout in your own backyard, or hike to the National Forest on a deeded 10' walking easement. Beautiful location and wonderful potential home or camp site. **\$89,900**



**23333 MOUNTAIN VALLEY ROAD!** 1890's character home situated on 1.10 acres and fronting Jordan's Run! Approximately 2175 square feet of living space in this two story frame farmhouse with traits from yesteryear. Two beautiful fireplaces, one in the living room, the other in a downstairs family room/potential bedroom. Recently remodeled kitchen, crown molding and chair rails. Brand new well with excellent water quality and flow. Outstanding yard fronting Route 39 with mature trees, shrubs, and flowers! **\$179,900**



**UNDER CONTRACT**

**3120 RIVER ROAD.** Immaculate home on 19.27 acres bordering National Forest! Ideal home or recreation base for hiking, fishing, and biking! Features 3 bedrooms, 2 full baths, open concept with full array of appliances, central air/heat pump. There is a newly installed outdoor wood furnace and a large Trex deck to relax and enjoy the countryside. **An absolute must see at 149,900!**

## FRESH ESTATES PARTIAL LAND LISTINGS

**NATIONAL FOREST!** 1.84 acre site adjoining the National Forest with road frontage on Route 614 near Burnsville. Wooded, small wet weather creek and level cabin site. **\$25,000**

**4.63 ACRES** with deeded National Forest access is a highlight of this wooded tract in the Mill Creek Valley. This wooded acreage has a new 300' well, has been previously approved for a conventional three bedroom septic system and is within easy walking distance to the National Forest. Very nice topography and nice views to the south. **\$39,900**

**TBD DEERFIELD ROAD!** 6.35 acres that has it all! Adjoining National Forest across the back boundary, this parcel has Stewart Run, a shared pond with the neighbor and a top of the line deer/viewing stand. **SOLD** with a drilled well, two bedroom installed conventional septic and it's ready for your camp or home! Excellent topography, partially fenced and suitable for partial clearing. Only restriction is an ACP easement from the now defunct pipeline. **\$69,900**

**TBD MILL CREEK ROAD.** 10.929 acres fronting Route 640 in the Mill Creek Valley! Adjoins the Walker Mountain National Forest Tract on two sides, excellent topography, expired conventional perk site and no restrictions. Very nice affordable parcel in great location. **\$69,900**

**TBD JACK MOUNTAIN TRAIL** 229.7 acres of recreational woodland located on the old CCC road just North of Burnsville off Route 609. Excellent hunting and relaxing location that is remote yet accessible. **SOLD** Perfect for a family compound or hunting camp with fishing in nearby Williamsville. Own a large acreage tract in Bath for a very reasonable price! **NEW PRICE \$249,900**

**TBD DISTANT LANE** 210 exciting acres in Highland near Mill Gap! Mostly wooded with some open acreage (30 +/-), the ultimate secluded property, reached by deeded easement and rising to the top of Back Creek Mountain at elevations over 3800 feet. Expansive views of the valley, trails, small spring streams and even old orchard trees. Improved by a storage building, gravity spring and installed two bedroom conventional septic system. Perfect for hunting/hiking and the weekend retreat. **\$359,900**

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Mike Flint, Broker  
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mflint@ntelos.net

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Spottswood, Virginia 24476  
540-377-6380

Lana Nicely, Assoc. Broker  
540-463-9520 • 540-460-7256  
lnicely@ntelos.net



**BROWNSBURG** – 3 story brick home built in 1794 with 18 acres. Original pine floors, carved mantles, transoms over several 1st floor doors and beautiful carved stair case. Original doors and locks with fluted trim, 3 bedrooms 2 baths and wrap around porch. 10 ft. ceilings on first and second floor. Barn with loft and shed for parking, asphalt driveway and parking area, shop building and large chicken house that would make a great studio. Many more features to this historic well maintained home in Brownsburg. **\$625,000**

## RARE OPPORTUNITY

**REDUCED**

**WADDELL STREET** - One of the few remaining parcels of vacant land in the City of Lexington. 2.302 acres with convenient access to the US Route 11 and Main Street corridor. Elevated site with mountain views is zoned Residential Multi-family allowing for construction of single-family, two-family, apartments and townhouses with other potential conditional uses. Property is an easy walk to historic downtown Lexington and nearby schools and parks. **Offered at \$239,500**

**NEW LISTING**



**CHUBBYS LANE - RENOVATOR'S** dream Circa 1870s 2-story Valley Farmhouse nestled on 2.35 acres in the Village of Fairfield awaits your TLC. Over 2,200 sq ft offers lots of space with 3-bedrooms, entry foyer with original stairway, generous parlor and dining room. Oak & pine floors, mantels and period wood-work throughout. Two covered-front porches and enclosed-rear porch. Some sections believed to be log under lap-siding. Whether you're looking for an investment or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history. **Only \$75,000**



# FLINT REALTY LLC



Mike Flint, Broker  
540-377-6380 • 540-460-3460  
mflint@ntelos.net

41 Otterbein Farm Lane  
Spottswood, Virginia 24476  
540-377-6380

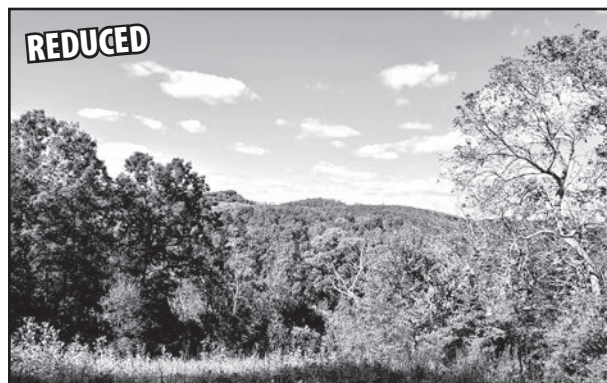
Lana Nicely, Assoc. Broker  
540-463-9520 • 540-460-7256  
lnicely@ntelos.net



**BROWNSBURG** – The brick and frame building was originally built as a guest house in 1835 but was converted into a general store many years ago. At present it is an antique furniture store. Next door is the Brownsburg Post Office. It could be converted back into a 1 bedroom 1 bath home. It has a working fireplace in the lobby. Both properties have excellent rental history and are being sold together. **\$150,000**



**WHITE ROCK ROAD** – 4.06 acres surrounded by mountains in the picturesque Kerrs Creek Community. Nice, level building site with good road frontage for easy access. 3 bedroom septic installed. Easily adapted to recreational usage with abundant and diverse wildlife. **\$46,500**



**FOREST HILL VIEW - RARE OPPORTUNITY** – don't miss out on this 9.5-acre elevated building site tucked away in Rockbridge county just minutes from historic downtown Lexington, Washington & Lee and VMI. Design your own custom build to take advantage of lovely Mountain views in a quiet neighborhood surrounded by other quality-built homes. Driveway in place. **\$169,000**



**BIRCH AVENUE** – Beautifully maintained 3-bedroom 2.5 bath cottage in a great neighborhood and just a short walk to Southern Virginia University. Covered front porch welcomes you to a large living room with gas-log fireplace, separate dining room and roomy kitchen. 2 bedrooms, 2 baths and laundry room round out the 1st floor. Sitting area, 3rd bedroom and half bath on the upper level. Freshly painted interior, wood floors, replacement windows, updated electrical panel, and dual zoned HVAC. Unfinished basement, screened porch, back deck and single garage. **All for only \$149,500**



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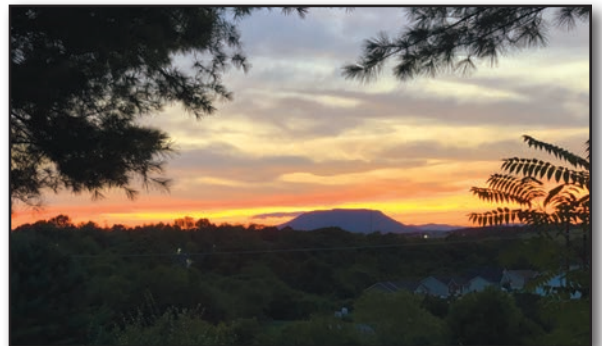
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**NEW LISTING-BRICK RANCH-** Over 3400 finished sq. ft. on main level. 3 BRs each with private bath. 1st floor home office. Large eat-in kitchen, family room with fireplace. Large formal DR, Approx. 24'x30' Living room, great space for entertaining. Situated on 5 acres w/mountain views south of Staunton. \$625,000. O/A



**WAYNESBORO-**Investors/Renovator Special in Waynesboro! Bring your imagination and skills to this 2 bedroom home. Off street parking behind the house. Needs complete renovation. Listed for \$59,900. MIs # 613089



**FAIRFIELD!** Own a piece of history. Located in the Village of Fairfield. This CIRCA (1839-1860) home offer 2 BRs, bath, Large living room, formal Dining room. **\$ 59,900.** #605102



**STEELES TAVERN-**Formally an old country store located in the village of Steeles Tavern between Staunton and Lexington. Former owners operated it as a country store and lived at the property many years ago. **\$25,000.** #614144

## LOTS & LAND

**Stuarts Draft**—19 acres with high visibility near the intersection of Rt.608 & Rt.340. Frontage on 2 streets. Public utilities avail. **\$550,000.** #55277

**STAUNTON-**Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. O/A **\$ 275,000.**

**STAUNTON-**Undeveloped 1 acre lot off end of Gay St., \$ **22,000.** #180277

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BOUNDARY LINE LANE. Prominent commercial corner! Come build your business on this 4.12 acre parcel that is zoned B-1. Located a little north of Lexington off of US Rt 11, within 400 feet of Interstates 81/64 exit. B-1 zoning allows for many, many possibilities, restaurant, retail store, hotel/motel, auto service center, personal service shops, just to name a few. Public water and sewer are available, high traffic area.

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On the Maury River building lot. 1.72 acre lot on the south side of Rt. 39 directly across from the river, easy river access. Mostly wooded with slope, great lot for home with exposed basement. A walk to the river would just be a minute stroll from your front door.

Price reduced to \$39,000



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**SOLD**



**2629 Edgewood Road**

Beautiful brick rancher in Racey Acres subdivision with a walking trail to Southern Virginia University - enclosed sun room and full basement with lots of storage and bedroom and bath. **Price \$230,000**

**SOLD**



**2406 Birch Avenue**

Charming home situated on a corner lot near SVU with detached garage and lots of storage in basement. **Price \$99,900**



**524 Pocahontas St Glasgow**

All on one level living is this 3 bedroom 1 bath rancher situated on 2 lots close to Mohawk - great investment property or starter home. **Price \$71,000**

**NEW LISTING**



**1716 Cedar Avenue**

Handyman Special - Two story 2 bedroom home with hardwood floors, nice size room and alley access in back. **Price \$45,000**

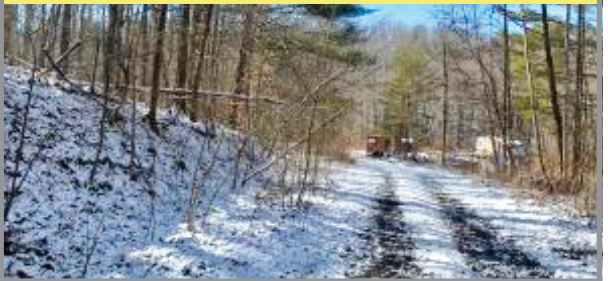
**SOLD**



**673 Long Hollow Road**

Affordable fixer upper with large living room and kitchen - large bedroom that is an addition - storage building and nice level lot. **Price \$42,000**

**OWNER WANTS OFFER**



**857 Stoney Run Road**

Wooded acreage with creek ready to build on - 2 bedroom septic. **Price \$65,000**

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**388 Lovefield Lane**

Whiteside Farm. The rolling land has many wonderful views and ample opportunity to spot deer, turkey and other wildlife. Woods and pasture 5.5 miles from downtown Lexington. First time on the market since 1896. Charming farmhouse with potential to renovate on a private 63 acres. 4 BRs and 2baths. A spring feeds the home as a water source. High speed internet available/ barconnects.com. \$499,000



**117 Meadowview Drive**

Adorable 4 bedroom, 2 bath home located minutes from downtown Lexington, VA. The home features 3 fireplaces, walkout basement, central air, and is situated on a large lot with trees. \$299,000



**210 Lilly Bell Drive**

A superior custom crafted, architecturally designed home completed in late 2016. Located in the The Ponds with commanding views of House Mountain in the distance, the home sits on 1.34 acres of manicured and mature landscaping. Four bedrooms include a first floor master suite, bonus room and three full baths. The chef's kitchen has Cherry custom cabinets, Bosch appliances and granite countertops. \$635,000



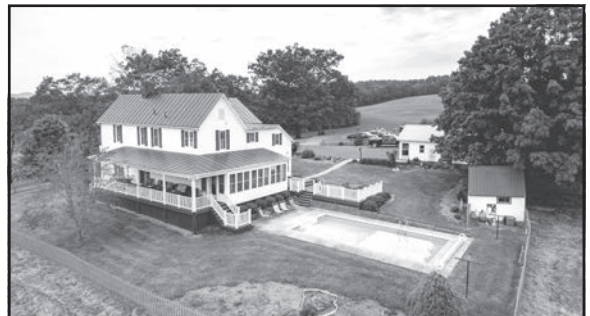
**900 Bowyer Lane**

Elegant brick two-story home located on a 0.65 acre lot in the heart of established Providence Hill neighborhood. This 5 bedroom, 3 bath home offers main level master suite with access to small private garden. Other features include, large formal living room with fireplace and custom cabinetry, gourmet kitchen, formal dining room with fireplace, sunroom leading to private stone patio looking out to stunning formal gardens. \$645,000



**620 Marshall Street**

Handsome 5 bedroom 4.5 bath home with a contemporary open floor plan and has excellent spaces for multiple home offices. The finished lower level is set up with media room, game room and several flex work spaces for the entire family. Located on a quiet cul-de-sac, this southern facing energy efficient home also has an attached, oversized 2-car garage. \$795,000



**3334 Brownsburg Tpke**

Renovated farmhouse on 278 acres located near historic Brownsburg, VA, overlooking Hays Creek. The home has 3361 SF with 4 bedrooms, 3 full baths, dining room, kitchen, and living room. Numerous farm support buildings include shop, hay storage building, grain bin, and equipment building. Spectacular views from large front porch and in-ground pool. \$2,250,000



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**251 Bobwhite Road**

Immaculate seven stall horse barn situated on 18 acres in Amherst County. The barn has a manager's office, tack room, wash rack, bathroom, and feed room. There is an attached finished area, with a separate entrance. There are six fenced paddocks and automatic waterers and run-in sheds. The 120'x175' sanded outdoor arena is just steps away from the barn. \$459,000



**105 Paxton Street**

Wonderful floor plan and location. c. 1958. Main level offers formal dining room, sunny living room with fireplace, kitchen, 3 bedrooms and 2 bathrooms. 2723 finished sq ft with bonus bedroom/playroom in the basement and 3rd full bathroom. The outdoor space is fantastic! Enjoy the back brick patio large yard and mature trees. One car attached garage and several parking spaces. New gable roof. \$299,000



**610 Springbranch Road**

This custom, architecturally designed brick home on 58+ acres includes privacy, woods, pasture, creek, and views. The main floor features 3 bedrooms and 2.5 baths, chef's kitchen, formal living with fireplace and dining room. The fully finished lower level has full bath and could be used for a media room or game room. Other features include an attached oversized 3-car garage, screened porch, and barn. \$798,500



**356 Furrs Mill Road**

Historic estate located just 2 miles from Lexington along the Maury River. This 50 +/- acres sits atop a high meadow with views of the Blue Ridge Mtns., and a perfectly framed House Mountain. This well maintained home (ca.1815) has 3 bedrooms, 2 baths, updated kitchen, and wide center hall. A stone cottage, with bedroom, bath, and kitchen sits nearby. Riding ring, stable, outbuildings, pasture, and woodlands compliment this most unique property. \$1,599,000

**– LAND –**

- **Dutch Hollow** – 12.37 acres with a hillside spring and commanding views of Dutch Hollow and the mountains beyond, only 4 miles from the picturesque & historic village of Brownsburg. \$85,000
- **The Ponds, Lot 10** – Excellent building site just minutes from Historic Lexington. Build your dream home on this ¾ acre site with views of small creek and ponds in the common areas. Public utilities are available as well as access to clubhouse and swimming pools. \$46,000
- **Ridgeline Way** - Excellent building site on 9.36 acres, located at the end of the private road. View of the Blue Ridge Mountains to the East and the Alleghenies to the West. Approved drain field for a 3BRhouse. \$78,000
- **Wind River** – 3 separate lots (4-6 acres each) with use of private 3.8 tract of 5,000 feet of Maury River frontage. \$65,000 each
- **Fox Rd** - Beautiful building lot, 3.44 acres, that is perked for a 4 bedroom house. Partially wooded with the balance in pasture. \$62,500
- **Wenlock Drive** The 26 acres is located 15 minutes West of Lexington. The elevated parcel offers views of the surrounding mountain and valleys through the trees. BARC High speed internet available! \$89,000
- **Poor House Road** – Perfect location for a retreat on 4.70 acres, minutes from town and surrounded by large farms. Established entrance per VDOT specs, elevated building site, and privacy. Historic Stone bridge is on the south boundary. Recently surveyed. \$44,500



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### Sloan House

Own a piece of Lexington history in the heart of the downtown! The Sloan House sits in the epicenter of the city within steps of all the main street fun. Situated on an impossible-to-find oversized lot currently used for parking, the potential abounds for companion structures on the .25 acres. The property is zoned C1 and located directly across from the Visitors Center and right downhill from Davidson Park - which regularly holds concerts and gatherings. The back section of the property adjoins the municipal parking garage making this an ideal office or business space, while the mature trees and serene park-like setting would make for great future residential spaces. **\$799,000.**



### 593 Wert Faulkner Highway, Natural Bridge

The exterior rustic charm of this local landmark belies the beautiful, modernized features inside. The store has been updated for more efficient operation while retaining the character which has drawn locals and travelers for decades. 2015 renovation brought new central heating and air, additional insulation, new restrooms (1 handicap accessible) refinished floors, fresh paint, clean, bright kitchen, & deli. Robust sales of boxed lunches and to-go orders but store has indoor seating and outdoor dining spaces. Being sold TURN KEY! **\$274,900**



### 248 Gilmore Lane

Enjoy expansive views of the Blue Ridge Mountains and pastoral scenery from every window. This rustic property is convenient to town but offers privacy on over four acres. This unique home offers the charm of a cabin with a modern feel. Featuring a gourmet kitchen with new appliances, a sunny dining room, 5 bedrooms, 4 baths, large family room with pool table and fireplace. **\$479,000**



### 10.2 Acres Borden Grant Trail

Over 10 acres in Fairfield with a large open field and wooded knoll perfect for a home site or two. Easy access to public water and the entire parcel has been recently surveyed and clearly marked - for easy showing. Great buy for a pretty property convenient to 81 without the view of or noise from it. **\$107,900**



### 45 Kilravock Lane, Lexington

Beautiful yard leading to a small stream in this idyllic setting. Country living but only 8 minutes to Lexington. Modified split design allows lots of living space. Large auxiliary building with loft area could easily be finished into a guest house. Wonderful use as an office/mancave or she-shed just as it is. **\$239,000**



### TBD Forest Grove Road, Lexington

Take the road less traveled and you will be rewarded. This large parcel off of Forest Grove Road allows for recreation, fields for gardens and livestock, pretty views, and at least two really nice homesites. Private yet convenient to Lexington and surrounding areas. If you want peace, quiet, convenience, and a place with loads of elbow room for the location of your new home(s) this is the spot for you! **\$189,000**



### Lot 6, Shenandoah View Drive, Lexington

You don't have to climb to a remote mountaintop to find views like these...they are waiting for you just 5 minutes from Lexington city limits right off of Shenandoah View Drive. The Blue Ridge Mountains spread out in the distance to the front of the property while the majestic House Mountain stands sentry at the back. Lot 6 of The Grandview provides 7+ mostly open acres in a magnificent setting with the conveniences of town only minutes away. **\$169,900**



*Scott Hake*  
540.435.1454



*Kenny Sexton*  
540.969.9465



**Potts Creek- Multiple homesites.**

(.6mi) of Water front on Potts Creek (trout stream) . This 125+/- acre farm has about 75 acres cleared and the rest is wooded. Fenced pasture for your livestock or turn this into a Sportsman's Retreat that adjoins National Forest. No dwellings on this property. **\$448,000** Owner financing available with acceptable terms and downpayment.

**SOLD**



**Large Tract at Warm Springs, Virginia**

629 acres of Great hunting, views and seclusion. The property is only minutes to The Homestead Resort, Jackson River trout fishing, and Lake Moomaw. Great location to enjoy The Alleghany Highlands. **\$598,000**

**NEW LISTING**



**Pico Road - Buchanan, Virginia**

Easy access to this beautiful building tract in the country. It has great views of the Blue Ridge Parkway. there is a new well drilled and perk site for the septic system. Saddle your horses and ride out the driveway to the horse trail head next door. Long road frontage makes it easy to divide the property. There is a small pond and plenty of wildlife on the property. **\$319,000**



**Sam Snead Highway – Warm Springs**

It is rare to see a 682+/- acre tract listed in a Resort Area. 10 minutes to Homestead Resort and 1 hr. to Greenbrier. The property has long road frontage on US220 with multiple entrances to roads, trails and the rustic cabin located on the property. There is also long boundary adjoining the USFS National Forest. The Jackson River and some of the best trout fishing in Virginia are 5 minutes away. Lake Moomaw is about 15min. This can be developed or kept for yourself. **\$895,000**



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**Tract A: 197.7 acres- \$275,900,**

**Tract C: 7 acres for \$26,900**

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## BIRCH AVENUE

Beautifully maintained 3-bedroom 2.5 bath cottage in a great neighborhood and just a short walk to Southern Virginia University. Covered front porch welcomes you to a large living room with gas-log fireplace, separate dining room and roomy kitchen. 2 bedrooms, 2 baths and laundry room round out the 1st floor. Sitting area, 3rd bedroom and half bath on the upper level. Freshly painted interior, wood floors, replacement windows, updated electrical panel, and dual zoned HVAC. Unfinished basement, screened porch, back deck and single garage.

**All for only \$149,500**

## CHUBBYS LANE

RENOVATOR'S dream Circa 1870s 2-story Valley Farmhouse nestled on 2.35 acres in the Village of Fairfield awaits your TLC. Over 2,200 sq ft offers lots of space with 3-bedrooms, entry foyer with original stairway, generous parlor and dining room. Oak & pine floors, mantels and period woodwork throughout. Two covered-front porches, enclosed-rear porch and detached garage. Some sections of home believed to be log under lap-siding. Whether you're looking for an investment or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history.

**Only \$75,000**



## LAND LISTINGS

**WHITE ROCK ROAD** – 4 acre building lot Kerrs Creek Community 3-bedroom septic installed. **\$46,500 REDUCED**

**FOREST HILL VIEW** – 9.5 acre building lot just outside Lexington driveway and septic in place **\$149,000 REDUCED**

**RAPPS MILL LANE** – 24 acres at the base of Camp Mountain in Southern Rockbridge. Prime recreational property. **\$75,000 UNDER CONTRACT**

**SOUTH LEE HIGHWAY** – 5 acre wooded lot near Natural Bridge State Park **\$45,000 SOLD**

**WADDELL STREET** – One of the few remaining parcels of vacant land in the City of Lexington. 2.392 acres with convenient access to the U.S. Route 11 and Main Street Corridor. Elevated site with mountain views is zoned Residential Multifamily allowing for construction of single-family, two-family, apartments, and townhouses with other potential conditional uses. Property is an easy walk to Historic downtown Lexington and nearby schools and parks. **Offered at \$239,500**

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## 141 Paige Street – Waynesboro

- Brand new home in Pratts Run!
- 2338 sq ft, 3 bedroom, 2 bath, 2 car garage
- Hardwoods, granite, even a catwalk!
- AMAZING convenient location!

**ONLY \$349,900**

## 84 Stingy Hollow Rd. – Staunton

- Bank barn transformed into a unique home!
- 3 bedroom, 2 bath, 3640 sq ft, full finished basement
- Original post & beams exposed, hardwood floors
- Over 20 acres with mountain VIEWS galore!



**ONLY \$499,900**



## 1113 W. Johnson St. – Staunton

- Adorable little city cottage
- 800 sq ft, 2 bedroom, 1 bath
- Great for fulltime home or quaint Airbnb
- Walking distance to downtown Staunton

**ONLY \$ 149,900**

**SO MANY SOLD LISTINGS! INVENTORY IS LOW!  
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NEW PRICE!



**2588 BIG HILL ROAD**

This historic brick home on 283+ acres, circa 1856, has been flawlessly remodeled. The 4,296 sq ft home has 4 BRs, 2.5 BAs, 7 working fireplaces (3 wood, 4 gas) and 3 sitting porches, and is situated on a little over 283 scenic acres. Among several outbuildings are a historic barn set up for horses or cattle with 4 stalls, a tack room, and a sizable hayloft, a greenhouse, a 15 X 30 wood shop, and a 40 X 40 machine shop with a six ton lift. The landscape captures the heart of the Blue Ridge Mountains and offers as many possibilities as the imagination will allow. The kitchen has custom cabinets, quartz countertops, commercial grade appliances including a Bertazzoni five gas burner convection oven, undermount farmhouse sinks, large center island, a custom built and hand forged pot rack, modern, streamlined radiators, and the original, historical, cooking fireplace. The upstairs boasts 11 ft. ceilings, custom built-in closets, & a master BR suite & custom designed master bathroom with a tile shower, double vanities and a claw foot soaking tub. The grounds of the property are immaculate! Approximately 45 acres of pastures are fenced and cross fenced, and over 5 miles of maintained woods trails with 4 spectacular view-points are ideal for walking, horseback riding, or ATV's.

**\$1,775,000**



NEW LISTING!



**45 NEWKEN BRAE LANE**

**\$385,000**

Custom-built log home with 4 BRs, 2.5 BAs and an office/study that would make a great 1st floor BR option. Formal living room, family room with wood stove and floor to ceiling stone hearth, large kitchen with hickory cabinets, stainless steel appliances, and oak hardwood floors throughout the first floor. Unfinished walkout basement with 9 foot ceilings. Nestled in the trees and situated on 3.45 acres of wooded and pasture land where wildlife abounds. Blue Ridge Mountain views. Only 10 minutes from downtown Lexington.



**2614 CEDAR AVE**

**\$249,000**

Investment opportunity! Two-story home located on an elevated lot at the end of a wooded cul-de-sac. The first and second level offers 1680 sq. ft., 3 bedrooms, 2 1/2 baths. The finished basement offers 840 sq. ft. private entrance, living room, full kitchen, laundry space, full bathroom & two rooms.

**Work with Kimberly Today!**

*Kimberly is a delight to work with! She is an upbeat, efficient, high-integrity individual who can handle any difficulty with grace and ease. She gets the job done, and seems to have fun doing it, which makes the challenging process - in our case of buying a home - seamless and smooth. The world needs more like her. I highly recommend Kimberly for whatever your needs may be.*

-Nathalie, purchased a single-family home in Lexington, VA.



**7 BEVERLY COURT**

**\$149,000**

Move-in ready townhome located in Plikes Place. Immaculately maintained with recent updates including laminate flooring, interior painting, freshly stained front porch and rear deck. 2 BRs/ 2.5 BAs. Desirable end unit with an enclosed privacy deck that leads directly out to the common area. Centrally located near shopping, dining and downtown Lexington. If you are looking for low maintenance living, look no further!



**1755 CEDAR AVE.**

**\$134,000**

Charming two story home centrally located in Buena Vista. Offering 3 BR, 2 full BAs, hardwood floors and a well utilized floor plan. First floor master bedroom with full bath, 2 BRs, full bath and laundry area on the 2nd floor. Situated on a double lot w/ fenced back yard and outbuilding. Several updates completed since 2013. Currently used as an investment property but would also make a great property to call home!



**305 DIAMOND ST.**

**\$149,000**

Newly remodeled home w/ 3 BRs/1 BA & full unfinished basement. Renovations include updated kitchen, bathroom, electrical, new insulation & heat pump, replacement windows, interior doors, interior painting & more! Oversized lot w/ ample off-street parking. Centrally located near shopping, dining, VM1 and W&L.



31 South Main Street, Lexington VA 24450 | 540.463.2016 | lexvarealestate.com



I love every aspect of real estate! I love our beautiful Rockbridge County, helping people in transition in their lives, and enjoy making "deals" happen. If you need real estate services, give me a call. I'm sure I can help you and have fun along the way!

**Paula Martin**  
Realtor®, Assoc. Broker



Check out more of my Home and Land listings at:

**www.YourRockbridgeConnection.com**



- Built in 1936. Many upgrades & renovations
- 4,555 sq. ft. Total living area in 2 buildings
- 4 Bedrooms, 4.5 Full Baths
- 3 bay garage with apartment above
- 10 minutes to downtown Lexington



This spacious, Colonial Revival home is set on 10.38 acres, surrounded by board fencing, perfect for horses. The setting of the Ogden Mansion is in the midst of Lexington's "horse country", with views of the Blue Ridge and Allegheny mountains. In addition to the main house, there is also a 3-bay garage with a beautiful 3 bedroom, 2 bath apartment above – perfect for guests or Airbnb. A list of upgrades and floor plans are available on our website.



- Built in 1989 on a double lot
- 2,800 sq. ft. with 4 Bedrooms, 2.5 Baths
- .80 acres with mature trees, landscaping
- Open floor plan, vaulted ceilings
- 16' x 16' Screened Porch and large deck



Elegant contemporary amidst a park-like setting with view of the Lexington Golf & Country Club. Located just minutes from downtown Lexington, this 2,800 sq. ft. home is secluded by mature trees. You'll enjoy wild flowers from your large deck and screened porch. Two beautiful gas log fireplaces warm the living & family rooms. Solid oak floors; spacious updated kitchen; house is full of light. Floor plan available on our website.



- Famous "Painted Lady", Circa 1890
- 2,528 sq. ft. with 4 Bedrooms, 2 Full Baths
- Beautifully renovated (list on our website)
- Situated on lovely, large city lot
- A few blocks to Southern Virginia University



A Victorian masterpiece. Originally a church parsonage, it has been beautifully preserved with updated enhancements. Hardwood floors throughout. New windows, washer/dryer, heating & air with individual room controls, and water heater. Walking distance to the park, flood wall nature trail, middle school, SVU, and restaurants. Timeless touches from the past blend perfectly with comforts of today. One of the most unique homes in the area.



- 3 Bedrooms, 2 Full Baths
- 1,864 sq. ft. Finished living space
- Newly refinished original oak floors
- 18' x 24' detached carport. 16' x 12' shed
- <5 minutes to downtown Lexington



Sit on the wrap-around porch of this charming, well maintained brick cottage and take in the sweeping panoramic views of the Shenandoah Valley's rolling fields and mountains. 2+ acres of private country setting with mature trees provide a cool summer canopy of shade. Mostly fenced yard offers abundant safe play area for children and pets. Also, sun drenched sites perfect for gardens. Large front windows bathe the living and dining rooms with light. Come visit this idyllic retreat just a few minutes from town.



Call Paula today! Tell me what you're dreaming about!  
**Mobile: 540.460.1019 • Office: 540.463.2016**



Information is deemed to be reliable, but is not

I love every aspect of real estate! I love our beautiful Rockbridge County, helping people in transition in their lives, and enjoy making "deals" happen. If you need real estate services, give me a call. I'm sure I can help you and have fun along the way!

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Lot Name	Location	Acreage	Price
23 Geo. William Ln.	Lexington	.33	\$49,000
Lot 11, Unity Drive	Rockbridge Baths	3.14	\$49,500
TBD Greenway Place	Buena Vista	.5	\$49,900
Lot 7, Unity Drive	Rockbridge Baths	3.07	\$65,000
Lot 24, Meadow Grove	Buena Vista	1.61	\$67,500
Lot 8, Longview Meadow	Lexington	4.55	\$75,000
Lot 45, The Ponds	Lexington	1.01	\$100,000
Lots 1&6, Alpine Dr.	Lexington	16.09	\$180,700

The Paula Martin Team is delighted to welcome  
**Jessie Taylor, Realtor**



Jessie Taylor, Realtor®, Paula Martin, Realtor®, Associate Broker and Steve Martin, Realtor®

We welcome this New Year along with a new member to **The Paula Martin Team**, Jessie Taylor!

Jessie was raised in Rockbridge County, earned a degree in social work from Appalachian State University. Having lived as far and wide as Hawaii and Argentina she landed back in Lexington, finding this community to be unparalleled.

Jessie enjoys creating in a variety of mediums, her favorite being wood-fired pottery alongside her father. She is excited to follow in her Grandmother's footsteps as she steps into the world of Real Estate. Jessie looks forward to connecting with you and working with people in the place she loves most.

**Why list with The Paula Martin Team?**

In 2020, on average, one of our listings sold every 10 days. Let our 20+ years of experience guide and support you in the sale of your home.



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