

# BLUE RIDGE PROPERTIES

JANIE HARRIS WITH JAMES RIVER REALTY

*See page 9*

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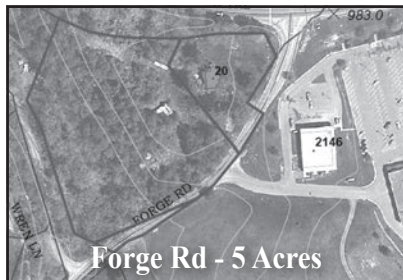
**Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties  
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona**

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## James Wm. Moore Real Estate Co.

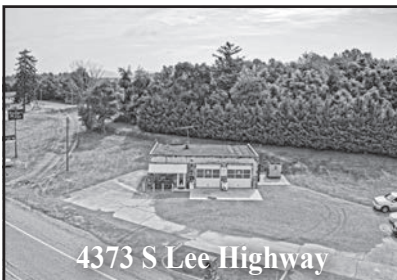
28 South Main Street  
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www.jwmre.com  
540-463-7080



**Forge Rd - 5 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.

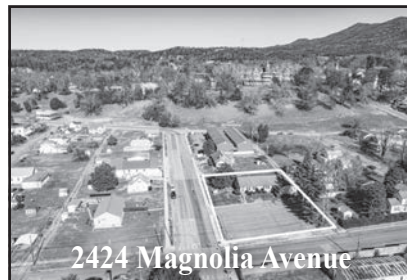
**\$595,000**



**4373 S Lee Highway**

Exceptional business location and immaculate auto shop conveniently located on U.S. Rt. 11 at I-81 Exit 180 near Lexington and Natural Bridge. County Auto has operated successfully at this location for 12 years with two oversize 10' x 10' bays, professional office, and reception area with restroom. Business zoning (B-1) and loyal customer base allow for continuity of business or numerous other uses. Plenty of storage, large level parking area, and high visibility with average daily traffic of 3,600 vehicles.

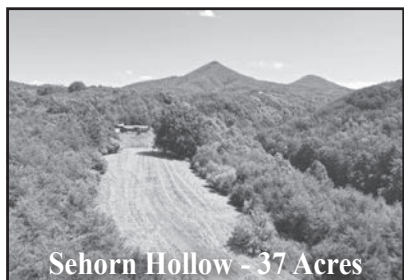
**\$399,000**



**2424 Magnolia Avenue**

Premier Buena Vista commercial location less than one block from Southern Virginia University offers versatility of use and excess parking of 21 spaces situated on 8 city lots zoned mixed use. Currently built out with 10 offices, conference room, break room, reception areas, and three bathrooms, the flexible floorplan is well-suited for single or multi tenant occupancy. Large flat side yard provides opportunities for outdoor use. Desirable corner location on Magnolia Ave (Rt. 501 Bus.) and E 24th St. FOR SALE OR LEASE.

**\$275,000**



**Sehorn Hollow - 37 Acres**

Secluded in the mountains of Western Virginia located only 20 minutes from Lexington. Off the grid camp features stunning views of mountains in all directions, bedroom, two small bathrooms, and kitchenette/living area. Several large storage facilities, year round stream, easy access road, and teeming wildlife make this the ultimate mountain retreat.

**\$275,000**



**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**



**Pleasant Valley Rd - 4.9 Acres**

Almost 5 wooded acres fronting on two state-maintained roads - including U.S. Rt. 11 - located just north of the village of Fairfield offers exciting opportunities for a new residence or business. Land lays very well with outstanding accessibility. Fiber internet available, agricultural zoning, and no deed restrictions!

**\$72,500**

### **Prescott Trail - 2.1 Acres**

Minimum home size only 1,400 square feet! Beautiful views abound from this gently rolling meadow building site located in a well established neighborhood. Outstanding sunsets! Perc approved and surveyed. Underground electric (BARC) and telephone service. Very convenient to Lexington, Buena Vista, and I-81/64. Owner/Agent.

**\$34,900**

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







## James Wm. Moore Real Estate Co.

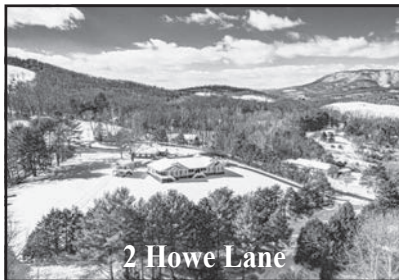
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**Forest Grove Rd - 21 Acres**

21 acres of rolling forest and rejuvenated field offers an incredibly private building location less than 10 minutes from downtown Lexington, Washington and Lee University, Virginia Military Institute, and the Virginia Horse Center. Fronting on a hard-surface, state-maintained road, the property features many potential building locations, abundant wildlife, low land use taxes, and fiber internet availability!

**\$174,900**



**2 Howe Lane**

Premier location just minutes from historic downtown Lexington offers long range mountain views, over 3,000 SF of one-level living, and an exciting array of outdoor spaces. Sited perfectly on its almost 1.5 acres of mostly level lot, this immaculate residence features generously apportioned spaces, closets and storage throughout including voluminous great room with cathedral ceiling, large windows, gas fireplace, and granite bar area, light-filled sun room with gas fireplace, and expansive master suite with walk-in closet, double vanities, and jacuzzi tub and shower.

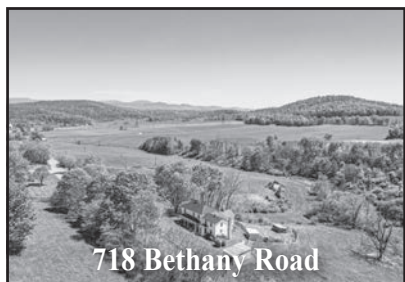
**\$535,000**



**8 Augusta Court**

Immaculate custom home with one level floorplan, spacious master suite, and relaxing screened porch pleasantly overlooks Lexington Golf and Country Club's scenic pond and 18-hole golf course. A short walk to the clubhouse offering tennis courts, restaurant, swimming pool, and practice facilities. Situated on a quiet residential cul-de-sac on over one-half acre just 5 minutes to downtown Lexington, the luxurious living experience includes highly desirable features such as high ceilings, hardwood floors, and crown molding. Attractive grounds and outdoor spaces adjoin the parklike common area of The Greens featuring a running stream and stocked pond!

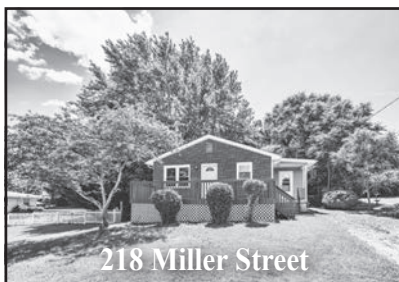
**\$525,000**



**718 Bethany Road**

Classic Virginia farmhouse incorporating its original c. 1775 hand-hewn log structure gracefully situated on almost 20 rolling acres in a picturesque Rockbridge County farming valley between Kerrs Creek and Alone Mill offers a rare restoration opportunity! Property consists of productive pasture, over 1/3 mile of road frontage on two quiet country roads with several inviting building sites, outbuildings, and a bold spring. Log structure has been protected for many years by wood clapboard siding. Fiber internet available and no deed restrictions!

**\$399,000**



**218 Miller Street**

Well maintained brick home on a quiet residential street in the Lexington City limits offers a functional one-level floor plan with plenty of private back yard space. Recent upgrades include new roof, windows, doors, siding, paint, and all new carpet and floors. Floor plan includes light filled living room and kitchen, dinette, 3 large bedrooms, one full bath, and generous laundry/storage room. This home is move-in ready and is a highly desirable location walking distance to Carilion Rockbridge Community Hospital, Kroger, and restaurants and shopping locations along E. Nelson St. and Walker St.

**\$225,000**



**515-517 S Main Street**

Located on a prominent corner of Lexington's highly desirable historic residential district, the property features three income-producing apartment units with easy walkability to historic downtown. An exciting investment opportunity and chance to restore to a single-family home in the future, the property consists of two two-bedroom units on the main level and one one-bedroom unit on the lower level. Each unit has one full bath and its own laundry facilities. Total monthly rent for the property is currently \$2100.

**\$299,000**

**Will Moore, ALC | [will.moore@jwmre.com](mailto:will.moore@jwmre.com) | 540-460-4602**







## James Wm. Moore Real Estate Co.

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15 High Meadow Drive

Located in the lovely Maury Cliffs subdivision and situated on a gorgeous one acre lot! First floor hosts a large dining room, formal living room, open kitchen with breakfast nook and family room with fireplace. Second floor has three individual suites, including a master and includes a massive bonus room. Walk out basement is finished with large family room with fireplace, two additional guest rooms, full bath and massive storage. Lower patio overlooks back yard and has large hot tub. Deeded access to the Maury River.

**\$749,000**



510 S Main Street

Downtown convenience at its finest! This beautiful home located on Main Street is just a couple blocks from the heart of downtown Lexington. Built in 1912, this home has so much to offer. The welcoming foyer leads to the formal dining room and spacious living room, all with wood floors. Eat-in kitchen is a very nice size with plenty of natural light. First floor also hosts bedroom, full bathroom and family room. Second floor is home to three bedrooms a full bathroom and an office. Property has a one bedroom, one bathroom guest house which has had a solid rental history. An exciting opportunity to own a lovely home in downtown Lexington!

**\$525,000**



High Meadow Dr. - .52 Acres

Enjoy this beautiful half acre building lot in the established Maury Cliffs Subdivision. Level lot is located off of High Meadow Drive and offers the perfect spot to build your custom home! Available utilities include public water and sewer, electric and BARC connects fiber optic internet. No property owner's association dues, but covenants in place. Maury Cliffs is located just minutes from Lexington with easy access to W&L, VMI and downtown Lexington.

**\$65,000**



Shaner Hill Dr. - .51 Acres

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**

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







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### **65 Raphine Walnut Lane, Raphine VA**

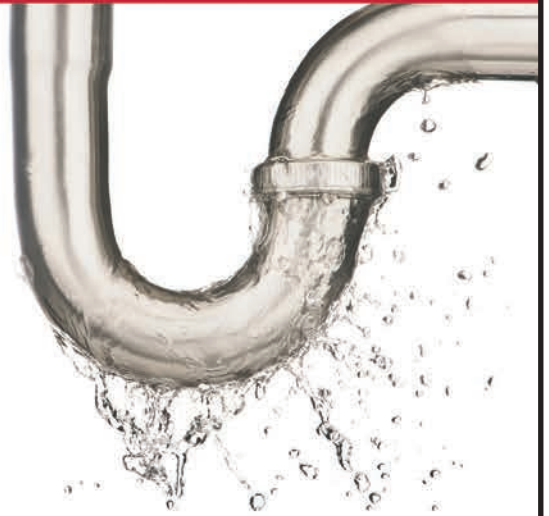
Renovated 1898 farmhouse on 3.13 acres built by a McCormick family member still retains its historic charm. Located in the village of Raphine this 4 BR/4 Bath, 2828 Sq Ft home, once used as a B&B, offers quiet country living with an easy commute to cities & attractions. Admire the sunrise/sunset from a covered porch, splash into the pool, destress in the hot tub, savor alfresco dining under the pergola, then gather around the firepit at dusk. 1st floor offers a spacious parlor (currently 1st flr master/5th BR), family rm, dining rm, kitchen/breakfast rm, full bath. 2nd floor provides 4 BRs, 3 baths, storage & laundry closets, exit to covered back porch. Two offices provide added Sq Footage. 1st and 2nd floor offices have been finished in what was once the servant's quarters behind the main house adding an additional 325 Sq Ft of finished space. Home has a walk-up attic accessed through the 2nd floor bath. This home can accommodate large families or gatherings. The circle drive off the lane leads to a detached garage with concrete floor and ample space for 2 cars plus storage/workshop area. Additional driveway and parking off of VA 606/ Raphine Rd provides plenty of parking space for your family or guests (previous parking area for B&B). Updates include new siding in 2020; 400 amp electrical service; zoned heating and cooling; replacement windows; new lighting; renovated kitchen with open shelves, white cabinets, granite countertop, stainless appliances, gas cooktop, and new pendants over island; new vanities in 2nd floor master and hall bath; downstairs office finished in former servant's quarters, updated electrical, plumbing & HVAC; RANA fiber internet. Don't miss your chance to own a bit of history in the charming village of Raphine, just minutes to historic Staunton, Lexington, Washington & Lee University, Virginia Military Institute, and area attractions!

**\$499,995**

**Lori Parker, ABR, E-PRO**  
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## 2225 Borden Grant Trail, Fairfield

- Exceptional estate size home in Henry Hill
- 4639 sq ft, 6 bedrooms, 4.5 baths, over 12 acres!
- Cathedral ceilings, gourmet kitchen, several fireplaces
- Breathtaking views, 4 car garage!

**\$849,900**

## 118 Rolling Green Dr., Staunton

- One level ranch on 2.48 acres in Augusta County
- 2195 sq ft, 3 bedroom, 2 bath, O-P-E-N floor plan
- Detached garage with tons of storage!
- Wonderful mountain views from private balcony

**ONLY \$499,900**



**UNDER CONTRACT**



## 2475 Mt Torrey Road, Lyndhurst

- Sweet lodge style general store in the mountains!
- 3200 sq ft residential or rental over the store
- 3700 sq ft retail space in the general store
- Gas, deli, stocked pond and joins the National Forest!

**ONLY \$549,900**

## 5188 Lee Jackson Hwy, Greenville

- 9388 sq ft, 6 bedrooms, 8 baths, full basement
- AMAZING VIEWS, salt water in-ground pool
- 4 car garage. BARN, guest quarters!
- Offer with 20 acres and up to 75 acres available

**ONLY \$1,495,000**



**AVAILABLE WITH MORE LAND**



## TBD Saint Marys Rd, Vesuvius:

4.8 acres of absolute privacy, water, mountains and close to National Forest! Been in a family for over 60 years! If you are looking for a private little spot for a getaway location, fresh air and running water, the search is over!

**\$50,000**



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# JAMES RIVER REALTY



214 S MAIN STREET, LEXINGTON

JamesRiverRealtyVa.com

540.463.2117



Janie Harris | BROKER

540.460.1932



## 125 Millers Landing, Glasgow

Tranquility abounds in this oasis on the creek. Buffalo Creek cascades through the property and levels out to a peaceful lull just in front of this beautiful custom home. Lovingly built in 2010 with spacious rooms, wide pine floors, pine ceilings, a handcrafted stone wood burning masonry fireplace, and plenty of storage. The huge kitchen provides ample space for cooking and entertaining. The wide deck offers relaxing views of the creek and plenty of privacy. The fully finished attic currently serves as a playroom, but could be a 4th bedroom. High speed internet allows for working from home! The adjacent 36 acres provides spectacular mountain views and has potential for several home sites (nearly 40 acres total). It could also serve as pasture land for those looking to farm. This one of a kind home is a must see! Call Janie at 540.460.1932 or Mary Beth at 540.460.0753 to set up an appointment to see this property today! **\$785,000**

## REDUCED PRICE



## 107 E Washington Street, Lexington

Dramatic Price Reduction! Own a piece of Lexington history in the heart of 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 (Seller would consider supporting the purchaser for rezoning to residential useage ) and is located directly across from the Visitors Center and right downhill from Davidson Park . Property adjoins the municipal parking garage and is an ideal office or business space, while the mature trees and serene park-like setting would also make for a great residential space. **\$519,000**

## SOLD



## 66 Crimson Lane

This solidly built ranch offers easy, one level living with the benefit of a full basement which could be finished for future living space if so desired. 3 Bedrooms, 2 full baths, formal living room, dining room with built in corner cabinets, kitchen and den with fireplace. Back patio, wonderful mature plants and area for top notch vegetable garden . New heat pump recently installed and shingled roof about 8 years old. Beautiful views , 1 mile from the Va Horse Center and close to town. **\$419,000**

## SOLD



## 722 Union Run

Ranch home with unexpected space and special features at the corner of Union Run and Ross Road . Enjoy country life, privacy and views with the added benefit of close proximity to Lexington. **\$329,000**

## UNDER CONTRACT



## Poplar Hill Acreage Tract

Almost 60 acres fronting both Wesley Chapel and Poplar Hill. Roads with long mountain views from an open hilltop . Property is currently used for agricultural purposes but is zoned residential to allow for numerous homes sites or a farmstead with lots of elbow room. Less than 3 miles to Lexington and close proximity to get back to Rt. 11 or the I 81 and I 64 interchanges. Easy to show. **\$349,000**



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## UNDER CONTRACT



**178 SLAT MILL LANE, FAIRFIELD** A rare offering of superior quality, one-level living, mtn views, privacy & convenience await you in this nature-lover's estate on over 29 acres. First time on the market, this exceptional custom-built brick home with sunrise mtn views & open & wooded scenic acres is located between Lexington & Fairfield, 2.5 miles to Rt. 11. Gracious living of over 2880 sq ft w/ 4 BRs, 2.5 BA's, large den w/ brick fireplace & built-in book shelves, dining rm, living rm, & eat-in kitchen. Cherry cabinets. Wood floors. Master suite has large bath, double vanity & whirlpool tub. Designed for aging-in-place, wide hallways offer comfortable living & entertaining space. Light-filled rooms to enjoy nature from every window. Garden & orchard areas, meadows & hardwood forest create a sanctuary for birds & wildlife. Well-suited for horses. Wide interior stairs lead to huge walk-out basement plumbed for bath & ready to be finished. 2 unfinished bonus attic rooms. Attached 2-car garage. 24' x 36' outbuilding. Fiber-optic & whole-house generator. Make this superior hidden oasis your own. **\$899,000**

## UNDER CONTRACT



**WINDHAVEN FARM** overlooking Shenandoah Valley is this custom built brick ranch on 15.45 acres. This picturesque home has a spacious floor plan with 2 master bedrooms, 3 full and 1 half baths, detached 2 car garage plus a workshop! Quality construction with crown molding and parquet flooring. Bring your horses and guests to stay at the lovely 2 stall Barn with a 2 bedroom apartment above. Only 3 miles from Lexington!



**25 EDGEWOOD COURT DRIVE** This Northridge resort home has beautiful views of the golf course! With 2698 square feet of living space, this home features 4 bedrooms, 3 baths, great room with cathedral ceiling and fireplace, eat-in kitchen, outdoor deck, and custom built library/den addition also with fireplace. Built in 1980, this home has its own two car detached garage that is maintained by the HOA as part of the monthly maintenance fee. Great location in the neighborhood with two heat pumps for both heating and cooling and public water/sewer. Priced below current tax assessment. **\$395,000**

## SOLD



**108 CHEYENNE DRIVE** Exceptional and roomy contemporary home in Millboro! This lovely open home has 5 bedrooms, 4.5 bath and many exciting extras including an attached two car garage with connected second story bonus room, and separate one car garage. With well over 4,000 square feet of finished living space this is an ideal family home. Beautiful back screened porch overlooking the woods for relaxation and entertainment. There are 2.8 acres of yard and woodland, connected to a walking trail. Public water/sewer and fiber optic internet. **\$259,900!**

## SOLD



**4200 MOUNTAIN VALLEY ROAD** Little Back Creek and National Forest highlight this 306 acre tract fronting Route 39 in western Bath. Only minutes from the WVA line, this property affords all Bath County has to offer, yet is only minutes from WVA attractions. Own an entire valley of bottomland that needs a little TLC, and mountainous acreage adjoining the National Forest for over a mile and a half! Perfect for hunting or hiking, explore the Watoga State park, Trout fish in local streams or bass fish in Lake Moowaw. An all-around incredible recreational opportunity. Property in Conservation Easement that allows one division and multiple building sites with accompanying outbuildings. Located in an exceptional community. **\$389,900**

## SOLD



**668 JACKSON RIVER TURNPIKE** 21.49 manicured acres adjoining the National Forest! Custom built cedar sided home with almost 2500 square feet of living space in a private setting near Hot Springs. Outstanding open living area with 18' cathedral ceiling and charming Vermont Soapstone stove. Ground level master bedroom, with dining area and fully equipped stylish kitchen. Three bedrooms with 2.5 baths, recreation room and attached 24x24 garage. Includes large storage building/workshop with 12' ceilings and high quality one bedroom apartment ideal for rental or caretaker's quarters. Fish for bass in your own spring fed pond and take advantage of our local hiking, biking, golf and horseback riding, or enjoy cleared trails on your own land. Excellent quality and amenities throughout! **\$659,900**



**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. **\$839,900!**



**1696 JACKSON RIVER TURNPIKE HOT SPRINGS** The Village at Cedar Creek Mobile Home Park. Outstanding history and well kept park on 34.20 acres with room for expansion. Served by public water and sewer with tenants paying directly to the PSA, this very well kept mobile home park is available. Currently there are 33 lots (54 approved lots) rented, a 5 apartment and office complex, 2 mobile homes rented, 2 mobile homes on installments and 5 vacant for sale. There are 20 additional approved sites with all utilities as well as 15 subdivided lots within an area of the complex with utilities that could be sold outright. Beautiful setting south of Hot Springs and north of Covington. Convenience to Lake Moowaw could be big factor with the remaining unimproved acreage. **\$1,100,000**

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# FRESH Estates & Country Properties, Inc.

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245 West Main Street Covington, Virginia



**103 MOUNTAIN LAKE DRIVE** Custom built 4 bedroom 3 bath tri level home with two car attached garage in beautiful Mountain Lake near Covington. This home is situated on an acre of land with Potts Creek frontage! Features include hardwood floor, tile and carpet, large eat in Kitchen with formal dining room and Living room, large Den area with fireplace and walk out patio to the backyard and creek. Relax and cool off with your own creek frontage just minutes from town!

**\$269,900**



**2845 SAM SNEAD HIGHWAY HOT SPRINGS** Brick ranch built in 1965, has 1605 square feet of living space with a full basement and one car attached garage on 1.52 acre. The home features 3 bedrooms, 1 1/2 baths, kitchen, dining room, living room, family room with fireplace and sunroom. Fenced back yard is perfect for pets. Other features include hardwood floors, newer roof, hot water baseboard heat, 200 amp service, public water and paved drive. Very nice yard with two outbuildings!

**\$189,900**



**3973 BRATTON RUN GOSHEN** Perfect camp/residence close to Goshen Pass for fishing/kayaking and the Wildlife Management area! Six rooms and two full bath cottage with over 1150 square feet of living space, large deck and situated on an acre fronting Brattons Run Road (Rt 780). Very nice detached outbuilding with workshop, mower/equipment storage and carport. Public water, conventional two bedroom septic and internet available!

**\$85,000**

## UNDER CONTRACT



**426 WINDING WAY** A truly efficient starter with a very desirable lot on the river! This brick and vinyl home sits on an approximately 1 acre corner lot that adjoins the Jackson River in Jackson Heights, Covington. With an expansive backyard and rear deck with plenty of space, this home is set up to make the most out of a summer evening. With a smaller footprint of 960 square feet, it is designed for efficiency with solar panels and new tankless water heater. This home is in a convenient location, with a great lot for the asking price!

**\$139,900**

## UNDER CONTRACT



**212 WOODLAND ROAD** Located in the Valley Ridge area of Covington, this gorgeous 3-bedroom 2 bath, brick home is absolutely stunning! From the eye-catching hardwood floors to the large open living area, this is the home people dream of and its absolutely move in ready. Features large enclosed sun room and screened back porch with great outdoor living area in a private beautiful setting. This beautiful home is offered at

**\$299,900**



**37 DEEPWOOD LANE** This cozy Northridge home is located in a quiet, wooded setting away from the golf course. With 1392 square feet of living space on 2 levels, this home features 2 bedrooms, 2 baths, dining room, kitchen, living room with fireplace and outdoor deck. A detached garage (1 bay for this home) is maintained by the HOA that is included in the monthly maintenance fees. Priced below current tax assessment.

**\$225,000**

## FRESH ESTATES PARTIAL LAND LISTINGS

**0 NALLEY'S CIRCLE** Lot 5 located in the Phase I area of Woodland Hills in Falling Springs. This 3 acre home site offers beautiful mountain views and is just minutes from access to the Jackson River, Lake Moomaw, as well as Cliffview and the Lower Cascades Golf Courses. This quiet neighborhood is a true gem in Alleghany County. Compare the value of this lot to others in the area!

**\$38,500**

**TBD MCGRAW GAP ROAD HOT SPRINGS VA** 6.0 acres fronting Route 606 with easy access elevated building site! Public water available, perk certification letter for three bedroom septic and electricity of **SOLD**. Some mature trees with overgrown open areas that could easily be reclaimed. Rare mid-size building tract convenient to Hot Springs, Covington and Clifton Forge.

**\$49,900!**

**3.0 ACRES IN THE VILLAGE OF ASHWOOD.** Beautiful level lot with both public water and sewer available! Multiple homesites and division possibilities.

**\$69,000**

**10.93 ACRES ON MILL CREEK ROAD!** Adjoining the Walker Mountain National Forest Tract on two sides, this is the perfect wooded building site! With no restrictions and long road frontage along Mill Creek (Rt 640), this parcel offers great topography and mature trees. There is an elevated, but easily accessed building site tucked between the National Forest boundary lines giving maximum privacy for a modest sized tract. Expired conventional perk site and views of Chestnut Ridge.

**SOLD**

**\$79,900**

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**\$189,000**

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### NEW LISTING



#### 1 Maple Lane

Charming 1929 stucco home right off Main Street that features 4 bedrooms 2 baths Upstairs was once a 1 bedroom apartment - this past year was a student rental with excellent income - new roof and completely painted exterior - walking distance to downtown and schools. Carpet allowance to have it replaced or removed. Owner/agent. **Price \$375,000**



#### 22 Marble Lane

Two story home with extra building lot within walking distance of downtown and schools. Extra lot can be purchased separately Listed at assessed value - Vacant - call today **Price \$95,800**



#### 1475 N Lee Highway

Great location just past Walmart - Brick Rancher with 3 bedrooms and 2 baths on Main level Basement has 2 additional bedrooms and a half bath - one car garage. **Price \$259,000**



#### 41 Greenbriar Avenue

This wonderfully maintained home is a block from the James River and has 4 bedrooms and 2 full bathrooms. There is a partially fenced yard, off street parking and 16 x 24 garage. A new roof was put on within the last 3 years. Near Virginia Beach. **Price \$299,000**



#### 119 Linden Circle

Beautiful home with lots of room - custom kitchen with granite - outdoor entertaining area - 3 storage buildings - garden area and an extra building lot that give you that country feel intown. **Price \$319,000**



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**NEW PRICE**



## MT VISTA DRIVE

4-bedroom 3-bath brick ranch over finished walk-out basement on a double lot in the highly desirable Mt. Vista neighborhood just minutes from historic downtown Lexington, Washington & Lee and VMI. First floor features living room, with wood floors & gas fireplace, large eat-in kitchen with easy access to an expansive rear deck for enjoying the pastoral and mountain views, and master suite. Full walk-out basement provides space for a growing family or apartment/in-law suite potential with family room, kitchenette, 4th bedroom, full bath, office/bonus space and storage area. Attached garage. **~~\$289,600~~ SIGNIFICANTLY REDUCED \$255,000**



## HALL CIRCLE

Don't miss out on this 1.2 acre building lot tucked away on a quiet cul-de-sac in the highly desirable Mt. Vista neighborhood 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. Make it yours for only **\$59,500**

**NEW LISTING**



## FORGE ROAD

Cute brick ranch on almost half-acre lot surrounded by mountains and farmland in southern Rockbridge County, is priced right for first-time buyers. Features living room, fully appointed eat-in kitchen, large den with gas fireplace, office, 2-3 bedrooms, laundry/mud room and recently updated bath. Wood floors, central heat & air, replacement windows. Storage building, paved driveway, public water. Just minutes from historic Lexington, downtown Buena Vista, Natural Bridge Resort & State Park with easy access to Rt-11 & I-81 corridors. **All this for only \$159,000**

**UNDER CONTRACT**



## BUNKER HILL MILL RD

An easy 10-minute drive to restaurants, shopping and schools finds this sweet little cottage **COMPLETELY RENOVATED FROM TOP TO BOTTOM** and move in ready. Two-story plan offers cozy living room, light-filled kitchen w/soft close cabinetry and farmhouse sink, and beautifully remodeled bath. Freshly painted interior, new flooring, replacement windows, updated electrical, plumbing, and HVAC. Refreshed exterior with new roof. The ideal blend of old & new! A nearly one-acre lot provides plenty of room for expansion and large storage bldg./workshop. convenient to historic Lexington, downtown Buena Vista & the I-81 corridor. Perfect for first-time buyers at only **\$117,500**

**UNDER CONTRACT**



## TWIN FALLS LANE

Enjoy exceptional space in this lovely 2-story nestled on 2 partially-wooded acs in beautiful Rockbridge County surrounded by wildlife & just a short walk to South River, majestic Twin Falls & within the Mt. View Elementary School district. 3bedroom 2.5 bath home features living room, dining, updated kitchen, expansive family room and roomy master suite. Updated baths, replacement windows, new flooring & HVAC. Unfinished basement, covered porch, large rear deck and oversized attached carport provide all the amenities needed for full time living or a weekend-getaway. Just a short drive to historic downtown Lexington, Washington & Lee, Virginia Military Institute & Southern Virginia University. **\$269,000**



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**AUGUSTA CO. - 2 STORY HOME** in Wilson School District. 3 BRs, 2.5 baths. The primary BR features walk-in closet, balcony plus an ensuite bath with a jacuzzi-style tub and separate shower. Two other BRs round out the second floor along w/ a laundry closet. Main floor has kitchen, LR w/ gas FP, Formal DR and a deck with easy access from the kitchen. Also offers 2 car garage and a storage building and the backyard is fenced. Close to Waynesboro . Come take a look at this home. \$ 334,900.



**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. Entrance in place. Owner/Agent \$ 275,000.

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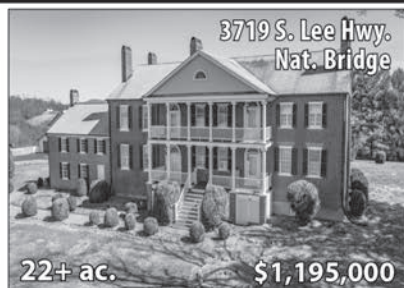
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I love every aspect of real estate! I love our beautiful Rockbridge County, helping people in transition in their lives, and enjoy making "deals" happen. If you need real estate services, give me a call. I'm sure I can help you and have fun along the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

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- Finished lower level. Huge family room.



- Established neighborhood 2 mi. from downtown Lex.
- 2,320 ft<sup>2</sup>, 3 bedrooms, 2.5 baths
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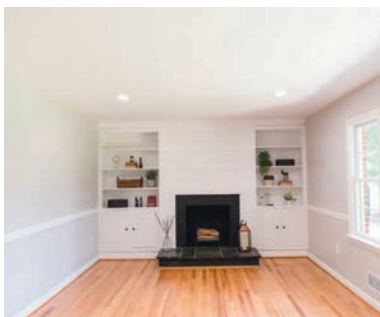


**27 LITTLE CEDAR LANE, LEXINGTON** This newly renovated brick ranch home is a must see! Offering four bedrooms, two full bathrooms and approx., 2670 finished sq. ft., the spacious floor plan provides a variety of common spaces to suit your individual needs. Featuring a large laundry/mud room. Two additional bedrooms on the first floor and remodeled guest bath. Partially finished basement provides a fourth bedroom or separate home office, play room, etc.. Privately situated on an elevated .72 acre lot with detached single car garage and paved driveway. Located in a desirable Rockbridge County location, near the heart of downtown Lexington.

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#### 6446 N LEE HIGHWAY FAIRFIELD, VA

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#### 60 LILLY BELL DRIVE, LEXINGTON, VA

This level building lot is located at The Ponds at Lexington, just one mile for Rt 11 N and Historic Lexington, Virginia. This beautiful home site is within walking distance to the Chessie Trail and the Maury River in a subdivision that offers an indoor pool, and outdoor pool, a club house, and a work out room with locker room. Lot 61 is also available for sale if you want a 1 acre parcel for your dream home.

**\$58, 000**

### FOR SALE



#### 361 PANTHER FALLS ROAD, VESUVIUS

Custom built 5 bedroom 3.5 bath contemporary home situated on 152 acres surrounded on three sides by National Forest with mountain views and over 3000 feet of Pedlar River frontage. Easy access to I64 and I81. Guest cottage over three car garage offers an additional 2 bedrooms and 1 bath. Superior Wall foundation with EIFS exterior with copper roof, brass screened porch, Trex decks, Emtek door hardware, Custom made cabinets, many built in's, 4" white oak flooring, stairs, and custom woodwork throughout. High efficiency boiler for heating and hot water, dual system heating with heat pump for upper living area. Rais Danish high efficiency soapstone woodstove is the centerpiece of the living room. Large windows throughout the house to take advantage of the views. Everything you want in a mountain retreat and just minutes from Historic Lexington. Must be pre-qualified to schedule a showing.

**\$1,590,000**

### UNDER CONTRACT



#### 1190 REID ROAD

Rare opportunity to own the Historic Timber Ridge Train Station on 1.8 acres . 4 BR, 2.5 Baths, recently remodeled kitchen and half bath. Tile and wood floors throughout. All the modern conveniences. Located in the A2 zoning area so a great opportunity for an Air B and B. Owner/Agent **\$495,000**

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**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. **RARE OPPORTUNITY TO BUY ALL THREE PARCELS (Over 13 acres) AT A REDUCED PRICE! Call agent.**



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### 701 Thornhill Road

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