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PAULA MARTIN WITH LEXINGTON REAL ESTATE CONNECTION

See page 21



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DECEMBER 2021

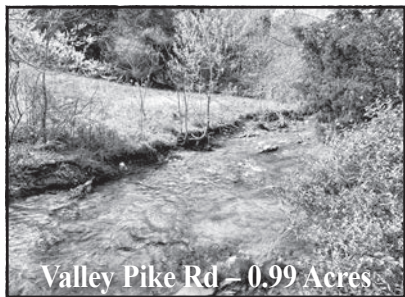
**Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona**

Neither the advertiser nor Publisher will be responsible for misinformation, misprints, typographical errors, etc., herein contained.



James Wm. Moore Real Estate Co.

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



Valley Pike Rd - 0.99 Acres

One acre residential building lot fronting on Mill Creek and state maintained Valley Pike with easy access and close proximity to Lexington, I-64, and I-81 in Rockbridge County, VA. Serene county setting minutes from town!

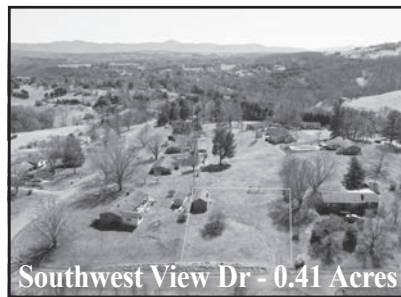
\$29,900



E Ridge Drive - 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.

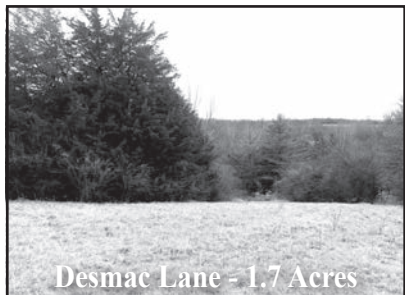
\$35,000



Southwest View Dr - 0.41 Acres

Elevated building lot located on a quiet residential street offers mountain and valley views. Conveniently located minutes from downtown historic Lexington in the Mount Vista subdivision, the property features an existing garage/workshop building and a gentle grade providing views of Rockbridge County in multiple directions.

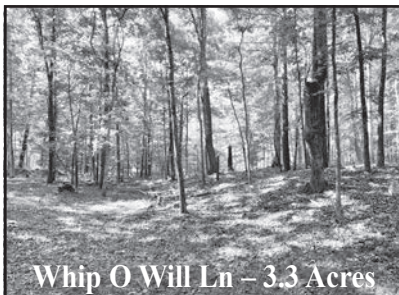
\$39,900



Desmac Lane - 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.

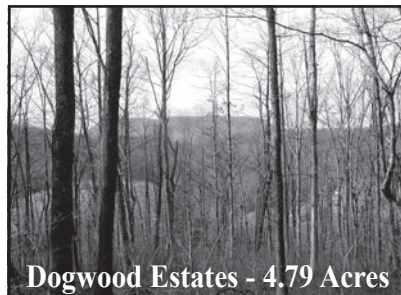
\$39,900



Whip O Will Ln - 3.3 Acres

3.3+ acres of level wooded property at the end of a private road adjoining thousands of acres of secluded National Forest is the perfect launch pad for back country hunting pursuits! Located minutes from Cave Mountain Lake, Natural Bridge State Park, Jellystone Park camping and RV park, and the James River, there are nearby activities for everyone. Explore fun and challenging hikes like the famous Devil's Marbleyard. New survey.

\$49,000



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

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





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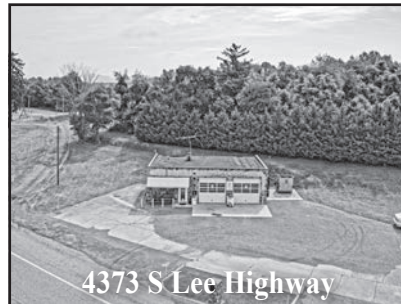
57 W. Whistle Creek Road

Classic 1850s Georgian farm house situated on 2.26 acres along Whistle Creek just 2.5 miles from historic downtown Lexington. Immaculate interior features irreplaceable historic appeal including gorgeous pine floors and original fireplace mantels blended perfectly with spacious rooms and modern updated kitchen, baths, and mechanical systems. Enjoy the sounds of Whistle Creek from outdoor spaces such as the large screened porch, level side yards, and rear patio with pergola. Rare opportunity to own an historic Rockbridge County home less than 5 minutes from Lexington. **\$249,900**



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. Rare opportunity! **\$325,000**



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**



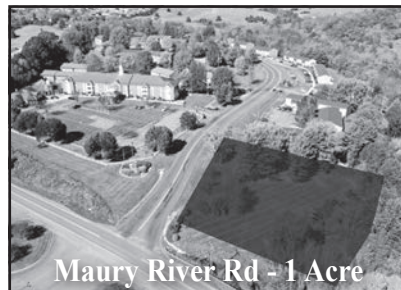
1480 Magnolia Avenue

Highly visible office property in excellent condition offers strong income stream and flexible future use potential. Located on a high traffic corner of downtown Buena Vista, Virginia, the property is well maintained and ideal for general office use. There is adequate off-street parking and land that could accommodate additional development. **\$249,900**



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**



Maury River Rd - 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**

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2230 Walnut Ave, Buena Vista VA

This 1918 Plantation Craftsman underwent a complete restoration bringing back original details while updating for contemporary family living. An easy walk to downtown, this 9-room home has 4 suite-sized bedrooms, 2 full baths and powder room. First floor ensuite master, formal living room, dining room with gas-log fireplace, spacious library, wet bar, and large custom kitchen with family room. The second floor has 3 large bedrooms, full bath, and walk-in attic. Enjoy the wrap around front porch and back porch with ceiling fan. Large, fenced backyard is shaded by mature walnut trees. The extra deep one-car detached garage has workbench and shop space. This 2758 sq ft home has wood floors, is professionally decorated, and is smart wired. Frequently dubbed as one of the nicest homes in town, this historic house stands next to the city's oldest church building and was the star of the Christmas Tour. The 3-year renovation completely replaced all electrical, heat and air conditioning, plumbing systems, and a new 40-year roof. All the original trim was saved to retain the authentic craftsman charm.

\$319,500



55 Deer Fox Run, Lexington

Lori has lived in Rockbridge County since 2013 and joined JWMRE following a successful career in music education. Her commitment to personal education extends to the real estate industry where she has earned the ABR designation and e-PRO certification. Lori puts the skills she has honed throughout her education career (planning ahead, attention to detail, organization, anticipating potential problems, problem solving, flexibility) to work for her real estate clients. She strives to educate her clients on the buying and selling process and prides herself on honest, effective, and prompt communication. Lori currently serves on the Board of Directors and on several committees for the Rockbridge Highlands Realtors Association.

Lori Parker, ABR, E-PRO

540-570-9007 · lori.parker@jwmre.com





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30 River Hill Place

Incredibly built, custom home in the Maury Cliffs subdivision. Main level offers a formal dining room, living room with built-ins and gas fireplace, eat-in kitchen with custom cherry cabinets. Master suite hosts two walk-in closets, expansive bath with stand in shower and soaking tub. Additional two guest rooms and full bath located on opposite side of the home. The full finished basement offers huge family room, office, bedroom, full bath and large storage space. Screened in porch, back deck and double car garage. **\$624,000**



519 S Main Street

Located in the heart of downtown Lexington, this 3 bedroom, 3 bath home is ready 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. Second floor is home to 3 bedrooms and a full bath. Master bedroom has walk in closet, sitting area and sink. Newly finished third floor is spacious and connects to a half bath. **\$459,000**



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. **\$425,000**



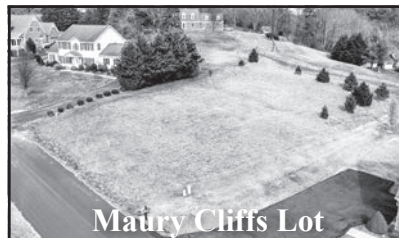
1 High Meadow Drive

Located in the Maury Cliffs subdivision, this 3 bedroom, 3 bathroom home presents wonderful living space. First floor hosts living room, open kitchen to dining area, office and full bath. 3 bedrooms and full bath on second floor. Walkout basement has a large family room, bath and laundry area. Fantastic .88 acre level lot has beautiful landscaping and includes a fenced in back yard, and storage building. Access to the Maury River through the neighborhood access point. **\$299,000**



2233 Forest Ave

Gorgeous home located on two, level, city lots in the heart of Buena Vista! Front door enters into a sprawling foyer with staircase and beautiful hardwoods. Just off the foyer is the main living room, which leads to the dining room, den, kitchen and full bathroom. Second floor hosts 4 bedrooms and full bath, all of which are spacious. Enjoy the beautiful wrap around front porch and the open lot. Property also offers a garage or workshop space. **\$284,000**



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**



203 Senseney Lane

Charming three bedroom, one bathroom home in the City of Lexington. Home offers a sizable living room with bamboo floors and an eat-in kitchen. The interior of the home has been freshly repainted. Back porch opens up to a private yard, surrounded by mature trees, perfect for backyard entertainment. Enjoy easy access to VMI and downtown. A charming home perfect for a full time resident, investment or second home. **\$149,000**



327 S Main Street

A fantastic opportunity to own a spacious home on Main Street! Home is currently set up with 4 separate apartments and has a very solid rental history. Two apartments located on the ground level and 2 apartments on the second level. Each unit features a living room, bedroom, office, full bathroom and kitchen. Beautiful wood floors, high ceilings and original wood work throughout. Located at the top of Main Street, and is just a block from downtown Lexington. Two off street parking spaces available. **\$499,000**



38 Falcon Lane

This 6 BR, 3.5BA home has been meticulously maintained from top to bottom. Open floor plan includes LR with gas fireplace, dining room and upgraded kitchen. Media room with pool table and 130" projection screen. Master suite has custom built-ins, walk-in closet, renovated bathroom and exterior access to sauna and hot tub. Lower level is home to a family room, kitchenette, new bathroom and two bedrooms. Multiple decks and beautiful salt water pool. **\$789,000**

Kara F. Braddick, GRI, CRS, ABR, e-PRO
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Lexington, Virginia 24450
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Heritage Drive – 0.50 Acres

Great building lot overlooking the Lexington Golf & Country Club and the Blue Ridge Mountains! Lot owners in the “The Greens” have exclusive use of their own 3+ acre private common area along beautiful stream fed lake. Public water and sewer, and fiber optic telephone. Protective covenants. **\$84,000**



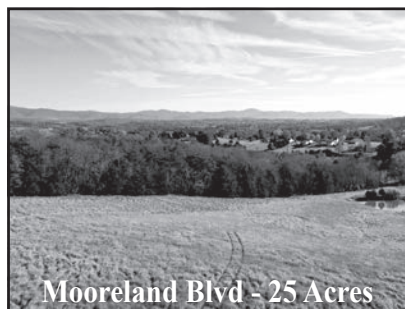
Mooreland Blvd – 10 Acres

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**



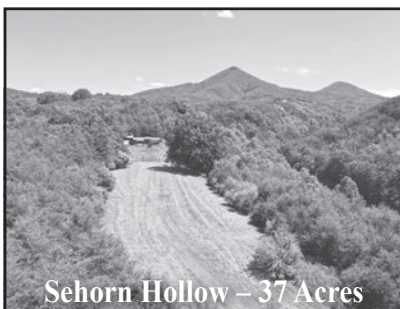
Bayberry Lane - 3 Acres

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**



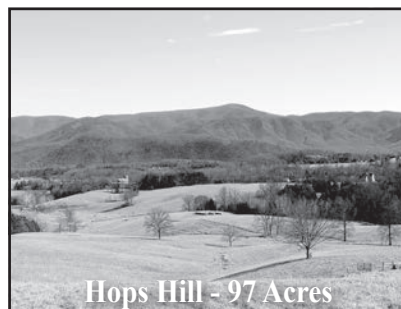
Mooreland Blvd - 25 Acres

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**



Sehorn Hollow – 37 Acres

Over 37 secluded acres in the mountains of Western Virginia located only 20 minutes from Lexington, I-64 and I-81. 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**



Hops Hill - 97 Acres

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**

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



SCHEDULE YOUR PRIVATE TOUR TODAY!



FEATURES

5 bedrooms

3 bathrooms

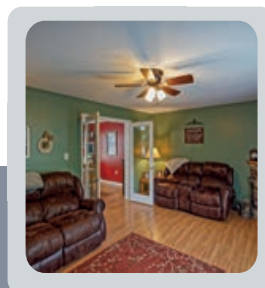
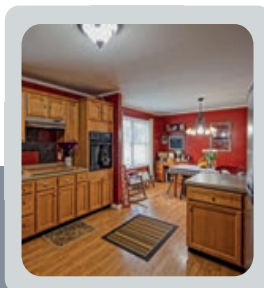
3,280 sq ft

\$309,000

HOME FOR SALE!

**71 Lee Hi Acres Road,
Lexington, VA**

**Stick built home
situated on 1.06 ac.**



KIMBERLY HOSTETTER

hostetterkimberly@gmail.com

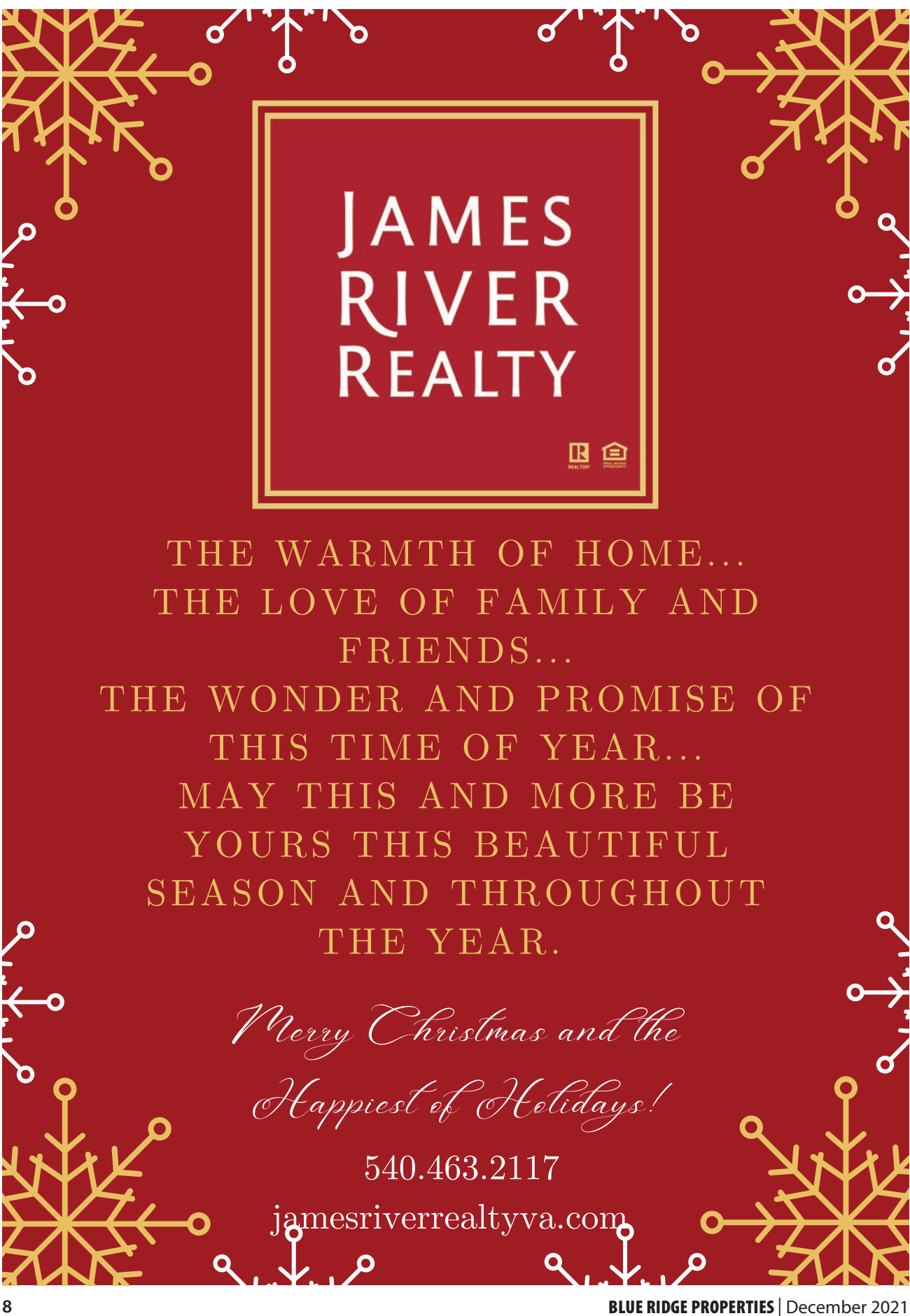
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HARMONY
HOME TEAM

The logo for James River Realty is centered within a double-lined gold square frame. The background of the entire page is a deep red, decorated with a border of gold and white snowflake patterns. The text 'JAMES RIVER REALTY' is written in a white, serif, all-caps font.

JAMES RIVER REALTY



THE WARMTH OF HOME...
THE LOVE OF FAMILY AND
FRIENDS...
THE WONDER AND PROMISE OF
THIS TIME OF YEAR...
MAY THIS AND MORE BE
YOURS THIS BEAUTIFUL
SEASON AND THROUGHOUT
THE YEAR.

*Merry Christmas and the
Happiest of Holidays!*

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UNDER CONTRACT



27570 MOUNTAIN VALLEY ROAD Custom built brick ranch on 2.48 acres overlooking the Cowpasture River valley! Quality construction throughout exemplifies this bright and beautiful immaculate home. With almost 2100 square feet of one level living, and an additional full, partially finished basement, there is plenty of room for old and young alike. Three bedrooms, 2 full baths, country kitchen with ample cabinet space, formal dining area and two large sunroom/living area additions with vaulted ceilings, large windows and plenty of sunshine! In ground pool, decks, gazebo, multiple outbuildings and mature trees accent this outstanding home. **\$289,900!**

UNDER CONTRACT



27592 MOUNTAIN VALLEY ROAD 8.53 acres in a secluded wooded hollow just off Route 39 near Millboro. Circa 1850's original log home with tons of character and yesteryear charm. Massive half dove tail cut logs form both the exterior and interior walls. Rustic, yet with conventional septic and deep drilled well. Five rooms, kitchen and one full bath. Listen to the small stream from a full length covered porch and watch the deer/turkeys in the front yard. Includes small potential rental home (needs work) and period outbuildings. **\$159,900**



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. **\$849,900!**



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 Moomaw. 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**



57.33 ACRES NEAR BOLAR! Exciting combination of open land, woods and views. Located on a dead end road (A-1780 Little Valley Road Warm Springs), this acreage has long road frontage, two intermittent streams, mature woods and multiple homesites. Views down the valley and of Jack Mountain adds to the attractiveness of this special tract. Acres of fields could easily be reclaimed and electricity on premises. Property is subject to ACP easement along the eastern edge. **\$139,900**



TBD OLD PROVIDENCE RD 919, RAPHAINE Create your dream home on 20 picturesque surveyed acres with commanding long range mtn views. Conveniently located midway between Lexington & Staunton. This exceptional property offers long road frontage & high quality improvements for horses & other livestock including 20 gpm well. Multiple pastures with extensive fencing for turnout options, lanes between pastures, 3 custom built run-in shelters, plus automatic waterers. Full property access via gated gravel driveway to ridge-top. Multiple home-site locations to enjoy the long range vistas. Close to Washington & Lee Univ, Virginia Military Institute, Virginia Horse Center, riding trails, agri-tourism, wineries and breweries. Adjoining 1.48 acre lot may also be available. Come see this exceptional property. **\$310,000**



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 Moomaw could be big factor with the remaining unimproved acreage. **\$1,100,000**



2814 KANAWHA TRAIL COVINGTON 46.71 acres in beautiful Alleghany County! With direct road frontage on Route 311, this is the IDEAL mid-sized parcel. Outstanding entrance road and driveway meandering through the woods to the 1805' elevated building site. Great topography, southern exposure view and very private. Has some frontage on Dunlap Creek to play in the water and located to take advantage of both Virginia and West Virginia attractions. **\$149,900**

Please visit us at 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.

FRESH Estates & Country Properties, Inc.

Visit our second office location at
245 West Main Street Covington, Virginia



924 MCCORMICK BLVD CLIFTON FORGE Beautiful two-story brick of Greek Revival style built in 1910. Short drive to two resorts, Greenbrier and Homestead, and easy access to I-64. Upgrades to the home include a new metal roof. The character of this home is impressive and presents much opportunity. Massive columns on the front porch opens to a large living area with hardwood floors and beautiful staircase to the 2nd floor. Off the living room area is a spacious dining room and kitchen that leads to a large den area and 1st floor bath. 2nd floor boasts 4 bedrooms and 2 full baths. Opportunity awaits to restore this home to its 1900's grandeur. **Priced to move "as is" \$150,000**



461 MAIN STREET Located in the village of Millboro, the two-story Clarkson House is zoned B2 and is well suited for a variety of uses. With over 4,000 square feet of interior space, this historic home has an original log cabin at its core. The interior logs have been exposed on one wall and the original fireplace opened. The entire structure has been lovingly renovated with new plumbing, wiring, windows, roof, and HVAC. The first floor features beautiful pine floors, multiple parlors/meeting rooms, handicapped accessible bath rooms, and 24 X 42 community room with separate entrance. The second story contains a 2-3 bedroom apartment with kitchen, laundry room, bath, living room and dining room. High speed internet is available. The 1.14 acre lot, with public utilities, has ample parking. An exceptional property, in an excellent location, just 25 miles to Lexington, 21 miles to Hot Springs, and 38 miles to Staunton. **\$285,000**



UNDER CONTRACT

97 NALLEYS CIRCLE COVINGTON A rare offering in the desirable Woodland Hills area of Falling Springs! With a 3 acre rural setting and close proximity to prime recreational access points, this large two-story Farmhouse-style has over 2200 sq ft of living space, partially finished full basement and attached two car garage. The main level has new engineered hardwood floors, granite counter tops, a full dining room, and large family room with French Doors that lead to a newly constructed deck! The upper floor has 3 BRs, 2 full BAs, and utility room with W/D connection. The full basement has been partially remodeled and ready for a new owner to finish with ample space, a beautiful setting, and all the intrinsic properties of a great home. **\$295,000**



SOLD

1783 LITTLE VALLEY ROAD BOLAR! Well-kept recreational camp/residence on 7.659 acres at 2550' elevation on a peaceful dead end paved road. Original core is a mobile home, but with very nice additions and finishing. Two BRs, one full bath, DR, kitchen and large great rm. Front porch, rear deck and multiple outbuildings, including 2 car garage/workshop. Beautiful woods with fern covered forest floor with views. \$139,900. Additional 57.33 acres across State Route 694 is available with the subject, but not separately. Partially open, two intermittent streams, old homeplace and views down the valley and of Jack Mountain. Subject to ACP Easement. **\$279,800 for both home and 64.989 total acres.**



318 W RIVERSIDE ST COVINGTON Beautiful Tudor style two story home/apartment, on Riverside Ave. in Covington Va. This downtown property is just one block from main street and a short walk to WestRock and many other popular business locations. The home is currently set up as an apartment with an upstairs and downstairs unit, each having 2 bedrooms and 1 bath, large living room and dining room and good size kitchen and each unit has its own washer/dryer set up. Property features hard wood floors throughout, fireplace in each unit, a 1 car parking garage for each unit, and a new roof and heating system! Buy this and rent one unit out to help pay for it! Please call us today to schedule a showing! **\$174,900**



UNDER CONTRACT

4300 CALLAGHAN CIRCLE Charming 2 story brick home located on a quiet low traffic area in Callaghan. This well-maintained brick home featuring country living while being close to Covington and Lake Moomaw is a must see. The property features a fenced in yard area, large storage building, large rooms, 2.5 baths, bonus / game room, 2-car attached garage, and beautiful view of Ogles creek. Enjoy relaxing to the sound of the creek from the hot tub or sitting by the firepit. Easy access to Interstate 64! **\$159,900**

FRESH ESTATES PARTIAL LAND LISTINGS

11.27 ACRES LOCATED ON PEACEFUL VALLEY ROAD near Williamsville! Fantastic camp location within minutes of the Bullpasture River Gorge, Coursey Springs State Trout Hatchery, Highland Wildlife Management **SOLD** and George Washington National Forest. Shared entrance easement, electricity, small storage building and possible elevated views. Highly sought after Inexpensive parcel, well below tax assessed value. **\$39,900**

TBD SAM SNEAD HIGHWAY! Within sight of The Homestead Old Course, this 1.31 building lot fronts Route 220 mixed among the beautiful Victorians and edge of commercial growth. Zoned R-2 with public water and sewer. Many possible uses. Absolute investment price at **\$59,900**

3167 INDIAN DRAFT ROAD 20.94 acres fronting Route 678 near Millboro Springs. Mostly wooded, there is an old campsite with a conventional 2 bedroom septic system! Possible year around small mountain **SOLD** Multiple trails and elevated ridges. There are at least three building sites on this tract with decent views of the surrounding area. Very good location at a hard to find size and price. **\$89,900!**

57.33 ACRES fronting State Route 694 in Little Valley! This beautiful mountainside tract has an intermittent stream, old homeplace and views down the valley and of Jack Mountain! Subject to the ACP easement, this tract is partially open with more potential fields to be reclaimed. Mature maple and fruit trees, with electricity on site. Ideal private homesite(s), on a dead end road away from the hustle and bustle. Wonderful area to retire, recreate or disappear! **\$139,900**

TBD KELLISON LANE FALLING SPRINGS! 50.71 acres on Lick Mountain that has both woods and a hidden pasture on top! This property has beautiful views to the south that you will need to see to believe! With no improvements, it is prime for recreational use, hunting, or potential home building site. Reached by deeded easement, there is partial fencing, a small pond and electricity available. Land offerings are rare in Mount Pleasant, and along with proximity to the Jackson River and Lake Moomaw this property will not be available long! Call for an appointment today! **\$189,000**

Please visit us at 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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Managing Broker, ABR

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Property Manager

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Kassidy Beagan

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INVESTMENT OPPORTUNITY



235 VISTA LINK

Beautiful townhouse at Vista Links Golf Course. 2 Br 2 BA with full unfinished walk out basement. Just 5 miles from Historic Lexington, schools, shopping, hiking trails, and the Blue Ridge Parkway. Sale is subject to lease which ends 07/31/2022. **\$265,900**

NEW LISTING



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**

SINGLE FAMILY HOME



4302 PLANK ROAD NATURAL BRIDGE

This home is ready to be brought back to life! This brick 3 bedroom 1 bath home was built in 1800 and is situated on 26+ picturesque acres. Beautiful details in the trim, windows, and mantels.

\$330,000

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

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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AUGUSTA CO.-2 Story Brick home just minutes south of the City Limits. Public Utilities. Situated on double lot. 4 Bedrooms, 1.5 baths. 2nd floor has separate entrance. View of the Blue Ridge Mountains. **\$ 189,900.**



INVESTORS SPECIAL-Lexington-Split Foyer home. Some renovation started, you finish. 3 BRs, Eat-in kitchen, Living room, bath. Full unfinished walkout basement. Located at the end of a dead end street. Convenient location to the colleges and shopping. **\$ 89,900. # 620085**



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**



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.**



Staunton-Lot zoned Business, located just off Greenville Ave.. Approx. 50' x 150'. Older house on lot in poor condition. Property offered as lot only. Utility hook-ups in place. O/A **\$ 39,900.**

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.**

AUGUSTA COUNTY- Unrestricted Lot. 3/4 acre lot. Located between Craigsville & Goshen. **\$15,000. #613511**



Connie Clark
Broker/Owner
540.570.7157



City & County REAL ESTATE



Chy Clark
Realtor/Owner
540.570.7158

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540.463.7400 • connie@cityandcountyrealestate.com

REDUCED



1016 Fitzlee Street

Lots and lots of space in this home with three bedrooms and loft area for a huge game room for the kids. Hardwood floors throughout. Storage area off loft could be extra bedrooms. Fenced in back yard and two storage sheds (12 x 24) and a (12 x 17) metal building. Brick patio for outdoor entertaining. **Price \$189,000**



26 King Rail

Charming house only minutes from town with 3 bedrooms, hardwood floors, front porch - needs some updating - fenced in back yard with new storage building. Vacant easy to show
Price \$175,000

NEW LISTING



1325 Cedar Avenue

Charming home with large eat in kitchen, 3 bedrooms and sunroom in back for entertaining. Fenced in yard and deck on side - two nice storage buildings. Vacant ready to move into..
Price \$125,000

SOLD



1256 Maple Avenue

Wow the possibilities - the house sits on a 100 x 125 lot with a 3 bedrooms 1 bath two story home with the possibility of adding a second bath off BR downstairs. Large eat in kitchen and 2 extra bedrooms upstairs. Extra building lot measure 50 x 125 could easily build two more houses or use that large yard for family gatherings. **Price \$110,000**



437 Pocohontas

Brick rancher on 4 city lots in the town of Glasgow and close to Mohawk. Priced below assessed value!! By appointment only.
Price \$75,000

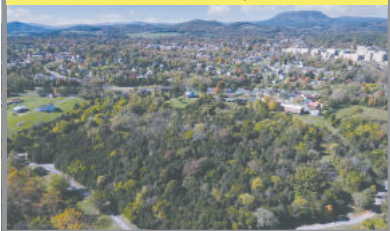
SOLD



526 Factory Street

Great location near SVU and zoned light commercial - vacant easy to show!.
Price \$69,900

REDUCED TO \$799k



TBD off Hutcheson

Attention Developers - 20 acres (to be surveyed) on the outskirts of Lexington off McCorkle Drive - water and sewer available. Can be bought with 11 ACRES that adjoins this property. MLS 136292.
Price \$799,000

REDUCED TO \$399k



TBD Off Campbell Lane

Attention Developers - 11 acres in the City of Lexington to build on with endless possibilities - Housing for the Elderly, townhomes, condos all with public water and sewer available. Included is a two room tiny house that could be rental income! Call today! **Price \$399,000**

2 LOTS - CEDAR HILL



TBD Cedar Hill Lane

Located only minutes from Historic Lexington, W & L University, VMI and the VA Equestrian Center 1.75 ac of cleared land ready for your home or weekend getaway. Close proximity to I-64 and I-81. Public water sewer electric and natural gas available. Recent survey. Fire hydrant on property. Call today! **Price \$78,000**

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**Jeff Mason
540.461.0210**

Sold

38 Merrywood Lane



A short drive from downtown Lexington locates this three bedroom, 1 1/2 bath brick ranch style home. Features include a sunny living room, a large eat-in kitchen, an enclosed back porch providing a laundry area and mud room. Gorgeous hardwood floors throughout the main level. The full partially finished basement has potential for separate living quarters or apartment. Heat pump provides comfort during summer and winter.

\$137,000

Under Contract

19 Patrick Drive



Follow the curvy brick walk to the front of this charming one level home and step up onto a full length covered and side porch to enjoy the year-long flower gardens. The interior features a large LR/DR combination and an additional large glassed-in den with sliding doors to rear deck. 3 BRs, (1 with half bath) and hallway full bath. Huge kitchen with an abundance of cabinetry and counter space plus convenient pantry/laundry area. Original solid wood floors except for kitchen. Replacement windows & lots of glass makes a bright, cheerful home for that very special person. Come see for yourself!

\$220,000

TBD Maury River Road, Rockbridge Baths, VA

Come build your home or vacation get away in beautiful Rockbridge Baths. This 1.72 acre lot sits adjacent to the Maury River. If outdoor activities are your thing, this is where you need to be! There are so many things to do, tubing, canoeing, kayaking, and fishing. Take a walk or hike on one of the many nearby trails. Bring your road bike and enjoy the scenic ride through the Pass, or your mountain bike for a more challenging ride on our mountain trails. It's all right here!

\$42,000

Under Contract



701 Thornhill Road

Charming 4BR, 2BA 2-Story older home with running creek (Sarahs Run) at rear and an additional large, beautiful lot. There are 2 large bonus rooms upstairs that can be renovated for extra rooms and stairway to lower level. Large cinder block building on property. Garage is large storage & shop area.

\$359,000



5 Woodluck Road

At the end of a cul-de-sac is this hidden gem of a contemporary Colonial home overlooking a spacious lawn for play, gardening, tranquility or just hanging out! 3 BR, 3 BA, maple kitchen and original floors throughout. A great room addition with a wall of glass brings the outdoors in. Have your morning coffee on the deck and listen to birds singing. Come see for yourself! Within minutes to downtown, schools, shopping and where the action is.

\$319,000

1458 Old Buena Vista Road

This unique contemporary home set on 3+ acres boasts a 360 degree view of the Valley, the Allegheny and Blue Ridge Mountains. Old oak trees, select blooming trees and flowering gardens provide a perfect setting for the residence. The property's large decks and terraces are perfect for outside dining and entertaining and the large casement windows and sliding doors help bring the scenic outdoors in.

\$520,000



Commercial Property!

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.

Offered at \$499,000



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lnicely@ntelos.net



WHITE ROCK ROAD

Enjoy commanding views of the House Mountains while relaxing by the in-ground pool or rocking on the covered porch. Tucked away on 9acs, this 5-6 bedroom 4.5 bath offers an open floor plan with 1st floor master suite, bonus space for offices, exercise room and in-law/guest suite. Rear deck, fenced garden space and oversized detached garage/workshop. Just minutes from down-town Lexington, Washington & Lee and Virginia Military Institute. A must see! **\$625,000**

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. 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**



PRESTON STREET

ATTENTION INVESTORS check out this income producing duplex in the heart of Lexington within an easy walk to stores, restaurants, Washington & Lee & VMI. One-bedroom units with consistent rental history also have potential for conversion to single-family with a few modifications. Updated baths, plumbing, electrical and metal roof. Ideal in-town home, rental or 2nd home for parents of VMI or W&L students. **\$137,500**



SOUTH LEE HWY – ROCKBRIDGE

Come check out the covered front porch at Buffalo Bend a charming bungalow enjoying long frontage on Buffalo Creek. A cozy 2-bedroom home with large living room, eat-in kitchen and den with woodstove. Recent upgrades including replacement windows, updated bath, furnace, electrical, and roof. Ideal for a casual weekend get-away or full-time country living and best of all less than 10 minutes from historic downtown Lexington or the I-81 interchange for an easy commute to Roanoke or Augusta. **Affordable at only \$149,000**

LAND

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 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**

RARE OPPORTUNITY HOUSTON STREET

Looking for a beautiful spot for your custom build in the City of Lexington, come check out this 1.36-acre parcel all while enjoying a classic view of the house Mountains. Tucked away in an established neighborhood, just off the Main Street corridor and an easy walk to historic downtown Lexington, Washington & Lee, VMI and nearby schools and parks. Consisting of three tax parcels presently zoned Residential. Re-zoning possibilities offer potential for other conditional uses in keeping with nearby health and professional services. Come explore all this property has to offer. **Offered at \$299,500**

NEW PRICE FOREST HILL VIEW

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. Septic approved. Driveway in place. **\$139,000**

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**

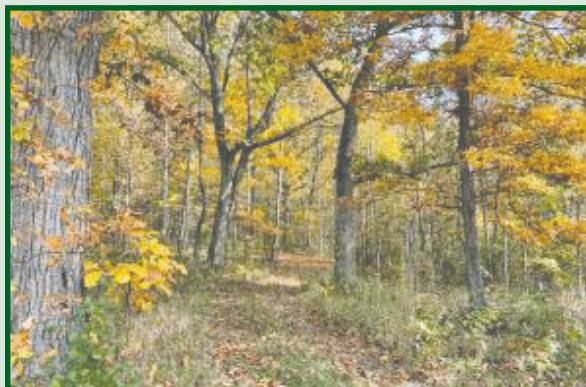


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1733 Ridge Road, Raphine

Welcome to Ridgemoor Subdivision. This superb location with HIGH SPEED INTERNET is an easy commute to either Lexington or Staunton. Featuring fantastic mountain views, enjoy the large 3 acre level parcel. The sunny 2 Sty foyer will welcome you to an open floor plan, a chef's kitchen large enough for several cooks with professional grade range hood and gas range! Great room with gas fireplace, first floor master for your guests or "in-laws", and spacious rear deck for entertaining. Your huge second floor suite includes a sitting area and large sunny walk in closet with a balcony retreat. Across the hallway there are two additional bedrooms. **\$649,000**



Lot 14 Fairfield Estates Drive, Fairfield

Beautiful Wooded Elevated Building Lot with entrance located on N. Lee Highway. Previously "perked" for a traditional septic system. Multiple driveway configurations but roughed in driveway exists and is easy to navigate with all wheel drive. **\$71,900**



TBD Maury Ridge Drive, Buena Vista

It's time to build your dream home in this small, secluded neighborhood containing approximately 12 parcels. Beautiful views and county taxes. Take a look today! **\$59,500**



TBD Beck's Way, Lexington

Private, secluded, newly developed community with stunningly beautiful expansive views located close to downtown Lexington. Limited number of sites to be made available. Come explore Rockbridge County for all its recreational, educational, fine dining, shopping and entertainment opportunities. 4-Bedroom conventional fields approved and wells located. Surfaced road. Protective covenants to ensure the beauty and protection of the community for its residents. BARC High Speed Internet Available. **\$84,000**



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Featured Properties

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**320 Whistle Creek Dr.
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35.48 acres \$1,399,000

- Built in 2003 on 35+ acres with astounding views
- 8,670 sq. ft. with 5 Bedrooms, 4.5 Baths
- Elegant living on 4 levels. Extensive landscaping
- Multi-Tiered decks perfect for entertaining

**3719 S. Lee Hwy.
Natural Bridge**



22 acres \$1,195,000

- Originally built in the late 1700s
- 4,413 ft² plus outbuildings on 22+ acres
- 4 Bedrooms, 3 Full Baths, 2 Half Baths
- 10 Original working fireplaces

**492 Greenhouse Rd.
Lexington**



1.27 acres \$499,000

- 3,032 ft² finished living space.
- 1st floor Master Bedroom, 5 bedrooms, 4.5 full baths
- 2 minutes to downtown Lexington.
- Successful history as a Bed & Breakfast



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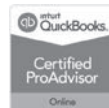
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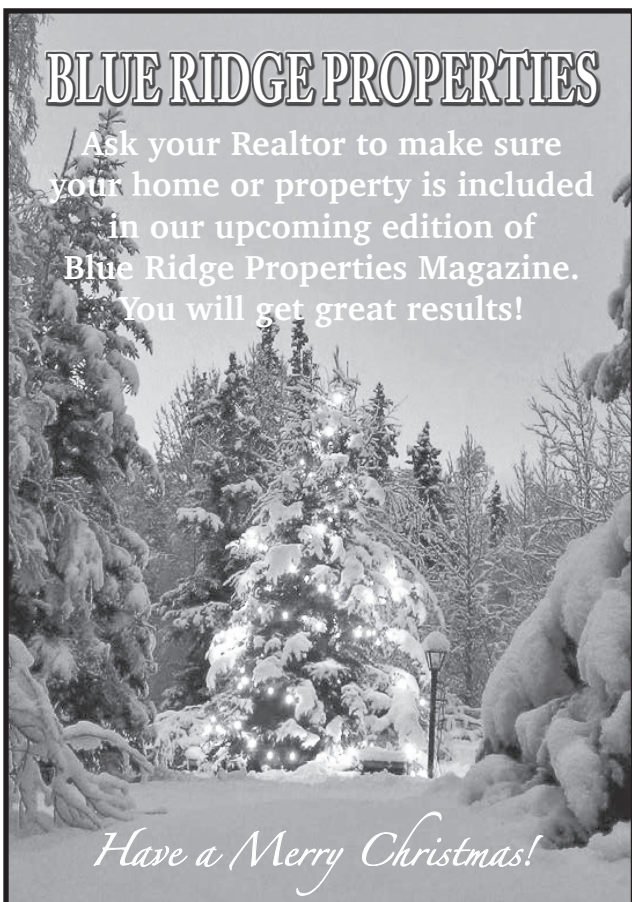
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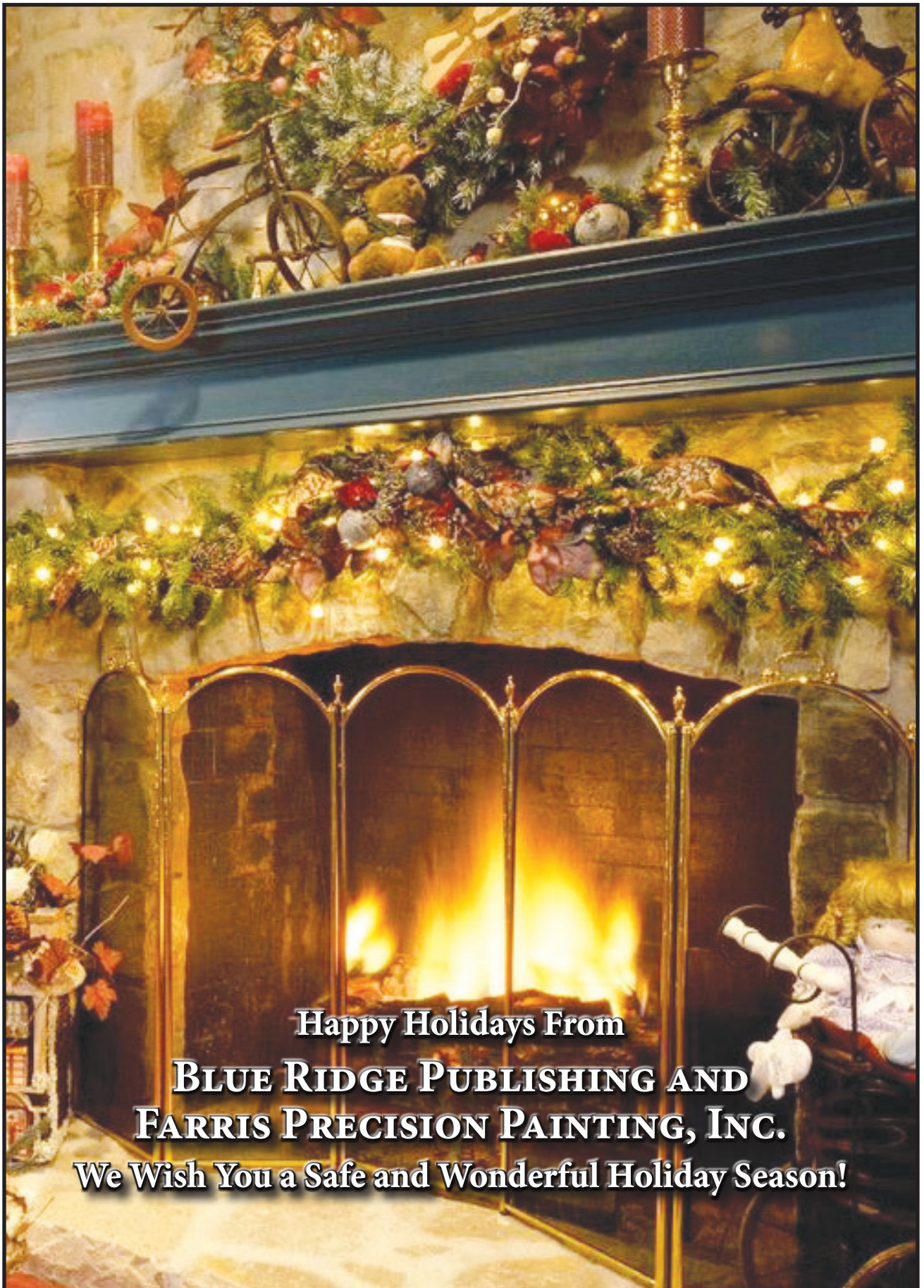
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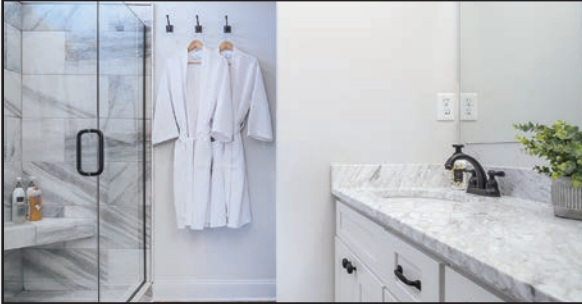
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NEW LISTING



SHENANDOAH ROAD

It's all about LOCATION & PANORAMIC VIEWS with this premier building site overlooking SPECTACULAR long-range mountain & valley views in one of Lexington's most sought-after neighborhoods. Enjoy 360-views of the Blue Ridge, iconic House Mtns, downtown Lexington, and the Alleghenies. Experience country living with in-town amenities from your custom build on this 0.69-acre parcel that's within walking distance to the Lexington Golf & Country Club. Public water already on site and tap fees for sewer have been paid. **\$98,000**

NEW LISTING



PRESTON STREET

ATTENTION INVESTORS check out this income producing duplex in the heart of Lexington within an easy walk to stores, restaurants, Washington & Lee & VMI. One-bedroom units with consistent rental history also have potential for conversion to single-family with a few modifications. Updated baths, plumbing, electrical and metal roof. Ideal in-town home, rental or 2nd home for parents of VMI or W&L students. **\$137,500**

UNDER CONTRACT



SOUTH LEE HWY ROCKBRIDGE

Come check out the covered front porch at Buffalo Bend a charming bungalow enjoying long frontage on Buffalo Creek. A cozy 2-bedroom home with large living room, eat-in kitchen and den with woodstove. Recent upgrades including replacement windows, updated bath, furnace, electrical, and roof. Ideal for a casual weekend getaway or full-time country living and best of all less than 10 minutes from historic downtown Lexington or the I-81 interchange for an easy commute to Roanoke or Augusta. **Affordable at only \$149,000**

NEW LISTING



FINNEYS CUT LANE

Spacious 3 bedroom 2 bath home on 0.75 wooded acres in the Falling Spring area of Rockbridge County. Enjoys pasture and mountain views from the front porch, side deck and rear patio. Open floor plan features living room, kitchen, dining area adjacent to side deck and family room w/gas fireplace. A master suite with private bath and walk-in closet. Metal Roof, detached carport and two storage sheds. All for only **\$89,000**

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