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BLUE RIDGE PROPERTIES

CHARITY COX WITH LONG AND FOSTER REAL ESTATE

See page 7



**Dream Farm on Over 70 acres with Custom Built Home
and Million Dollar Views**



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Real Estate, Building & Related Services*



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DECEMBER 2022

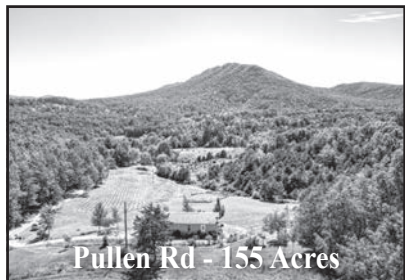
**Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona**

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



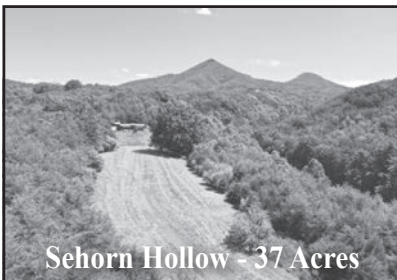
James Wm. Moore Real Estate Co.

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



Pullen Rd - 155 Acres

Picturesque mountain farm nestled in the foothills of Brushy Mountain with amazing views of Camp Mountain and over 1/3-mile boundary with the George Washington National Forest providing private access to vast contiguous public lands including Moores Creek State Forest and Lexington's 23-acre reservoir. Exciting mix of rolling fields and forest with reliable spring and mountain stream provides ideal habitat for significant populations of wildlife including whitetail deer, wild turkey, and black bear. **\$549,000**



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**



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**

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**

E Whistle Creek - 7 Acres Rare 7.16 acre elevated building site, comprised of two separate tax parcels, privately tucked away in Rockbridge County less than five minutes from historic downtown Lexington, Washington & Lee, and the Virginia Military Institute. Exceptional opportunity to custom build taking advantage of mountain views in multiple directions including the Blue Ridge and House Mountain. Situated on a state maintained road with two septic locations previously approved and electricity already on site! **\$129,000**

Sallings Mountain - 79 Acres MILLER MOUNTAIN - Over 79 acres of forested mountain land offers prime recreational opportunities and several attractive building sites with exceptional view potential. Property includes the top of Miller Mountain, which is an exciting destination hike. Dense oak trees produce abundant food source for whitetail deer, wild turkey, and other game. Property consists of two parcels, fronts on state maintained road with entrance in place, and has approval for septic. **\$119,000**

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**

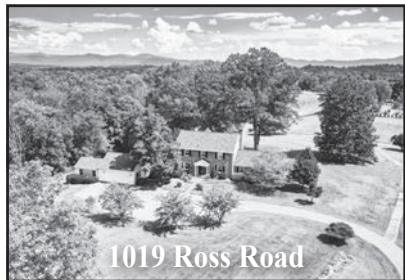
Will Moore, ALC | will.moore@jwmre.com | 540-460-4602





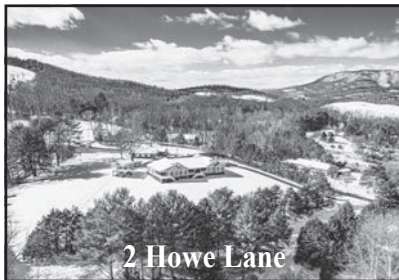
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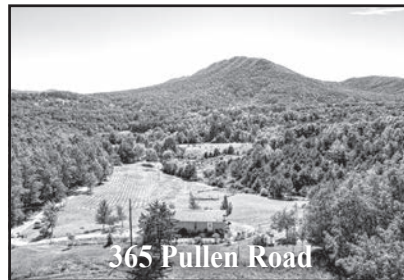
1019 Ross Road

Quail Hill is a luxurious 7.57-acre estate conveniently located just over ½ mile from the Lexington City Limits in breathtaking Rockbridge County. The property adjoins both the Boxerwood Nature Center and the Lexington Golf and Country Club's scenic 18-hole golf course. Formal brick entrance and tree-lined paved driveway accentuate the stately ~4,300 SF residence graciously set back among towering trees. Mountain views and privacy, home features 4 BRs, 3 full BAs, and 2 half BAs including its gracious first-floor master suite, gourmet kitchen, sunroom, large guest rooms, fireplaces, partially finished basement, elevator, plantation shutters throughout, garage, and light filled studio room. **\$875,000**



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**



365 Pullen Road

Privately situated on over 3 acres at the end of a state-maintained road, this immaculate one-level cottage built in 2014 takes advantage of dramatic views of Camp Mountain in southern Rockbridge County. Open floor plan features kitchen with large island, eat-in area, and oversize pantry flowing seamlessly into living room with its large windows overlooking fields and mountains. The spacious master suite includes view-oriented bedroom, en suite master bath, and walk-in closet. Two guest rooms and an additional full bath on the opposing side of the home provide options for a home office or den. **\$259,000**



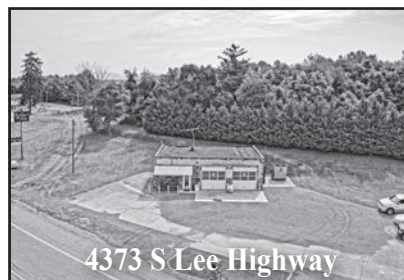
515-517 S Main Street

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**



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**

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





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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. **\$714,000**



207 Paxton Street

Stately home with a fantastic floor plan, located in the Providence Hill neighborhood. Welcoming foyer, which leads to the gracious living room with fireplace and plenty of natural light. Formal dining, study, entertainer's kitchen, family room with built-ins and breakfast room. 3 bedrooms, 2 full baths and one-half bath on the first floor. Second floor has massive master suite with cedar closet, dressing room, separate baths and laundry. Double car garage offers storage and large finished bonus room over garage. **\$675,000**



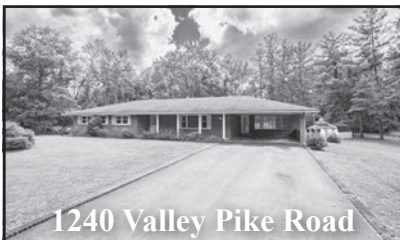
6 Augusta Court

Fantastic 5 bedroom, 4.5 bathroom home located in the Country Club area. First floor has grand living room with cathedral ceiling and is open to the spacious kitchen. Formal dining room, recreation room and two separate large master suites. Second floor has bonus room, 3 guest rooms and 2 full baths. Side porch, covered back porch overlooking The Greens pond and a back patio. Adjacent to the Lexington Golf and Country Club and is part of The Greens subdivision. **\$589,000**



2611 Walkers Creek Road

Beautiful property on 10.89 acres takes in the rolling hills of the Walkers Creek area. Early 1900's farmhouse has open, spacious kitchen with beautiful cabinets and is open to the large dining and living room. Second floor has 4 bedrooms and full bath. Many upgrades to the home include new HVAC, new windows, new metal roof and updated electrical. Formal garden spaces, paddock with run in shed, barn, garden shed and chicken coop. Fruit trees, 3 springs and a pond. **\$389,000**



1240 Valley Pike Road

Fantastic brick ranch home with 3 bedrooms and 2 full bathrooms! Situated on 2.34 acres, this peaceful setting has so much to offer. Formal living room, family room with fireplace, open kitchen and eat-in dining space and large bonus room. Master suite, two guest rooms and one additional full bath. Enjoy the sounds of the creek sitting on the covered front porch or on the back patio. Beautiful setting with level yard offering garden space, gazebo and storage shed. **\$324,000**



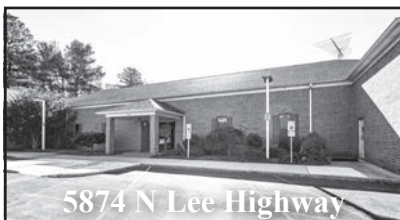
17 Poyntz Place

Beautifully maintained and located in the City of Lexington, this 3 bedroom, 2 bath home is move in ready. Living room has a gas fireplace and is open to the dining and kitchen. Sunroom located off the living room. Master suite with large closet and spacious bathroom. Two additional guest rooms, one currently being used as an office with built in shelves. New HVAC system installed in 2020. Walking distance to schools and downtown Lexington. **\$289,000**



317 Massie Street

An opportunity to own a home in the City of Lexington! Charming home built in 1897 offers wood floors and original woodwork throughout. First floor is home to spacious living room, dining room and kitchen. Second floor hosts 4 bedrooms and full bathroom. Partially finished basement offers great flex space perfect for additional living space or storage. Enjoy the covered front porch or the back screened in porch. Walking distance to downtown, W&L or VMI. **\$259,000**



5874 N Lee Highway

A fantastic time to purchase a large commercial building with quick access to Interstate 81. This spacious property has plenty of options for various spaces. Brick building used to serve as a bank and has office space galore, plenty of storage areas, large open rooms, individual offices and lots of private parking. Located off of Rt. 11 in Fairfield, this property is 15 minutes from Lexington and 25 minutes from Staunton. Owner is also open to leasing the building. **\$699,000**

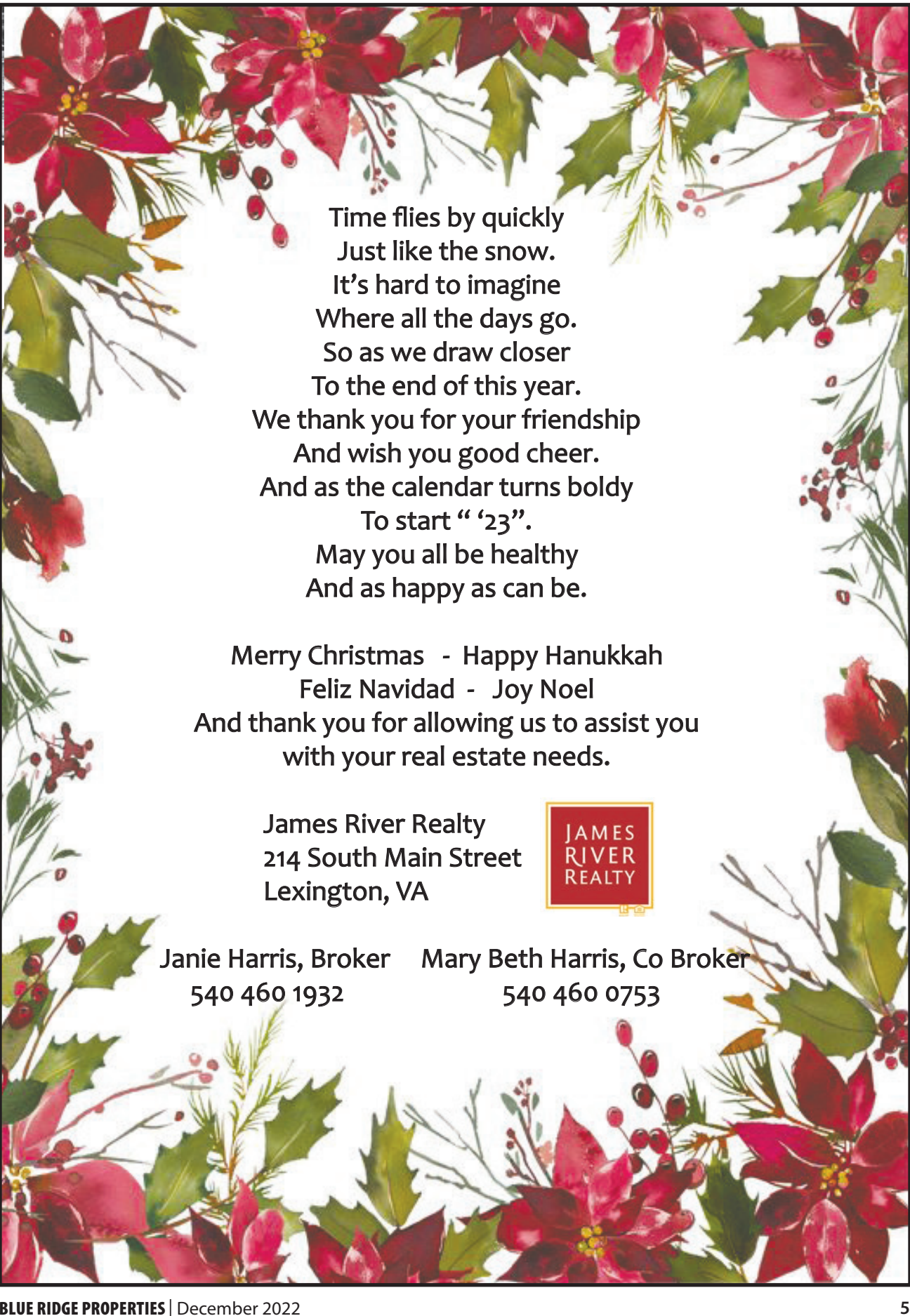


Shaner Hill Dr. - .51 Acres

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





Time flies by quickly
Just like the snow.
It's hard to imagine
Where all the days go.
So as we draw closer
To the end of this year.
We thank you for your friendship
And wish you good cheer.
And as the calendar turns boldy
To start “ '23”.
May you all be healthy
And as happy as can be.

Merry Christmas - Happy Hanukkah
Feliz Navidad - Joy Noel
And thank you for allowing us to assist you
with your real estate needs.

James River Realty
214 South Main Street
Lexington, VA



Janie Harris, Broker
540 460 1932

Mary Beth Harris, Co Broker
540 460 0753

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



Details for our Home and Land listings at:
www.YourRockbridgeConnection.com



- 18.25 acres with mountain and valley views!
- Main House @ 3,150 ft², 3 bedrooms, 2 full baths
- Pool House @ 1,408 ft² • Garden Cottage @ 1,064 ft²
- 40'x16' private pool • 15 min. To Lexington.



- 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



- Circa 1870 home in downtown Lexington on .35 ac.
- 3,623 ft², 4 bedrooms, 3 full baths
- 7 original fireplaces, 12' ceilings, hardwood floors
- In-ground 12' x 40' pool, mature landscaping



Jessie Taylor, Realtor®

Paula Martin, Realtor®

Steve Martin, Realtor®

*Why work
with the
Paula Martin
Real Estate Team?*

Here are some good reasons!

- 20+ years of experience
- We've helped over 600 clients.
- **Over \$180 million** in real estate sales.
- In 2021 – participated in 73+ transactions
- In 2021 – achieved **\$22.5 million** in sales.
- In 2021 – our sellers sold for **98.5%** of their list price.
- In 2021, on average, we sold a property every 5 days.

We invite you to give us a call and let our experience guide you with the purchase or sale of your home.

**Pearls
from
Paula...**

**CURIOUS ABOUT THE RECENT
ECONOMY AND HOW IT'S IM-
PACTING THE HOUSING MAR-
KET ON A STATE AND LOCAL
LEVEL?**

This month we are sharing some statistics provided by Virginia Realtors® Chief Economist, Ryan Price, on not only the statewide economic and housing update but also an update on our specific market.

How does this apply to you?

If you are a Buyer or Seller, this will be an insight into our market TODAY. Scan the QR Code or follow the URL.

bit.ly/3UFGBUZ



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For Updates, follow us on



&



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The Paula Martin Team are Realtors® licensed in Virginia • Property information is deemed to be reliable, but is not guaranteed.



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22 Asher Loop Fishersville

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- 5 Baths, Full Basement w/Kitchenette
- Gourmet Kitchen, OPEN floor Plan
- Wrap Porch, 3 Car Garage!

ONLY \$750,000

822 Churchmans Mill Rd. Stuarts Draft

- The American Dream, ENTREPRENEURSHIP!
- Business opportunity day care, church youth etc.!
- Ample parking, commercial style bathrooms!
- Giant fenced playgrounds on 1.70 acres!

ONLY \$350,000



1261 Newport Rd. Raphine

- DREAM FARM ON OVER 70 ACRES
- 3298 sq ft, 3 BR, 3.5 baths, O-P-E-N floor plan
- Custom built with everything you can want!
- Million dollar mountain & panoramic VIEWS!!

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SOLD

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 bookshelves, 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

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!**



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**



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**



UNDER CONTRACT

8749 DEERFIELD ROAD 26.03 acres adjoining the National Forest and Stuart Run! Awesome topography with this mid-sized affordable tract and wonderful three bedroom cottage. Built in 1989 with just under 1,100 square feet, the dwelling has a cathedral ceiling in the great room, three modest bedrooms, full length porch/deck with well, conventional septic and heat pump. The property also has solar panels in addition to regular electrical service. Multiple outbuildings including a 30x40 workshop with concrete floor and large equipment shed. Many varieties of fruit trees, wildlife galore and a year around stream! **\$239,900**



200 VINE AVENUE CLIFTON FORGE Located in Westgate, this tri-level plus basement has had many updates and is move in ready! This home features kitchen with newer appliances, living room, Florida room and two car garage on the main level. Upper level has three bedrooms and full bath, while lower level has a family room with fireplace, full bathroom and laundry with washer/dryer conveying. There is a fenced back yard storage building on the very nice corner lot! **\$279,900**



157 N MAPLE AVENUE Historic money maker in downtown Covington! This 10 unit apartment building has been undergoing many renovations and has a proven track record. Some recent capital improvements are a new roof and electrical service with each apartment having its own meter. Updated plumbing, including hot water tanks, new windows and much more! Convenient location to local job market, and serving a much needed housing demand. Ideal investment property! **\$399,900**



SOLD

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**



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

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245 West Main Street Covington, Virginia



LONGVIEW TOWNHOUSE #11 1190 square feet of living space with 3 bedrooms and 1 1/2 baths. Located in the village of Bacova, this unit has solid rental potential, use as a vacation home or year round residence. HOA dues cover mowing, snow removal, trash pickup, public water and sewer. **\$95,000**



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**



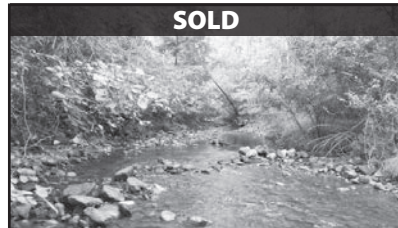
356 CASSIDY LANE Located in the Mountain Grove area of Bath County adjoining the National Forest with recreation in every direction! This perfect base camp or weekend home is only minutes from Lake Moomaw, National Forest in the backyard, bike trails and Back Creek/Jackson River trout fishing nearby. With approximately 1176 square feet of living space on 2.64 acres,, there are 5 rooms, large living area and great kitchen with both modern appliances and wood cook stove. Drilled well, conventional septic system, new roof and can be sold furnished! **\$109,900**



TBD MILL CREEK XING Beautiful hardwoods and gentle topography on this 20.03 acre parcel! With a private walking easement to the Chestnut Ridge National Forest tract, and Walker Mountain only minutes away, this is an ideal location in an established neighborhood. There is a three bedroom convention septic system in place, along with a drilled well and interior road. Outstanding location for a camp, weekend cottage or full time residence! A very affordable **\$99,900**



0 ACADEMY HILL ROAD Own a piece of "Little Switzerland", 40.92 acres in Monterey, Virginia! This beautiful tract of land is already approved for a 4 bedroom home with conventional septic system, ready to build the home of your dreams. A beautiful lay of land with mature hardwoods and great building sites. Offered at **\$184,900**



23.70 ACRES ON MILL CREEK! Long road and over 2000' of CREEK FRONTAGE on this wooded parcel with large pond in the Mill Creek Valley. With a Conservation Easement, that allows one home with auxiliary buildings and no subdivision, it is a perfect area for potential permanent home or weekend camp site. Fish for trout in your own backyard, access Walker Mountain or hike to the National Forest on a deeded 10' walking trail accessing Chestnut Ridge. Awesome recreational property! **\$99,000**

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**

0 KANAWHA TRAIL COVINGTON This wooded tract is gently sloping with ample frontage on Rt 311. It borders National forest and would make an excellent home site or hunting cabin site. **\$39,900**

2.97 ACRES IN THE VILLAGE OF MILLBORO! Fantastic "site ready" building lot in the Crooked Spur Subdivision. Two lots combined to give ample room for home, outbuilding(s) and wooded buffer. On state maintained Cheyenne drive cul-de-sac, there is public water, sewer, underground electrical service and high speed fiber optic internet service available. Well established neighborhood with protective covenants and walking distance to the elementary school and pool. **\$49,900**

2.88 ACRES ZONED R-2 WITH PUBLIC WATER AND SEWER! Located in the village of Ashwood, within minutes of Hot Springs and The Homestead, this investment lot could be used for a residential homesite(s), and is zoned for duplexes. Invest in much needed area rentals! Road frontage on both Forestry Road and Leaf Lane. **\$69,000**

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**

0 ACADEMY HILL ROAD Own a piece of "Little Switzerland", 40.92 acres in Monterey, Virginia! This beautiful tract of land is already approved for a 4 bedroom home with conventional septic system, ready to build the home of your dreams. A beautiful lay of land with mature hardwoods and great building sites. **SOLD**
Offered at \$184,900

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NEW LISTING



MEADOWVIEW DRIVE

Quality-built NEW CONSTRUCTION tucked away on 3.54 acs in the coveted Meadowview neighborhood, extends privacy & convenience. Spacious contemporary ranch with craftsman features offers one level living spread over 1,954 sqft with 4 bedrooms & two baths. Tongue-n-groove cathedral ceiling highlights the great room & custom kitchen with granite tops, farmhouse sink, large island, & nearby dining room. Easy access from the great room/kitchen for entertaining on the covered rear porch. Superior finishes include 9ft ceilings, oak floors, premium lighting/fans, granite & tilework in baths. Attached dbl garage. Relax and enjoy country living from the covered front porch as Mill Creek flows by and best of all less than 10 minutes from historic downtown Lexington and the Rt11 & I-81 corridors! **\$465,000**

SOLD



MARINER LANE

Spacious Cape Cod offers 3 bedrooms & 2.5 baths. Centrally located in the Rivermont Heights subdivision just minutes from Lexington or Buena Vista is convenient to schools, shopping and more! Large living/dining combo with French doors leading to private deck overlooking the treetops with mountain & pastoral views. First floor master with walk-in closet and private ensuite. Upstairs you'll appreciate 2 additional bedrooms and a full bath. A finished basement hosts an expansive family room w/French doors leading to a covered patio, a playroom/potential 4th bedroom and storage area. Child and pet friendly with fenced yard. Many extras including first floor laundry, oak floors, and new Generac generator. **\$275,000**

SOLD



FORGE ROAD

An easy 15-minute drive from downtown Lexington finds this sweet 3bedroom-1.5bath brick ranch on an elevated site in a quiet, rural neighborhood on the southern end of Rockbridge County. The home features an eat-in kitchen with access to the covered rear patio for relaxing or entertaining, large living room overlooking mountain and pastoral views. On the lower level you'll find a spacious family room & multi-purpose rec/bonus room. Lovely wood floors, replacement windows, updated HVAC in 2020 and new roof in 2022. Public water, paved driveway, and storage building. Easy access to Rt-11 & I-81 corridors. **\$208,000**

SOLD



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 & doors, updated electrical, plumbing, and dual zoned HVAC. Refreshed exterior. Newly painted metal 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**

SOLD



BLACKBERRY LANE

Enjoy commanding views of the Blue Ridge Mountains from this modern Cape Cod on Acres in the private Ridgefield subdivision located in the scenic Forge Road community just a 10-minute commute to downtown Lexington. This 3-bedroom 2.5-bath home will not disappoint with a gorgeous 1st floor master suite, 2-car garage, ample outdoor living areas and so much more. The nicely updated kitchen featuring scrubbed maple cabinets, granite tops, custom built-ins and high-end appliances flows into a spacious great room and dining area. A well-planned addition delivers an office, half-bath and expansive family room with hardwood floors, cathedral ceiling, gas fireplace and exposed beams. An abundance of natural light floods the house offering views from every room. Many updates including multi-zoned HVAC, updated lighting, tankless water heater, whole-house generator and fully enclosed raised beds for gardening. Enjoy distant vistas from your rocking-chair front porch or entertain from the privacy of your back yard on your screened porch. **Come see ALL this property has to offer at \$575,000**

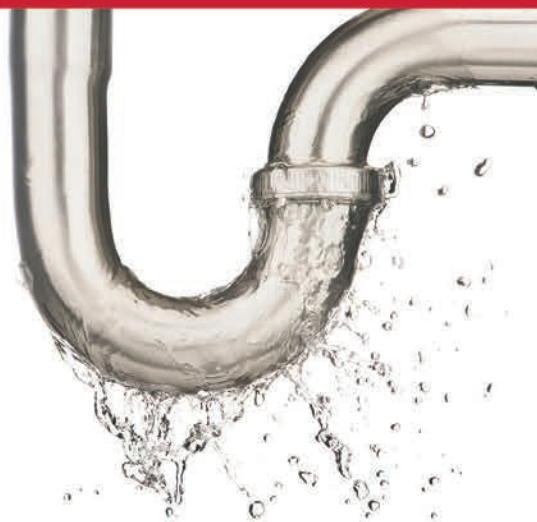
SOLD



OLD FARM ROAD

Looking for privacy AND convenience it doesn't get much better than this custom-built home with separate guest space tucked away on 22 mostly wooded acres less than 10 mins from downtown Lexington. Main residence offers light-filled kitchen, living room with fireplace and deck access, large dining room, half-bath, and sunroom. First floor master suite with sitting room/office. Upstairs you'll find a second master suite with cathedral ceiling and a studio/bedroom. Many custom features including beautiful cherry floors, skylights and built-ins. A charming guest house features living, efficiency-kitchen, full bath, 2 sleeping spaces and covered porch. Relax around the in-ground pool or appreciate nature from the large back deck. Expansive grounds offer large areas for gardening, relaxing, nature walks and hobbies with pool, workshop, studio, and garden shed. Located just 5 miles from Washington and Lee University and Virginia Military Institute. **Offered at \$639,000**

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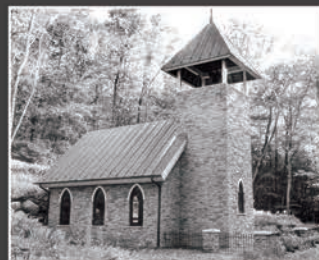
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Merry Christmas and Happy New Year!



701 Thornhill Road

This charming home built in 1922 on the south end of Historic Downtown Lexington is an example of significant architecture of days gone by. The full length, covered, front porch opens to a small entry and steps to upper level, large front DR on the left and large LR on the right. The main level also boasts a master BR with adjoining bath, a den/office with access to a full-length, deck at the rear. Sarah's Run, an active creek beyond the sprawling back yard can be enjoyed as well by the numerous large windows throughout the home. The 2nd level locates another master BR, 3rd BR and 2 large unfinished storage rooms with a hidden stairwell to the kitchen below. The cavernous concrete basement includes many storage areas. The included, additional lot is totally fenced in. Priced to sell "as-is".

~~\$359,000~~ - \$319,000



Commercial Property



Commercial Property!

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Mt. Vista Subdivision

Very nice, cleared lot, within 5 minutes of downtown Lexington makes it possible to enjoy country living with all the conveniences to schools, shopping and eating places. Walking, biking, and enjoying the gorgeous Blue Ridge Mountains and surrounding country side is a big plus. It's all there...and it's very affordable! **\$33,000**



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524 POCAHONTAS

Completely remodeled 3BR 1BA house with new heat pump for heating and cooling, laminate flooring throughout, new siding, roof and gutters, all new interior and exterior doors, all new bathroom, new kitchen cabinets with island with stove and butcher block countertop, dishwasher, refrigerator, washer and dryer. Plumbing and electric has been totally redone as well. Beautiful large deck and new FirePit in the backyard. This home is move in ready! **Offered at \$184,900.**



160 THOROUGHbred CIRCLE

Conveniently located Ranch constructed in 2019 with 3 Bedrooms plus an office and 2.5 baths. Laminate flooring throughout. Granite countertops in the bathrooms and kitchen. Vaulted ceilings in living spaces, large laundry room, stainless steel appliances. 2 car garage with covered front porch and rear deck. 2x6 exterior framing, gas fireplace, stone and vinyl exterior. **Offered at \$325,000**



To be built similar to

71 TRIPLE CROWN DRIVE LEXINGTON

New Construction situated on a cul de sac. Scheduled for March 2023 completion. Contemporary ranch with 3 bedrooms and 2 baths, laminate flooring throughout, granite countertops, stainless steel appliances, and covered front and side porch. **\$270,000**



To be built similar to

65 TRIPLE CROWN DRIVE LEXINGTON

NEW CONSTRUCTION! 3 BR 2 BA ranch on a cul de sac. Offering covered front porch, rear deck, laminate flooring throughout, granite countertops, and stainless steel appliances. To be built similar to 250 Thoroughbred Circle. Conveniently located to I81 and I64, schools, shopping, and Historic Lexington, VA **\$275,000**



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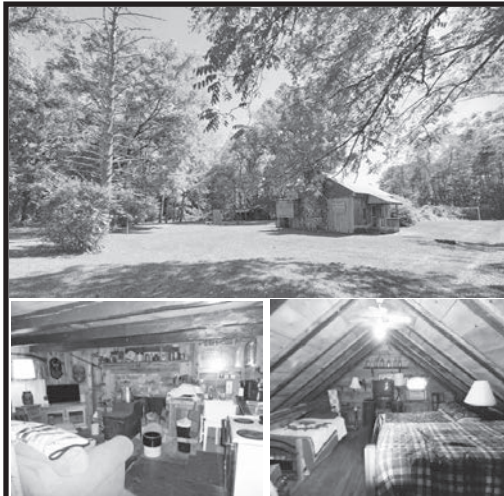


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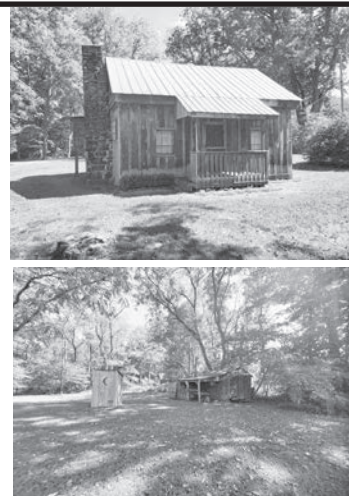
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Looking for that special country property? Look no further than this private 20.48 acres with both wooded and open land plus a stream on the property. This special place is close to town and interstate and in the popular Stuarts Draft School District. This may be just the land you are looking for and yet it is close to Staunton/Fishersville. Great building site This property is zoned GA so only your imagination limits the uses of this property. Come take a look. Priced at \$200,000.



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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UNDER CONTRACT



75 Cross Road

Located on a dead end road is this charming rancher with full basement leading out to a brick patio House has fireplace and large family room that leads onto a screened in porch and deck. A must see! Vacant ready to move into.
Price \$225,000

UNDER CONTRACT



1495 Sterrett Road

Beautifully maintained doublewide situated on an acre with great views of the mountains.
Price \$210,000

UNDER CONTRACT



163 Larch Avenue

Great location on Enderly Heights on dead end street is this 4 bedroom 2 bath split level home with deck on back and storage building.
Price \$235,000

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