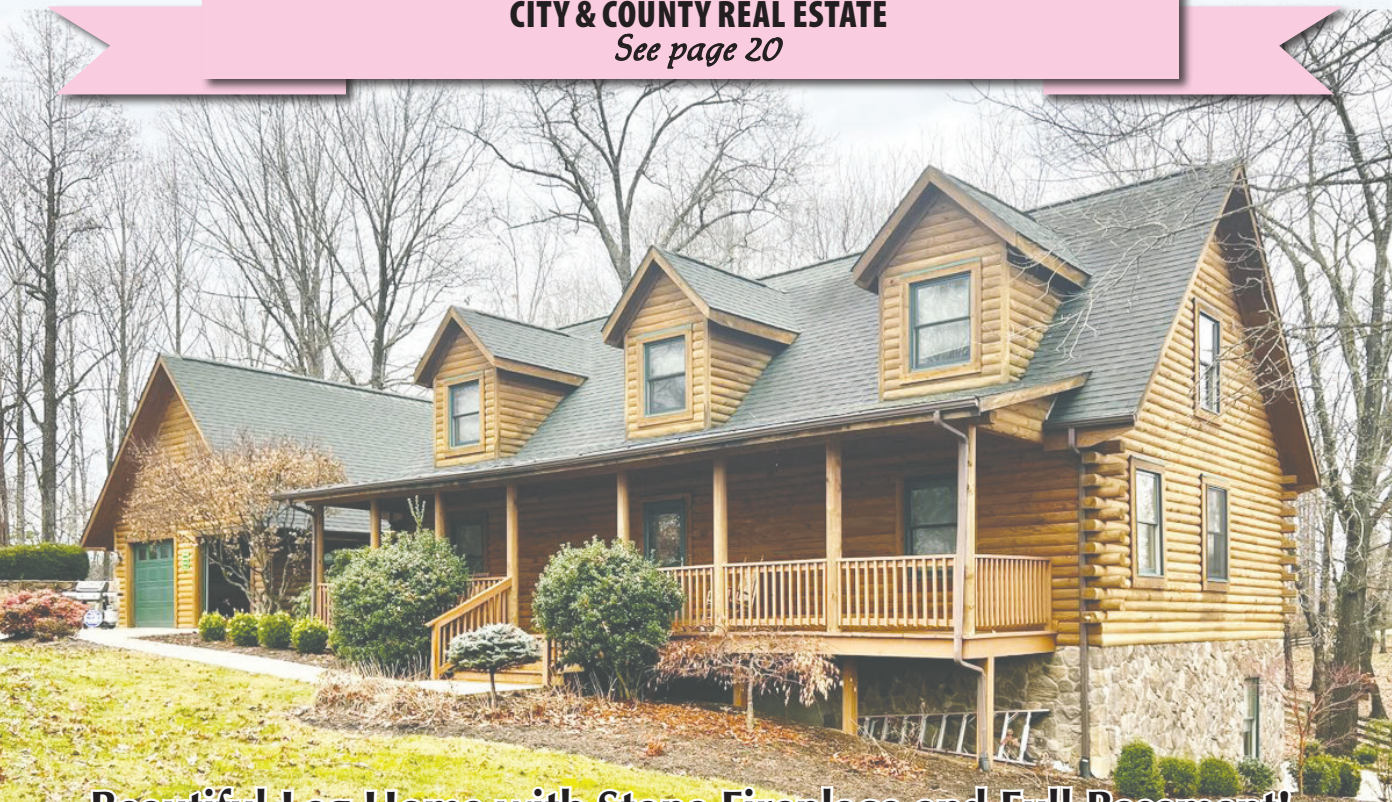


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FEBRUARY 2023

**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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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**

Forge Rd - 5 Acres Irreplaceable business location between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility and would serve as an ideal site for a hotel, retail, or mixed use development. Proximate to demand generators SVU, W&L, VMI, and the Virginia Horse Center. Food Lion and CVS anchor neighboring shopping center. Approved access and public utilities available. **\$595,000**

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**

Wee Darnock Way - 19 Acres Located on a quiet country road minutes west of downtown Lexington with hilltop building site offering impressive House Mountain views. The property features a drilled well, a well-established access road, and access to electricity and high speed internet. Two separate streams traverse the property forming the headwaters of Whistle Creek. Highly desirable, private location with abundant wildlife. **\$255,000**

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**

Pearl Ridge Ln - 21 Acres Over 21 acres in pastoral Rockbridge County offers incredible opportunity for a country estate 15 minutes from historic Lexington, Virginia. Select features include dramatic House Mountain views from multiple building sites, exciting mix of fields and forest, year-round brook and ephemeral stream, and frontage on two hard-surface state maintained roads. Surrounded by other stunning country properties, this quiet setting provides close proximity to 31-acre Lake Robertson and its nearly 600 acres of recreation area as well as large tracts of George Washington National Forest, the Virginia Horse Center, W&L, and VMI. **\$169,000**

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**

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**

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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111 S Jefferson Street

Well-appointed historic residence (c. 1820) centrally located in downtown Lexington offers a rare turn-key residential opportunity in the C1 commercial zoning district allowing for a multitude of uses including short-term rental. Meticulously restored to the finest detail in 2007, the property now combines the grace and charm of an historic Lexington residence with fully updated modern amenities. Luxurious enhancements include an inviting kitchen format with custom cabinetry, high-quality appliances, and venting system; full upgraded replacements to the electrical system (employing shield cable), plumbing system, roof, HVAC systems, and stone foundation; 4 full bathrooms and ground-floor powder room; extensive and intensive insulation; Wi-Fi and cable; and rebuilt chimneys with 5 fireplaces redesigned on Rumford principles to increase efficiency. The property features other irreplaceable amenities such as expansive grounds with period gardens and stone walls, off-street parking, highly desirable screened porch, and fully restored historic outbuilding that has been mod-

ernized as a studio/workshop space with heating, new wiring, and insulation. Located within Lexington's Historic Preservation District, the property overlooks many fellow historic buildings on Main St. and is a short walk to Washington and Lee University and the Virginia Military Institute. Property is offered fully furnished with the exception of hanging art.

\$1,295,000



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.

\$829,000



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 | 540-460-4602





James Wm. Moore Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
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4907 S Lee Highway

Wonderful 1847 brick manor home with 3 bedrooms and 2.5 baths. Formal living room, dining and eat-in kitchen. Second floor is home to two bedrooms and large bath. Beautiful woodwork, hardwood floors and original details throughout. Walkout lower level with large family room, guest room and full bath. Guest house offers first floor living room and kitchen. Second floor has bedroom and full bath. 3+ acres with beautiful rolling hill farm views. Storage building is ideal for extra storage, a workshop or a studio. **\$459,000**



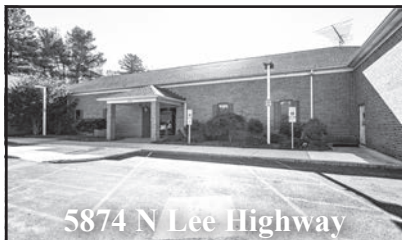
2611 Walkers Creek Road

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**



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. **\$239,000**



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**



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**



PENDING
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**



PENDING
1122 Pisgah Road

Situated on 12+ acres of open and wooded land, this property is the perfect blend of rustic and refined. Original cabin dates back to the early 1800's, with a newer addition surrounding the two story cabin. Cabin offers living room, dining room, great room, updated kitchen and fantastic walk in pantry space. 3 bedrooms and 1.5 bathrooms. A tranquil creek flows through the property and empties into a pond in the front yard. BARC fiber optic available. **\$479,000**



PENDING
14 High Meadow Drive

Adorable, 3BR, 2.5BA located in the Maury Cliffs subdivision. Home offers open floor plan with kitchen opening up into dining and living room with gas burning fireplace. First floor is home to large office, master suite with walk in closet, half bath and laundry room. Second floor has a sitting area, two guest bedrooms and full bath. Fantastic storage space in detached single car garage and walk-in crawl space. Outdoor space includes covered front porch, back patio and new back deck. Deep access to Maury River. **\$380,000**

Kara F. Braddick, GRI, CRS, ABR, e-PRO
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¹CornerStone Mortgage Services NMLS #509209

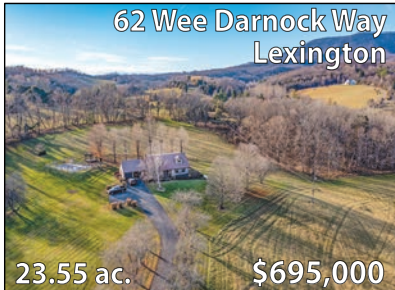
²Bridget McClung NMLS #453518

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



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- 2,509 ft² on 23.55 acres with spring fed pond
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- Stately Providence Hill jewel, built in 1953
- 3,348 ft² living area on 1.72 acres
- 5 Bedrooms, 3 Full Baths, 1 Half Bath
- Well established Providence Hill neighborhood



- Solid Log home built in 2000
- 2,350 ft² living area on 10.34 ac., Eastview Subdivision
- 3 Bedrooms, 2.5 Baths. 1st Fl. Master Suite
- Fenced fields, Run-in Sheds



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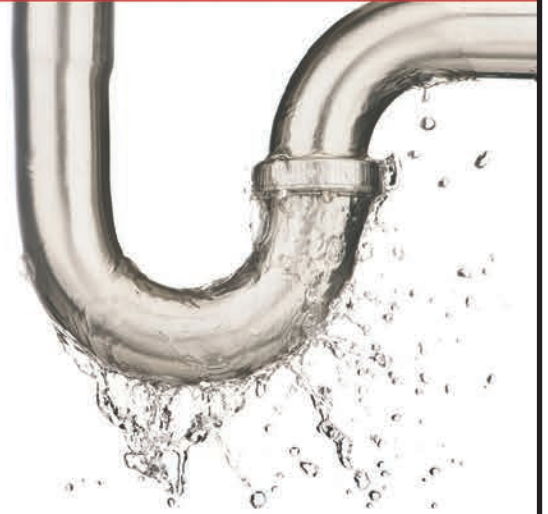


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STAUNTON-Split Foyer with 4 BRs, 3 baths. With the open concept great room (combining living room kitchen and dining room) allows you to stay connected while entertaining. Primary bedroom with ensuite bath, 2 more bedrooms on first floor and a large bedroom and bath in the lower base-ment level. Lots of storage. Heating system and H2O Heater replaced in 2017. New granite countertop in 2022. Corner lot. Single car garage.
\$319,900. # 636603



WAYNESBORO - Ranch home with 3 BRs, bath, large eat-in kitchen. Extra large 30' Deck for entertaining. Many updates, freshly painted, new floor coverings throughout. **\$169,900. #636901**



RUSTIC RETREAT

Rare rural retreat. Looking for that weekend get-away or hunting cabin. Small cabin with open great room on main floor and large loft bedroom. Situated on approx. 1 acre level lot. Minutes from National Forest and Fishing areas. Located in the Deerfield Area. **\$ 79,900. #635003**



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 **\$ 259,900.**

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SOLD

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



UNDER CONTRACT

10029 JACKSON RIVER TPKE An exceptional renovation and expansion of a charming 1920's cottage centrally located in the village of Bacova. This home features one level living that includes a master bedroom with bath, 2 additional bedrooms that share a full bath, utility/mud room, 1/2 bath, great room with vaulted ceiling and custom kitchen with granite countertops and stainless steel appliances. Move-in ready condition with new windows and doors, new roof, new electrical, plumbing and HVAC, new fiber cement siding, recessed lighting, ceiling fans, pocket doors, hardwood floors and 20 X 20 attached carport and 16 X 8 front porch. **\$189,500**



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!
\$245,000



SOLD

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



UNDER CONTRACT

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**



SOLD

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



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



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**

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UNDER CONTRACT

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**



278 ASHWOOD DRIVE This one bedroom one bath property is nearly move in ready with 90% of the remodel work complete. Some interior painting, flooring, and trim work remaining and all is complete to make this a like-new home! Items completed include: new doors, electric, heat and AC, waterlines, insulation, and flooring. This secluded home is situated on 1.88 acres with both public water/sewer and includes a two car garage/carport and 12x12 storage outbuilding. **\$89,900**



000 DUNLAP CREEK ROAD COVINGTON Fronting Dunlap Creek, this 5.023 acre tract is fenced pasture land with a large barn and pole shed with over 4400 square feet of usable space! The barn is supplied by a propane generator for electric service and the topography is excellent. Beautiful area, easy access to Dunlap Creek, a known trout stream! Outstanding property for only **\$89,900!**



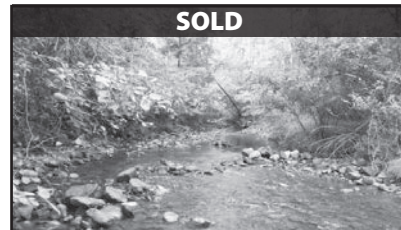
SOLD

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**



SOLD

O 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**



SOLD

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

O 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**

O 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**

000 DUNLAP CREEK ROAD COVINGTON Fronting Dunlap Creek, this 5.023 acre tract is fenced pasture land with a large barn and pole shed with over 4400 square feet of usable space! The barn is supplied by a propane generator for electric service and the topography is excellent. Beautiful area, easy access to Dunlap Creek, a known trout stream! **Outstanding property for only \$89,900!**

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**

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25 Ridgemore Dr. Raphine

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- Panoramic mountain views, wrap around porch, 2 garages!

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1683 White Hill Rd. Stuarts Draft

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TOTALLY REMODELED



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 \$164,900.**

UNDER CONTRACT



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 - MORE LOTS & PLANS



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. Offered for rent for \$1950 per month. Pets considered with \$200 pet deposit and \$25 per month per pet for pet rent. Go to howardhannarentals.com to schedule a showing or see application requirements. **\$270,000**

UNDER CONTRACT - MORE LOTS & PLANS



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. Offered for rent for \$1950 per month. Pets considered with \$200 pet deposit and \$25 per month per pet for pet rent. Go to howardhannarentals.com to schedule a showing or see application requirements. **\$275,000**



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NEW LISTING

CONTRACT PENDING



TINKERVILLE ROAD

3-bedroom 2 bath home on 1.06 acs tucked away in southern Rockbridge County surrounded by farmland is move-in ready & priced right. Living room features cathedral ceiling and gas fireplace; dining area and updated kitchen. Recent updates include lighting, refreshed baths, repl windows & doors, metal roof, gutters, and HVAC in 2022. Covered front porch enjoys mountain and pastoral views. Detached carport, 8x10 storage bldg, and new 12x20 Garage/workshop. Mobile home or RV hook-up with electric, septic and water. Minutes from historic Lexington, Buena Vista, Natural Bridge Resort & State Park with easy access to Rt-11 & I-81 corridors. Closing costs assistance with acceptable offer. **Only \$177,000**

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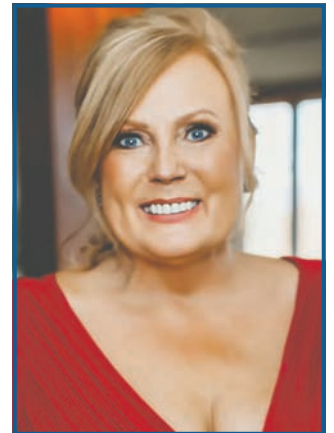
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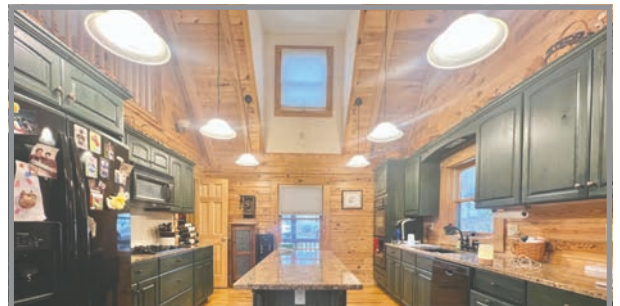
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3 bedroom, 2.5 baths beautiful log home with stone fireplace and full finished basement situated on 2 plus acres.

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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~~ - \$300,000



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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Lots of Lots



34.47 acres Miller's Landing, Glasgow

Captivating mountain views coupled with long frontage on the ever popular Buffalo Creek make this unique property a fantastic opportunity! Multiple homesites are options on this pretty mix of pastoral and wooded acreage. The elevated pastures are rimmed by a mature stand of hardwoods and afford both privacy and lovely mountain views. The creek frontage is on one of the widest stretches of The Buffalo near its juncture with the Maury River making this the ideal spot to fish, swim, float and splash your cares away. **\$279,000**



1.9 acres Rolling Meadows Lexington

Situated right on Forge Road, at the edge of Rolling Meadows subdivision, this 1.9 acre lot has wonderful views. Easy access to Lexington, Buena Vista, and Interstate 81 offer a prime location at an affordable price point. **\$47,000**

BACK ON THE MARKET



59.99 acres Poplar Hill Road Lexington

Just 3 miles from Lexington, this large tract currently being used for pastureland offers numerous building sites, long road frontage, open fields, pretty views and the convenience of quick access to Rt 60, I 81 and I 64 without the view of or sound from them. Although this land has been used for agricultural purposes it is zoned residential and lends itself to development but is also highly suitable for more intensive farming activity. **\$349,900**



7.17 Acres Arnolds Valley Rd Natural Bridge Station

Level acreage joining the National Forest, elevated slightly above Arnold's Valley Road and on either side of Piney Mountain Lane. The long road frontage with good sight distance and lay of the land allows for several building sites. Public water serves the area and may possibly be accessed from this tract as well. The ground has good soil and thick grass for pasture. **\$69,000**



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