

Happy St. Valentine's Day!

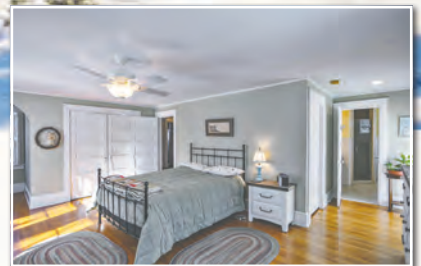
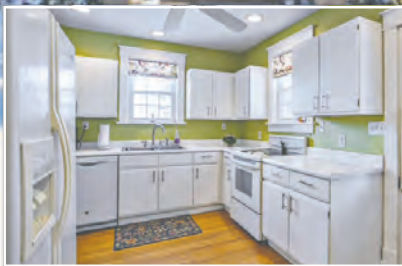
BLUE RIDGE PROPERTIES

KARA BRADDICK, JAMES WM. MOORE REAL ESTATE CO.

See pages 2 - 5



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FEBRUARY 2025

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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Brownsburg, VA

Level Loop (c. 1819) and its 145 acres comprise one of Virginia's most significant historic farms in a timeless country setting among the pristine pastures, creeks, woodlands, and mountains of the Shenandoah Valley. With over one mile of Hays Creek meandering through its level fields in its eponymous loop, Level Loop's premier feature is its prominent Federal brick manor showcasing well-preserved architectural elements set against a backdrop of iconic Jump Mountain. Built to the highest standards of craftsmanship by William Houston, a relative of Texas pioneer and Rockbridge County native, Sam Houston, the property features original Flemish bond brickwork, hand-laid limestone foundation, and a molded brick cornice. **\$1,695,000**



307 Swope Lane

Premium 67+ acre legacy farm situated moments from Fairfield on a winding country road. Main residence offers one-level living with a multi-generational lower-level living space. Long-range mountain views, wood-burning fireplace, custom country kitchen, and spacious master suite. Among many farm amenities are 2 barns with 12 total horse stalls, cattle working facility, quality grazing grasses and fences, and an abundance of water. The property's gentle terrain, serene setting, valuable improvements, and accessible location provide first class opportunities for horses, cattle, and agribusinesses such as viniculture, events, and pet boarding. **\$1,670,000**



7386 Sam Snead Highway

Stately 1920s residence elegantly situated at the entrance to the Omni Homestead Resort and downtown Hot Springs offers 7 bedrooms and 3½ baths on three finished levels with countless sophisticated historic architectural elements including stunning hardwood floors, grand center entry hall with pocket doors and magnificent staircases, 10' ceilings, natural wood doors and moldings, tiled bathrooms, and wood-burning brick fireplace. Each bedroom, bathroom, and living space is generously proportioned creating an outstanding gathering place for taking advantage of the property's irreplaceable location. **\$599,000**



3 High Meadow Drive

High-quality custom residence privately situated on a 0.91-acre lot offers 3 bedrooms and 3 full baths with open kitchen concept and an incredible 2008 timber frame addition with vaulted ceilings, exposed beams, natural wood trim, and loft. The property boasts many valuable features including hardwood oak and bamboo floors throughout, quartz kitchen countertops, handicapped accessible master bath, large closets and storage, passive solar energy efficient design with abundant natural light, oversize attached 2-car garage, paved driveway, and level lawn with landscaping. **\$489,000**



202 Birdfield Road

Charming Cape Cod-style residence situated in a quiet, desirable residential neighborhood, just minutes from downtown historic Lexington, features 3BR, 2BA, and an option for an additional bedroom on the first floor. Exceptional renovation opportunity with quality hardwood floors throughout, an architecturally appealing living room with interior shutters and brick fireplace, and a spacious, light-filled kitchen showcasing a bay window. Attractively set on a 0.35-acre level lot with a carport and plenty of room to create additional private outdoors areas. Easy access to W&L, VMI, and the Lexington Golf and Country Club. **\$319,000**



164 Christian Drive

Nestled in the Village of Millboro in Bath County, VA, this charming one-level home on over 1 acre provides great space and many thoughtful updates including new flooring in select areas and a beautifully renovated kitchen featuring butcher block counters. The property offers a total of 3 bedrooms and 2 full baths including its spacious master bedroom with an expansive en suite bath and soaking tub. Generously apportioned guest rooms, living room, family room, and dining area provide for a relaxing lifestyle. **\$190,000**

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



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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**

S Buffalo Road - 40 Acres Secluded mountain land with sensational Alleghany Mountain views and quality wildlife habitat tucked away along a quiet, state-maintained road. Ideal for recreation, a cabin or a home site, the property has several logging roads that traverse the property to its elevated middle ridge and secluded back valley tucked in the foothills of Short Hills Mountain. Located in a high-quality area approximately 14 miles southwest of historic Lexington and 40 miles north of Roanoke, the property is convenient to restaurants, shopping, and universities. **\$139,000**

Pinehurst Drive - 0.5 Acres Rare One-half acre building lot with level open building site overlooks the Lexington Golf and Country Club's 18-hole golf course. Well established premier neighborhood offers open space and public utilities. Located a short distance from historic downtown Lexington, W&L University, and VMI. **\$124,900**

The Knob Road - 33 Acres Almost 34 acres of exceptional wildlife habitat makes for an ideal hunting and recreation retreat at the end of a private lane located just outside of the Town of Goshen in Rockbridge County. Easily accessible terrain extends in a long configuration for approximately 1 mile, presenting opportunities for multiple hunting stands, which can be accessed by a winding woods road throughout the property excellent for ATV riding. Goshen Branch stream crosses the front of the property, and a mix of thick bedding areas, browse, and a variety of towering hardwood species and pines attract big and small game alike. **\$89,000**

Woodridge Lane - 0.25 Acres Established building lot in the coveted Woodridge subdivision offers a highly desirable site for a new home located minutes from historic downtown Lexington, W&L, and VMI. The neighborhood's quiet streets offer views of the iconic VMI Post and provide a starting point for more adventurous walks to Jordan's Point Park, the Maury River, Woods Creek Trail and Chessie Trail, all within approximately 1 mile. This parcel adjoins Woodridge open space area, which includes a small playground and picnic area. **\$48,900**

Jeb Stuart Drive - 2 Acres Rolling wooded property with excellent mountain views on a private road offers an exciting opportunity to build a new home in a secluded setting. Located minutes from thousands of acres of National Forest, Cave Mountain Lake, Natural Bridge State Park, Jellystone Park camping and RV park, and the James River, there are nearby activities for everyone. Explore the gorgeous surrounding mountains and countryside. **\$39,900**

Northpointe - 58 Acres Discover Northpointe: Your Premier Commercial Development Opportunity. Located strategically at the intersection of Exit 195 of I-81/I-64 and U.S. Rt. 11, Northpointe offers a prime 58-acre development site with B-1 Business zoning and public utilities. Boasting an average daily traffic on adjacent thoroughfares of 54,800 vehicles, this site promises unparalleled visibility and accessibility. **\$1,695,000**

Forge Road - 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**

Boundary Line Lane. - 1 Acre Commercial Development Site - Over 1 acre zoned B-1 business at Exit 195 on I-81 (48,000 average daily traffic). Site lays well with long frontage on state-maintained Boundary Line Lane offering visibility from U.S. Rt. 11 (6,800 average daily traffic). Located in close proximity to other successful businesses. Public utilities available. Minutes from Lexington, W&L, VMI, and the Virginia Horse Center. **\$249,000**

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RIVERMONT HEIGHTS SUBDIVISION LOTS FOR SALE



Pathfinder Drive Lot 7 - Building lot, .359 acres in Rivermont Heights Subdivision. Winter views of the Blue Ridge Mountains. Water available. Shared maintenance of gravel driveway for Blk 5, lots 3-7. Listed below tax assessment! **\$10,000**



Cresthill Drive Lots 2,3,4 - Three building lots totaling 1.179 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Easy access to Buena Vista, Lexington, and I81. Water and sewer available. **\$24,000**



Pathfinder Drive Lots 3,4,5 - Three building lots totaling .89 acre in the Rivermont Heights Subdivision in Rockbridge County. Easy access to Buena Vista, Lexington and I81. Water and sewer available. Gravel driveway in place with shared maintenance by Lots 3-7. Views of the Blue Ridge Mountains in winter. Priced below tax assessment. **\$26,000**



Cresthill Drive Lots 7,8,9 - Three building lots totaling 1.44 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment. **\$39,000**

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2233 Forest Avenue

Located on a lovely, historic street in Buena Vista and walking distance to the beautiful SVU campus, this 1898 home offers four bedrooms and two full bathrooms. Home is located on two city lots. 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. The second floor hosts four bedrooms, each with lots of natural light, and one full bath. Beautiful wrap around front porch and spacious, level lot. Property also offers a carport with storage or workshop space. **\$264,000**



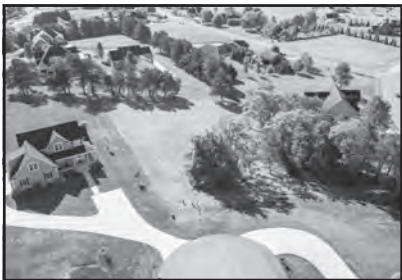
255 Longhollow Road

A wonderful, move-in ready three bedroom, one full bathroom home in the town of Buena Vista. Adorable home has living room with accent wall, eat in kitchen with laundry area and three bedrooms. Recent updates include new hardware, new fixtures, interior paint and new bathroom floor. Home has very low maintenance and has solar panels, making the electric bills extremely low. Paved driveway has a storage building at the end of the driveway, providing for great storage or a workshop space. Ready for you to move in! **\$175,000**



Waterloo Drive - 42 Acres

A fantastic opportunity to own 42 acres in the midst of the foothills of Rockbridge County. Located about ten miles on the west side of Lexington, this property has so much to offer. A mix of open, pasture area, which would be ideal for grazing or building a home and hardwoods. Wonderful opportunity for hunting as wildlife flourishes throughout. Running parallel to Waterloo Drive, is a fantastic, steady stream. Whether you are looking for recreational or place to build your home, this property is it. **\$240,000**



Rose Crest Lane - 0.69 Acres

Located in the Meadows at Woods Creek subdivision, this oversized .69 acre lot is ready for you to build your custom home! The lot is located at the end of a cul-de-sac and adjoins the neighborhood green space. Enjoy the mountain views from this elevated lot! The lay of the land is perfect for a variety of styles of homes, including a walk out basement. Public utilities are available, including sewer, water and electric. A great opportunity to own one of the few remaining lots in this neighborhood! **\$119,000**



Longview Meadow Dr. - 4Ac

Ready to build your dream home...look no further! This wonderful lot situated in the Longview Meadows Subdivision is just over four acres. Property has lots of opportunity to build, depending on your preferred construction designs. The Longview Meadows Subdivision is ten minutes from Lexington and offers beautiful, spacious lots. Enjoy a new home with fantastic mountain views. HOA dues are \$50/year and covenants are in place. **\$75,000**



High Meadow Drive - 0.52 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 owners association dues, but covenants in place. Maury Cliffs is located just minutes from Lexington with easy access to Washington & Lee, VMI and downtown Lexington. **\$65,000**

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DEVELOPMENT OPPORTUNITIES CLOSE TO LEXINGTON



COMMERCIAL DEVELOPMENT OPPORTUNITY

N. Lee Highway, Lexington

130+ Acres near Lexington, VA bordering both Rt 11 N and I 81S and within 2 miles of the I64 W interchange. High visibility, great accessibility, public water, sewer & high speed internet available and a natural gas line crossing the property which could be tapped for high volume users. A commercial entry is already installed and ready for roadways to be extended to the numerous potential building sites on the property. Currently zoned B-1 and Ag Transitional with the opportunity for varied usages (light manufacturing, commercial, retail, restaurants, hotels, multi-family and single family housing) or a combination of many. Sold in total but buyers can divide. The land lies in such a way as to allow for multiple uses which could compliment each other. The location can be accessed in less than 20 minutes from almost any part of Rockbridge County and a good portion of Augusta.. **\$3,500,000**



Hunter Hill Road, Lexington, VA

16 ± Acres sitting just outside of Lexington City limits off of Rt 11 within 1/2 mile of the I 64 interchange, close to I 81 and within a mile of the Maury River at Jordan's Point, this 16 Acre tract offers a great location, beautiful views and huge development potential, numerous home sites. Frontage allows for a commercial entry with a myriad of possibilities or a combination of many Multi-family and single family home sites are numerous but the proximity to the local high school, office complexes, hotels and popular businesses along the growing North Rt 11 corridor make this large parcel especially attractive for creative, thoughtful and well planned development. **\$619,000**



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262 Shenandoah View Drive, Lexington

Just as a fine jewel requires the perfect setting to truly shine, so does a fine home. This rare gem of a home has one of the most beautiful settings of all to illuminate its many facets and set it apart from others. A few miles from Lexington with gorgeous expansive views, this custom home with a companion carriage house is perfect for a multi-generational family, or those who love to host company with options for individual privacy. Although the spacious and well thought out main level provides everything that you would need to live comfortably, the ground level holds a media room with a bonus room for exercise and/or crafts, a Santa worthy workshop, lots of storage, and it opens onto a beautiful well landscaped yard which leads to a fenced, raised bed, English - style garden. A whole house generator can power all of the essentials in case of a power outage, assuring year round comfort no matter the weather. A move-in ready, exceptional property that really has it all. **Listed at \$1,574,000. Call Janie for more information and to schedule a showing.**



30 Edgewood Drive Lexington

Aptly named and situated on the edge of town among a grove of tall trees, 30 Edgewood Drive offers quality construction, traditional and timeless design, 1 level living, updated systems, custom finishes, 4 bedrooms, formal living and dining room, large den off of the kitchen opening onto a spacious patio, a beautifully landscaped yard and the convenience of quick access to town yet with the rural beauty of Rockbridge County all around. A two car attached garage, a nicely paved driveway, a sturdy utility building and room to garden add to the many features of this wonderful home. Well priced at \$575,000. **schedule a tour, please call Janie at 540-460-1932.**

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UNDER CONTRACT



95 FOREST PATH LEXINGTON Stately custom built brick mansion patterned after the Springs Industries founders home (1872) and having almost 10,000 square feet of living space! Completed in 2006, This marvelous dwelling features a ground floor master suite, four upstairs bedrooms, six full and two half baths. The impressive living area boasts 22' ceilings and a full height stone fireplace. Large commercial grade kitchen with cherry cabinets and an adjoining 32x22 dining area. Recreation room that can double as separate living space with kitchen facilities, full basement, matching 40x14 exterior wings for screened outdoor space and both Brazilian cherry hardwood and tile floors! Geothermal heat pumps, attached 3 car garage, 48x24 storage barn and all on 28.33 partially open and wooded protected acres **\$1,295,000**

SOLD



2991 JACKSON RIVER TURNPIKE Magnificent! The only word to describe the setting of this 245.49 acre offering with tranquility and privacy. Everything anyone would want in a location that offers outstanding vistas, and views of Lake Moomaw from the ridgetop. Adjoining Conservation Easement lands, long time family holdings and the Gathright Wildlife Management Area adds to the serenity and protection. The acreage is both unrestricted and partial Conservation Easement with mature timber and unique rock formations. The structure is a well-built off grid 1600'+ cottage with two bedrooms, a full bath, built around an existing stone home adding to the charm. Accompanying 30x28 metal garage/workshop with equipment canopy. Public water and electricity available to the tract. **\$945,000!**



116 DUSTYS ROAD COVINGTON Immaculate custom-built home on an acre in Alleghany County close to great recreation including Lake Moomaw, Jackson River, and the Jackson River Scenic Trail. Features include 9 bedrooms, 4 full baths, 2 half baths, family room, spacious great room, beautiful custom kitchen with tile floors and granite counter tops, high ceilings. Also, laundry on 1st and 2nd floors, game room, with ceramic tile, and Luxury vinyl and carpet throughout this extraordinary home. Large covered front porch and back deck for outstanding outdoor living spaces with gorgeous mountain views, back yard privacy, manicured lawn, beautiful landscaping and a total of 5 garage bays with premium 3 panel garage doors (one attached, and 1 detached) that include storage and work space. Over 6,000 sq. feet of living space! This is a true gem offered at **\$654,000**

SOLD



25 EDGEWOOD COURT This stately North Ridge resort home has beautiful views of the Old Course at The Homestead! With 2698 square feet of living space, this quality home features 4 bedrooms, 3 baths, great room with fireplace, eat-in kitchen, cozy custom built library/den addition and outdoor deck overlooking the golf course. Built in 1980, this home has two heat pumps, public utilities and its own two car detached garage that is maintained by the HOA. **\$449,900**

SOLD



842.71 ACRES of former BSA property at the head of Goshen Pass and adjoining the VA Game Commission! With long frontage on both the Calfpasture River and Millard Burke Highway, this is an ideal large acreage parcel in an outstanding location. 300 degree views of the Pass, Lake Merriweather and surrounding ranges. Interior trails with multiple building sites, some open areas for easily developed fields, timber value and a perfect mix of topography. Excellent candidate for a Conservation Easement. **\$1,750,000**

SOLD



155 THOMAS ROAD Exceptional Contemporary home on two tracts totaling 11.21 acres in the Collier Hills area! With over 3200 square feet of living space, this spectacular home has three bedrooms, two and a half baths, recreation room and office. The open concept kitchen, dining and living area take full advantage of the beautiful viewsheds of the North Mountain Range and Green Hill. The interior is meticulously finished with quality woodwork, tile floors, stainless appliances and ample storage. The exterior has Dwytt siding, copper roof, attached two car garage and landscaping with all the touches you would expect in a home of this stature. Some of the fine features are a Tuulikki fireplace made from original Finnish soapstone, heat pumps with propane backup/hot water and Star Link Internet. Relax in style inside or out on the screened porch with four season mountain views! **\$775,000**

SOLD



10734 JACKSON RIVER TURNPIKE Beautiful tri-level brick ranch custom built in 1969 situated on 2 acres near the quaint village of Bacova. Peaceful setting with lovely pastoral views. The main level includes living room with fireplace, dining area, kitchen, and office/den with water closet. The second level features 3 bedrooms, one full bath and a bonus room in the 13' X 4' dormer. The basement level contains 832 square feet of unfinished space ready for your design with an outside entrance and stairs from the second level. The home also features public water, private septic system, hardwood floors, electric baseboard heat, gas logs in the stacked stone fireplace, and covered front porch. The elevated home site provides wonderful privacy with surrounding woodland on three sides. **\$279,000**



HORSE MOUNTAIN CONSERVATION AREA Only 40 minutes west of Lexington! (Exit 21/1-64) Conservation themed large acreage tracts are an ideal escape for hunting, hiking or weekend getaway. Private, yet accessible, these are the remaining offerings of the original 20 tracts. There is an HOA that was never enacted, the tracts are in Conservation Easement with one dwelling per tract, and ownership entitles usage of a 1,329 acre "common area" that has miles of trails and frontage on the Jackson River. Plat and topos available for each lot.

LOT 877.38 acres.....**\$199,900**
LOT 986.00 acres.....**\$215,000**
LOT 1160.00 acres.....**\$152,000**
LOT 1245.00 acres.....**\$139,000**
LOT 1375.00 acres.....**\$189,900**
LOT 1475.56 acres.....**\$189,900**

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SOLD

4700 DUNLAP CREEK COVINGTON Rare opportunity to own acreage, a home, character barn, pool and your own trout stream! With almost 1100 feet of Dunlap Creek, this 7.77 acre parcel fronts Route 159 and has beautiful bottom grassland. The board & batten ranch style home (Circa 1964) has 1580 square feet of living space over a full unfinished basement, seven rooms and one full bath giving ample space for residence or weekend retreats. The home has a full array of appliances, oil F/A heating system, AC heat pump, well and conventional septic system. 48x48 character barn is included with multiple outbuildings and a 32x16 in ground pool! Proud to offer a property with so many possibilities! **\$309,900**



UNDER CONTRACT

148 DOE HILL ROAD MCDOWELL Enjoy a little slice of Highland County in this stick built 1950's home with vinyl siding, metal roof and kitchen appliances. The dwelling has over 1220 square feet of living space with three bedrooms and one and a half baths. Situated on 0.39 acres of fenced backyard with an established garden space, it is a beautiful setting with farmland in the rear. There is a 30x30 two bay garage with a 12x12 cedar sauna and workshop area plus an additional 12x60 storage shed large enough for tools and equipment. Served by public water and a conventional three bedroom septic system, this would be the perfect weekend getaway or a solid full time residence. **\$215,000**



146 MOUNTAIN VIEW TERRACE HOT SPRINGS This home has 1056 square feet of living space with public water and sewer that is perfect for a fixer upper! Situated on a 0.33 acre Cul de sac lot and within a quick walk or a short 3 minute drive to the Omni Homestead. Built in 1992, this dwelling features three bedrooms, two full baths and an attached two bay garage. In need of interior renovation, but well worth the investment and in a great location! **\$150,000**



8903 POTTS CREEK ROAD COVINGTON This well maintained 3 bedroom 2 bath home is situated on 3.02 acres with beautiful Potts Creek frontage! Enjoy country living in this home boasting a great room with wood stove/ fireplace for that cozy comfy feel on a cold winter day. Large kitchen and dining room areas, along with mud/utility room with washer/dryer. The large master bedroom has its own private bath and there are large closets in all bedrooms. This home also sports a large partially covered deck watching over the large fenced in back yard and spacious front porch screened with skylight and ceiling fan. Detached two car garage and 3 very nice out buildings! **\$178,000**



317 GATEWOOD DRIVE Located in the Mountain Grove community, this 3.41 acre recently surveyed mini-farm has a Circa 1900 frame farmhouse in need of renovation and TLC. There are multiple accessory buildings also needing various degrees of repair. Wonderful location where recreational opportunities abound both in Bath County and at nearby WV attractions. Lake Moomaw, Dominion Recreation Lake, trout fishing, National Forest and Greenbrier River Trail all within a short drive. Incredible views of the Little Back Creek Valley! **\$89,900**



UNDER CONTRACT

4023 DUNN'S GAP ROAD Affordable fixer-upper would make a great starter home or rental in a convenient location just north of Hot Springs in Mitchelltown. The two bedroom, one bath home features living room with fireplace, eat-in kitchen, enclosed back porch, rear deck, replacement windows, public water/sewer, and hot water baseboard heat from the outdoor wood furnace. 744 square feet of living space situated on 0.19 acre. Being sold "As Is". **\$86,900**

FRESH ESTATES PARTIAL LAND LISTINGS

TBD MORRIS HOLLOW ROAD CLIFTON FORGE. Attention Hunters and Outdoorsmen! 17.63 Acres of prime hunting land that borders the George Washington National Forest, near Clifton Forge, with ATV Trails throughout. Inexpensive parcel that gives access to thousands of acres for hunting and hiking! An absolute rarity in today's market! **\$52,500**

TBD BEE TOWN ROAD Serene 12.58 acre parcel with pond and homesite ready for your vision. Public water and sewer are available at the street. Great recreation potential in a convenient location near Lake Moomaw, Hidden Valley, and The Homestead. Interior road and trails with great mountain views from the elevated home site. **\$94,900**

TBD WHIP-POOR WILL HOLLOW ROAD HOT SPRINGS Own a little piece of Warm Springs. This vacant tract offers privacy consisting of 39.14 surveyed acres surrounded by 360 degrees of woodland. This is a great parcel suitable for building or hunting with access through the property by an ATV trail. Located less than 20 miles from Lake Moomaw, a short 7-minute drive to the Jefferson Pools in Warm Springs, and a 15-minute drive to The Omni Homestead Resort with the amenities of golf, tennis, swim, lazy river, horseback riding, skiing, assortment of restaurants and more! **\$155,000**

TBD SAM SNEAD HIGHWAY 20.45 acre of recently surveyed prime mountain tract, conveniently located just south of the Cascades Golf Course. All forest land with a good mixture of mature hardwoods and pine. Gentle elevation to the ridge top with multiple building sites and great views! Many possibilities for this mid-sized and affordable parcel! **\$169,900**

TBD LOST CABIN ROAD 87.04 acres of mostly gently rolling woodland adjoining the George Washington National Forest! Reached by deeded 50' easement at the end of Lost Cabin Road, there is direct access to over 2300 Mountain Tract, then continuing into Alleghany County. One of the closer parcels to both Lake Moomaw and the beautiful Jackson River Trail. There are multiple Interior trails(s), mountain views with clearing and even possible public water! **\$229,900**

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NORTH LEE HIGHWAY, RAPHINE

Stately 1830s Valley Farmhouse with deep covered porch on 0.811 acres awaits its next chapter with your TLC. Two-story center hall plan offers high ceilings and spacious rooms with period millwork, mantels/ fireplaces, wide plank wood floors, and gracious stairway. Over 2,400 sqft features living, dining, eat-in kitchen, office/library, 3 bedrooms and refreshed bath. Recent upgrades include freshly painted roof & trim, new gutters, some repl. windows, electric panel, new survey, and public water. Convenient to historic Lexington & Augusta County, W&L, VMI, and the I-81 corridor. Nearby Rockbridge Vineyard & Brewery and The Cyrus McCormick Farm & Museum. Great potential for full-time living, small business, Airbnb, or your own weekend getaway. Looking for a farmette, adjoining 2.170acs may be available. Whether you're considering an investment or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history. Property to convey "as is". **\$289,000**



SOUTH BUFFALO ROAD

This charming cottage tucked away on 1.22 acres, surrounded by mountains and farmland in southwest Rockbridge County has been in the same family for nearly 60 years and is now ready for its next chapter. Featuring living room, large eat-in kitchen, family room/or nice master suite with adjacent half-bath, 2 bedrooms, full bath and first floor laundry. Wood floors, updated electric panel and replacement windows. Walk-out basement offers storage and expansion possibilities with plumbing for 3rd bath and flue for wood stove. Covered front porch and rear deck enjoy mountain and pastoral views. Carport and two storage buildings. Just minutes from historic Lexington along the bucolic Blue Grass Trail and meandering Buffalo Creek. Affordably priced at only **\$149,900**



POPLAR PLACE LANE

8.22-acre elevated building site tucked away in Rockbridge County less than ten minutes from historic downtown Lexington, W&L and VMI. Four wooded lots offer countless options to design your own custom build to take advantage of privacy and views in the quiet Twin Oaks neighborhood just minutes from the Lexington Golf & Country Club. Looking for an investment don't miss out on this prime opportunity. Each lot perked for 4bedroom septic. **\$161,000**

WHISTLE CREEK

Majestic 1850s Farmhouse only 2.5 miles from the W&L campus and historic downtown Lexington. Located along the meanders of Whistle Creek on 2.6 well-groomed acres, this two-story home, with spacious center hallway, that's been nicely **RENOVATED FROM TOP TO BOTTOM** offering 4-5 bedrooms & 3 full baths. An updated kitchen with stainless appliances and restructured baths gives modern convenience without sacrifice to the classic style that makes this home a standout in today's market. Multiple light-filled living spaces, rustic stone fireplace, beautiful wood floors, millwork, transoms and gracious stairwell accentuate the recent upgrades. Relax and entertain from the large, screened porch or pergola covered deck. Freshly painted roof, interior, and exterior, replacement windows, and dual-zoned HVAC system. Child and pet friendly with Play-set and large kennel. The perfect blend of old and new! Closing Costs assistance with acceptable offer **\$499,000**





Melissa Hennis

Managing Broker, ABR

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List Price \$849,000

Price Improvement

53 Cold Run Dr. Lexington, VA 24450

Rare opportunity just 2 miles from Historic Downtown Lexington, Virginia.

5 Bedroom 3 bath farm house situated on 18.46 acres on Whistle Creek. This property includes a five stall barn, two silos, a milking building with shop, well house, in ground pool with pool house, a large deck with hot tub, and plenty of space to expand. Owner is a licensed Realtor. \$1000 Home warranty offered with the home.



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Real Estate Services



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Catherine Elkins

Property Manager

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Located in the Historic Dutch Inn • 114 W. Washington Street • Howardhannarentals.com

IMPROVED PRICE



1914 CEDAR AVENUE

4 Br 1 Ba ranch home with 1056 sq ft. Base-board Electric heat, large eat in kitchen, hardwood flooring in living space and bedrooms. Ready for you to make this home OR fix it up for an investment property. Good rental income! **\$164,900**

INVESTMENT OPPORTUNITY



1464 FOREST AVENUE

This duplex offers two bedroom and 1 bath in each unit. A washer and dryer is provided with Unit B- the upstairs unit. Laminate flooring throughout, ceiling fans, updated large kitchens, and updated bathrooms. Off street parking and large level rear yard. Subject to leases in place through 5/31/24. **\$289,000**



213 WALKER STREET

This 3 BR 2 BA home is located in the City of Lexington near schools and shopping and was built in 2021 so offers modern plumbing and electrical. This home as Laminate flooring throughout, tile shower, granite countertops, washer and dryer. \$2100 per month and tenant is responsible for electric, water/sewer, internet, and grounds maintenance. No cats. Small dogs considered with \$200 refundable pet deposit and \$50 per month for pet rent. **Must apply at howardhannarentals.com.**



20-1 BEVERLY COURT

This 3 Br 2.5 Bath townhouse is an end unit with a large enclosed back deck. Located just minutes from historic Lexington in a cul de sac in Pikes Place. This home offers carpet and vinyl flooring, large open concept kitchen, laundry and half bath on the first floor, and three bedroom and two baths upstairs. No pets. \$1800 per month. **Must apply at Howardhannarentals.com.**



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**70 Henry Hill Dr.
Fairfield**



12.25 acres \$1,295,000

- Stunning 4,700 ft² French country-style home
- Located in desirable Henry Hills subdivision.
- Blue Ridge Mt. views, mature landscaping & gardens
- In-ground, heated pool with lanai. 28' x 14' workshop

**747 New Providence
Raphine**



25.65 acres \$1,295,000

- Custom log home, 2,888 ft² one floor living
- 4 bedrooms, 2.5 baths, large master suite
- 8 paddocks, 4 run-ins, 2-stall barn, 70' round pen
- Feature list, photos, video & floor plan on our website!

**1997 Timber Ridge Rd.
Buena Vista**



26.7 acres \$995,000

- 1780's & 1860 log homes merged and renovated
- 3,382 ft², 5 Bedrooms, 2.5 Full Baths
- Mt. views, spring fed pond, horse related outbuildings
- Easy access to Lexington, Buena Vista & Fairfield.

**4745 Plank Rd.
Natural Bridge**



29.62 acres \$850,000

- 3,923 ft², 5 Bedrooms, 3.5 Baths
- Privacy with incredible Blue Ridge Mountain views
- Premium build quality, Unique features abound
- 12Kw solar array, radiant floor heat, fiber internet

**6 Coe Place
Lexington**



.6 acres \$637,000

- 4,032 ft², 3 Bedrooms, 3.5 Baths
- Classic Virginia style on elevated cul-de-sac
- Short stroll to Lexington Golf & Country club!
- Minutes to downtown Lexington

**587 Bunker Hill Mill Rd.
Horse Property**



9.58 acres \$499,000

- 2,720 ft², 5 Bedrooms, 3 Full Baths
- 8 Stall horse barn, Riding Ring, 7 ac. rich fenced pasture
- In-ground pool, seasonal views of Blue Ridge Mts.
- 10 min. to downtown Lexington, V.M.I., W&L Universities

**1451 Kelvin Grove
Glasgow**



.39 acres \$290,000

- 2,372 ft², 3 Bedrooms, 2 Full Baths
- Spacious well built brick dwelling, mature landscaping
- Carport for easy access in bad weather.
- Upgrades and renovations. Check photos on our site.

**23 Lexington Ave.
Lexington**



\$259,000

- 1,184 ft² townhome in Lexington.
- 2 bedrooms, 1.5 baths
- Lovely gallery kitchen, private back patio.
- Great starter home or investment property!

**25-4 Beverly Court
Lexington**



\$224,900

- 1,088 ft² living space close to Lexington.
- 3 Bedrooms each with Full Bath, additional 1/2 bath
- Spacious eat-in kitchen
- Private brick pation in the rear, perfect for cook-outs.



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Surprising Facts About VA Home Loans

What many people don't know about VA loans

VA MORTGAGES ARE POPULAR, BUT THEY'RE OFTEN MISUNDERSTOOD.

Available to current members of the military as well as veterans, these home loans backed by the Department of Veterans Affairs are available with no down payment and very little out-of-pocket cost.

But lenders set different fee schedules and credit requirements, so VA loans from two lenders for the same house could look very different.

"There's a lot of confusion out there," says Grant Moon, founder and CEO of VA Loan Captain, a comparison-shopping site for VA mortgages. "It behooves the veteran to really shop around."

To help you get started, here are several facts about VA loans that will likely surprise you.

YOU DON'T NEED PERFECT CREDIT TO QUALIFY

The VA doesn't set minimum requirements for credit scores. Individual lenders attach their own requirements to the VA loans they offer, so credit requirements (and fees) can vary widely.

"If you have bruised or battered credit and can't clear one lender's benchmark, it's absolutely vital to shop around and see if you can clear another lender's benchmark," says Birk.

The average credit score for people who have bought homes with conventional mortgages this year has been 753, according to loan processor Ellie Mae. But for VA homebuyers, it has been 708.

On average, however, lenders set lower thresholds for credit scores with VA loans. "The good news is that it's significantly lower, around 620," says Birk.

YOU CAN GET A VA LOAN AFTER BANKRUPTCY

You can be approved for a VA mortgage two years after a Chapter 7 bankruptcy discharge or foreclosure, or one year after starting a Chapter 13 reorganization. However, if your foreclosure involved a VA mortgage, that portion of your VA loan entitlement is no longer available.

Use our mortgage calculator to get an idea of what your monthly payment will be.

There are limits on closing costs VA buyers will pay closing costs, but they're more limited than closing costs on conventional loans.

THE VA ALLOWS LENDERS TO CHARGE NO MORE THAN 1 PERCENT OF THE LOAN AMOUNT TO COVER ORIGINATION, PROCESSING AND UNDERWRITING COSTS.

If a lender does not charge a flat 1 percent origination fee, closing costs such as attorney's fees, underwriting fees and document fees, cannot exceed 1 percent of the loan.

Higher costs for these items don't necessarily become the seller's responsibility. In some cases, lenders, agents or brokers can pay certain fees. Some lenders might allow for this when they set their origination fees.

A VA LOAN CAN BE PASSED ON TO A BUYER

If you want to sell a house bought with a VA mortgage, you can sell that mortgage right along with it.

Known as "assuming" a mortgage, this is a feature that was popular in decades past, when interest rates were much higher. It allowed sellers in a buyer's market to offer a lower interest rate as an incentive to buy their home.

Buyers still must be able to qualify for the loan, says Bradford, of Navy Federal Credit Union. So, while it would allow for someone with a slightly lower credit score to get a home, it's not a workaround for those with bad credit or no credit.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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Would you like to be in your totally secluded beautiful home on 30+ acres, but only be 5 minutes to interstate 81 and 10 minutes to Lexington?

How about living in your totally custom, unique and beautifully rustic contemporary lodge feel home with soaring ceilings, huge free-standing fireplace and posts/beams for all your treasures?

If this sounds like the place for you, stay tuned for more information next month in Blue Ridge Properties!! This unique property is going on the market for the first time ever! I designed it, my husband, Dad and I brought my vision to life and we've loved it!

Now, this is your chance to own this one-of-a-kind property to enjoy with your family!

Stay tuned for more next month!

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