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BLUE RIDGE PROPERTIES

MELISSA HENNIS WITH HOWARD HANNA

See page 6



**Rare Opportunity To Own The Historic
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JULY 2022

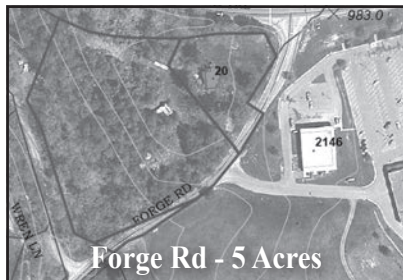
**Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona**

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James Wm. Moore Real Estate Co.

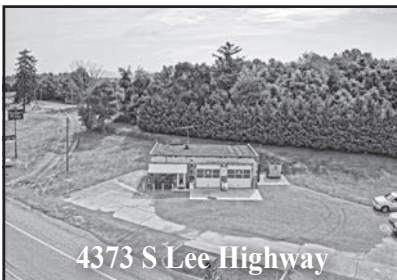
28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Forge Rd - 5 Acres

Irreplaceable business location located on Forge Rd between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility. Food Lion & CVS anchor neighboring shopping center. Approved access & public utilities available.

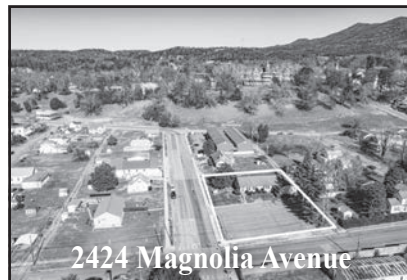
\$595,000



4373 S Lee Highway

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

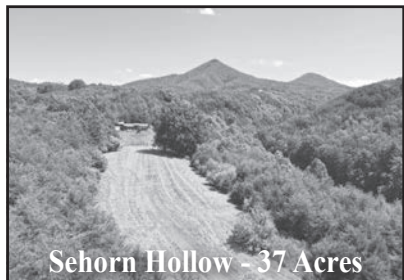
\$399,000



2424 Magnolia Avenue

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

\$275,000



Sehorn Hollow - 37 Acres

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

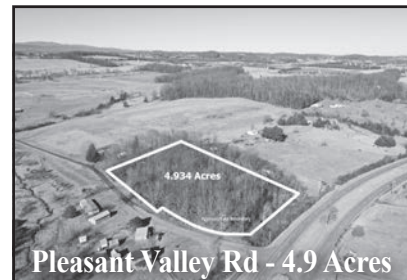
\$275,000



Bayberry Lane - 3 Acres

Over 3 acres of prime unimproved land located seconds from historic Lexington, Virginia. Hilltop building site provides sweeping views, an ideal wooded/open mix, and public water and sewer. This is a rare opportunity to own a large, private lot with exceptional convenience.

\$150,000



Pleasant Valley Rd - 4.9 Acres

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

\$72,500

Prescott Trail - 2.1 Acres

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

\$34,900

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





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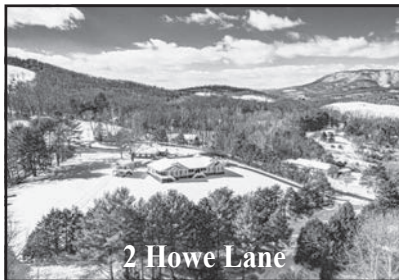
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1735 Brownsburg Tpke

Grand Tudor-style residence gracefully sited on 44 acres of mixed fields and mature hardwoods with exceptional privacy located just outside of the Village of Brownsburg. Surrounded by large farms in a pastoral farming valley, this 3,800 SF home and property offer endless possibilities for an idyllic living experience with abundant wildlife, woods trails, and opportunities for small scale farming. Over 20 acres of rolling pasture provide the perfect setting for horses with a ring already in place containing solid footing. Additional features include spacious master suite, two-car garage, wood burning fireplace, and a variety of scattered fruit trees.

\$695,000



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.

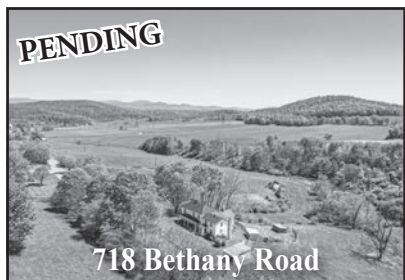
\$535,000



8 Augusta Court

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

\$525,000



PENDING

718 Bethany Road

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

\$399,000



1420 Virginia Avenue

Built in 2002, this well maintained 3BR 2BA home with impressive mountain views sits on 3.486 ac. just outside of the Town of Goshen and a short drive to Goshen Pass, the Maury River, Mill Creek, and vast amounts of National Forest and State Game Lands. Spacious kitchen with eat-in area flows seamlessly into living room with propane fireplace. Master suite features two walk-in closets, double vanities, shower, and jetted tub. Expansive level grounds, large covered side porch, and rear deck. Four large outbuildings and workshop space with electricity. New heat pump installed in last 3 years.

\$199,000



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





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65 Raphine Walnut Lane, Raphine VA

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

\$499,995

Lori Parker, ABR, E-PRO
540-570-9007 · lori.parker@jwmre.com





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206 Johnstone Street

On a .83 acre beautiful lot in the Providence Hill neighborhood, this home has so much space. One level living offers living room, dining room, eat-in kitchen and sunroom. Home offers four bedrooms, two of which are suites, and three full bathrooms. Perfect in law suite is situated opposite the main sleeping rooms. The large, level lots offers wonderful outdoor living space and plenty of areas for gardening or play! Large storage building could be a workshop. **\$324,000**



40 Reese Ridge Lane

Located on a total of 5.5 acres and is situated perfectly to take in the mountains! Gorgeous new addition offers fresh living space with fantastic natural light coming through from the floor to ceiling windows. Ranch style living hosts family room with built-ins, dining and brand-new kitchen with stainless appliances and quartz countertops. One wing of the home has 2BR, renovated full bath and half bath. Opposite side hosts additional FR, BR, newly renovated bathroom and laundry area. In-ground pool and new stone patio. **\$419,000**



15 High Meadow Drive

Located in the lovely Maury Cliffs subdivision and situated on a gorgeous one acre lot! First floor hosts a large dining room, formal living room, open kitchen with breakfast nook and family room with fireplace. Second floor has three individual suites, including a master and includes a massive bonus room. Walk out basement is finished with large family room with fireplace, two additional guest rooms, full bath and massive storage. Lower patio overlooks back yard and has large hot tub. Deeded access to the Maury River. **\$749,000**



High Meadow Dr. - .52 Acres

Enjoy this beautiful half acre building lot in the established Maury Cliffs Subdivision. Level lot is located off of High Meadow Drive and offers the perfect spot to build your custom home! Available utilities include public water and sewer, electric and BARC connects fiber optic internet. No property owner's association dues, but covenants in place. Maury Cliffs is located just minutes from Lexington with easy access to W&L, VMI and downtown Lexington. **\$65,000**



Shaner Hill Dr. - .51 Acres

Beautiful, elevated lot located at the top of the desirable Maury Cliffs subdivision. Level lot offers wonderful mountain views and a view of VMI in the distance. Lot has several newly planted trees and is ready for you to build your dream home! Maury Cliffs is located just minutes away from the historic Lexington, VA. **\$69,000**



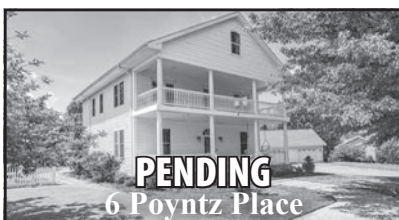
PENDING
420 Honeysuckle Hill

Welcoming foyer leads to living room with fireplace, built ins and plenty of natural light. Kitchen includes an eat-in area, fireplace, and a built-in desk. Formal dining room, located right off the kitchen, has lots of windows and access to the back deck. In addition, the first floor hosts a lovely office, a master suite, guest room and full bath. Lower level is home to plenty of flex living space. A short walk to the Woods Creek Trail and Waddell Elementary. **\$575,000**



PENDING
61 Emerald Lane

Enjoy the conveniences of town, but privacy of three acres! This 3 bedroom, 3 bath home has space galore. First floor offers living room with fireplace, open eat-in kitchen and a sun room. All of the bedrooms, including a master suite, and additional guest bathroom are on the main level. The lower level hosts family room with brand new carpet, office, laundry room and new full bath. One car garage and back patio. Original barn sits on property and has lots of possibilities. **\$395,000**



PENDING
6 Poyntz Place

Fantastic opportunity to own a home in the City of Lexington with plenty of space and on two city lots! First floor offers living room with gas fireplace, open kitchen with updated appliances, formal dining, half bath and spacious laundry room. Second floor has master suite with access to the balcony, two guest rooms and a full bathroom. Third floor is home to bonus room, office space and bathroom. Screen porch, back patio and covered front porches. Detached garage. **\$374,000**



PENDING
907 Shenandoah Road

Located in the City of Lexington, this four bedroom, two bathroom home is situated on a lovely lot. Home offers large living room, formal dining room and kitchen on main level. Second floor is home to laundry room, master suite and two guest bedrooms. Lower level hosts family room, full bathroom, guest room and mud room. Lot is partially fenced in and has two storage buildings. Just a couple minutes from downtown Lexington. **\$349,000**

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





Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins

Property Manager

540.817.0207

Ckelkins@howardhanna.com



Kassidy Beagan

Property Manager

540-784-8501

kassidybeagan@howardhanna.com



Victoria Mason

Property Manager

540-461-0066

Victoriamason@howardhanna.com

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FOR SALE



6446 N LEE HIGHWAY FAIRFIELD, VA

3 BR 2 BA plus office space, open floor plan with sun-porch, rear deck, and covered front porch all situated on 20 acres more or less as determined by a new survey to be completed. Built in 2003 on a full poured concrete foundation with high ceilings and ready to be finished for an additional 1300 sq ft of living space. The original house is also on the property, and there is a creek running the length of the parcel. **Offered at \$429,000**

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**

FOR SALE



FOR SALE



1190 REID ROAD

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

Land Listings

Buckland Subdivision Lots- PRICED TO SELL. Bring all offers. With views of House Mountain as well as the Blue Ridge Mountains and just a mile west of Historic Lexington, you won't find a better location to build your dream home. Buckland is close to schools, shopping, parks, and walking trails. Three distinct lots. **Prices starting at 75,000**

Lot 7 - 4.5 acre open lot that with ideal building sit that can also be accessed from Rt 60.

Lot 8 - 3.2 acre, gently sloped lot in a cul de sac with majestic mountain views as well as a wooded area teeming with wildlife.

Lot 9 - 6.42 acres with panoramic views of the mountains and located in the cul de sac. This lot may be subdivided. **RARE OPPORTUNITY TO BUY ALL THREE PARCELS (Over 13 acres) AT A REDUCED PRICE! Call agent.**



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John Campbell is a local, experienced mortgage banker with Atlantic Bay Mortgage Group®. He understands the stresses associated with homebuying and is dedicated to helping you every step of the way, while providing an enjoyable journey from start to finish. Working with Atlantic Bay presents a wide variety of loan products for a customizable lending experience that caters to your individual needs. John knows what goes into creating a successful mortgage process, and he is ready to lend you piece of mind through your homebuying experience.

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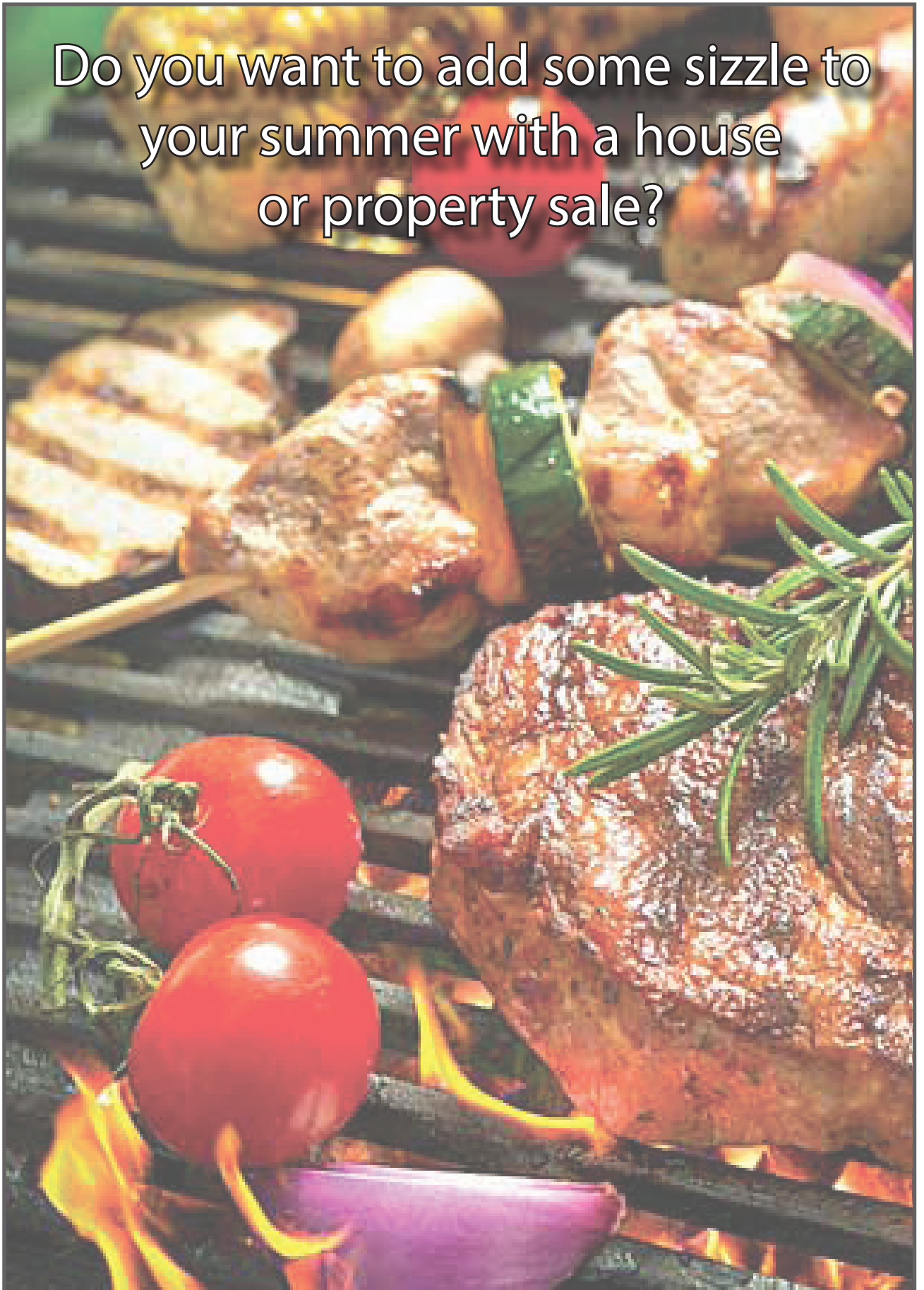
- *Construction Loan*
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- *Jumbo Loan*
- *Renovation Loan*
- *Reverse Mortgage*
- *USDA Loan*
- *VA Loan*
- *VHDA*



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Harold Higgins, Jr.

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Jim Garcia

(540) 691-5812 • standardp@aol.com

Barry Calvert

(540) 969-9606 • bgcalvert@ntelos.net

Tanner Seay

(540) 620-8136 dtseay94@gmail.com

Tenney Mudge

(540) 464-5032 office 540-460-6309 cell/text

properties@rockbridge.net

Stephanie Neofotis

(540) 460-1822 • saneofotis@gmail.com



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



UNDER CONTRACT

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



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



SOLD

14041 MCGRAW GAP ROAD Fantastic views at 2600' elevation off the deck of this Geodesic home near Hot Springs. Situated on a self-sufficient 693 acres, this property has it all to escape the craziness of today's world. The main home has approximately 2500 sq ft of living space on three levels. The design is energy efficient with multiple sleeping areas, open kitchen and 3 full baths. There is a second round home on the property with approximately 750 sq ft of living space with living room, kitchen, two bedrooms and 1 full bath. Both homes have public water, and electricity, but also a cistern water system and solar energy battery back up in the event of power loss. Very nice acreage with multiple outbuildings, garden area, fruit trees and a pond. Unique and interesting property! **\$299,900**



UNDER CONTRACT

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



SOLD

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



8847 SAM SNEAD HWY HOT SPRINGS Landmark Victorian Home adjoining the Homestead Old Course! Circa 1882, this stately home has been thoroughly and meticulously updated. With almost 4500 sq ft of living space, it is well positioned on 2.28 park like acres with manicured lawn buffer. The 3 story home has 5 large BRs, 4 fully renovated bath and beautiful kitchen. Expansive center hallway, multiple sitting areas, bonus features and all the perks that make Victorian homes so popular, including 2nd story decking to take full advantage of the beautiful neighborhood and mountain views! There is a 2 car garage, two BR efficiency apartment and all fully served by public utilities. Newer roof, updated electrical, heating systems and more! **Priced to sell at \$810,000!**



8883 SAM SNEAD HIGHWAY CIRCA 1899, the Hot Springs Victorian Inn has over 6000 sq ft of living space! Nestled among mature trees, this historic Victorian has 11' Ceilings, well-appointed rooms and updated amenities on three fantastic levels. With 7 bedrooms and 5.5 baths, there is plenty of space to continue the business, create a family retreat or indulge yourself. Includes a separate Honeymoon Cottage and can be sold furnished. Relax on the Period wrap around porches overlooking your 2.84 acres in a gorgeous setting. **\$839,900!**



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

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UNDER CONTRACT



546 EAST SCOTLAND ROAD Covington Beautiful 4 Bedroom, 3 full Bath home in the Fairlawn subdivision with over 2600 sq feet of living space and additional 1600 sq feet of finished basement area. Features hardwood floors, replacement windows, full finished basement with workshop, 2 car attached garage with drive thru driveway and a separate detached workshop/garage. Lots of space with additional lots that make it a very nice parcel in the city of Covington. This home has so many upgrades you will want to see this and make it your dream home! **\$292,900**



2845 SAM SNEAD HIGHWAY HOT SPRINGS Brick ranch built in 1965, has 1605 square feet of living space with a full basement and one car attached garage on 1.52 acre. The home features 3 bedrooms, 1 1/2 baths, kitchen, dining room, living room, family room with fireplace and sunroom. Fenced back yard is perfect for pets. Other features include hardwood floors, newer roof, hot water baseboard heat, 200 amp service, public water and paved drive. Very nice yard with two outbuildings! **\$189,900**

UNDER CONTRACT



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

SOLD



418 BRENTWOOD DRIVE, COVINGTON This 3 bedroom 2 bath property includes several upgrades made over the past 2 years. Enjoy the convenience of single floor living with this move-in ready property. Recent upgrades include: 200amp electric upgrade, heating / cooling system, windows, roof, siding, room enclosure, HW heater, and exterior doors. This well cared for property will not last long. **\$139,900**

UNDER CONTRACT



212 WOODLAND ROAD Located in the Valley Ridge area of Covington, this gorgeous 3-bedroom 2 bath, brick home is absolutely stunning! From the eye-catching hardwood floors to the large open living area, this is the home people dream of and its absolutely move in ready. Features large enclosed sun room and screened back porch with great outdoor living area in a private beautiful setting. This beautiful home is offered at **\$299,900**



37 DEEPWOOD LANE This cozy Northridge home is located in a quiet, wooded setting away from the golf course. With 1392 square feet of living space on 2 levels, this home features 2 bedrooms, 2 baths, dining room, kitchen, living room with fireplace and outdoor deck. A detached garage (1 bay for this home) is maintained by the HOA that is included in the monthly maintenance fees. Priced below current tax assessment. **\$225,000**

FRESH ESTATES PARTIAL LAND LISTINGS

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**

TBD MCGRAW GAP ROAD HOT SPRINGS VA 6.0 acres fronting Route 606 with easy access elevated building site! Public water available, perk certification letter for three bedroom septic and electricity on site. **SOLD** Some mature trees with overgrown open areas that could easily be reclaimed. Rare mid-size building tract convenient to Hot Springs, Covington and Clifton Forge. **\$49,900!**

10.93 ACRES ON MILL CREEK ROAD! Adjoining the Walker Mountain National Forest Tract on two sides, this is the perfect wooded building site! With no restrictions and long road frontage along the Ridge Road, this parcel offers great topography and mature trees. There is an elevated, but easily accessed building site tucked between the National Forest boundary lines giving maximum privacy for a modest sized tract. Expired conventional perk site and views of Chestnut Ridge. **UNDER CONTRACT** **\$79,900**

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**

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

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Real Estate Matters

The 2022 Hurricane Season is Here.

Hurricane Season began June 1 and runs to November 1. The 2022 (Atlantic Ocean) name storms are: Alex, Bonnie, Colin, Danielle, Earl, Fiona, Gaston, Hermine, Idalia, Jose, Karl, Lisa, Martin, Nicole, Owen, Phillippe, Rina, Shary, Tammy, Virginie, and Walter.

Take action today to prepare for hurricanes and other tropical systems: Know your risk. These storms are not just a coastal threat. Extreme flooding and damaging winds could occur hundreds of miles inland from the coast. Begin planning. Know what you'll do if a storm is coming to your area, how to stay in touch with family and friends, and where you will go if your home is unsafe. Visit [ready.gov](https://www.ready.gov) for preparedness and planning tips. Make a kit. Make sure you have non-perishable food items, water, essential documents, flashlights, a battery back or other means of charging your cell phone, NOAA weather radio, toys or comfort items for kids, and any supplies needed for your pet. Have enough supplies to last at least 72 hours but preparing to be on your own for up to a week is a good idea. Learn more at [ready.gov/kit](https://www.ready.gov/kit). Download the FEMA app. By having the FEMA app installed on your smartphone you can receive real-time alerts from the National Weather Service, share real-time notifications with loved ones, review emergency preparedness tips and checklists, locate emergency shelters, and more. Stay informed. Enable Wireless Emergency Alerts (WEA) on your mobile phone to receive emergency alerts from the National Weather Service. A NOAA Weather Radio can also provide these lifesaving emergency alerts. • Pay attention to weather forecasts in your area provided by local news outlets or the National Weather Service. Many people also use weather apps on their mobile phones for this purpose. • Always follow the guidance of local officials during an emergency. If your community has an emergency alert system you should consider signing up. Contact your local emergency manager for more information. Check out Alert Rockbridge.

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Real Estate Matters

Things to Look for when Buying a House.

House hunting can be intimidating. A house is a huge investment and affects your lifestyle for years. It's also scary to think of all the things that could go wrong after a sale. There are five key things you should consider when you go house hunting to make it a more successful undertaking

1. **LOCATION, LOCATION, LOCATION.** What kind of neighborhood is it? How good are the schools? How close are you to restaurants and to where you want to buy your groceries? What is the tax rate? Aside from road infrastructure, location characteristics can change a lot for the better or worse over 5-10 years; location is important but be cautious of giving it too much sway.

2. **STRUCTURAL CONDITIONS.** Much about a house can be changed. The foundation, frame, and roof are the bones of a house; everything else about a house is built around them. If the bones are good, you can concentrate on changing more stylistic things. If you have to sink big money into structural problems that could cause more issues and be recurring. It's going to take away from your ability to turn your new house into your dream home.

3. **ELECTRICAL AND PLUMBING.** Older homes were not built to handle the electrical demands we have today. It's frustrating to have inadequate outlets and is potentially dangerous to overload existing outlets by using appliances with higher power demands than a circuit has capacity for. Old plumbing can be problematic, either just old and leaking or running through lead pipes, to low water pressure. Both electrical and plumbing fixes are expensive. New houses are not immune to problems

4. **FLOORING.** Flooring is a large part of a home's ambience. Don't hold a home's flooring against it while you are house hunting. Flooring is something which can be changed fairly easily – as long as you follow the right steps to floor installation. Tile, laminate, wood and carpet flooring, there is a wide range of choices to suit your budget. Only painting has a better return on investment than updating flooring.

5. **FLOOR PLAN FLOW.** Is the square footage used in a way that makes sense to you? Is there enough space? Are the areas you use most convenient to each other? Do you prefer an open floor plan or rooms that are set apart? A house needs a floor plan that works for your life.

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107 E Washington Street, Lexington

Dramatic Price Reduction! Own a piece of Lexington history in the heart of downtown! The Sloan House sits in the epicenter of the city within steps of all the main street fun. Situated on an impossible-to-find oversized lot currently used for parking, the potential abounds for companion structures on the .25 acres. The property is zoned C1 (Seller would consider supporting the purchaser for rezoning to residential useage) and is located directly across from the Visitors Center and right downhill from Davidson Park . Property adjoins the municipal parking garage and is an ideal office or business space, while the mature trees and serene park-like setting would also make for a great residential space. **\$595,000**



66 Crimson Lane

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



UNDER CONTRACT

722 Union Run

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



Poplar Hill Acreage Tract

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

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Commercial Property!

BOUNDARY LINE LANE. Prominent commercial corner! Come build your business on this 4.12 acre parcel that is zoned B-1. Located a little north of Lexington off of US Rt 11, within 400 feet of Interstates 81/64 exit. B-1 zoning allows for many, many possibilities, restaurant, retail store, hotel/motel, auto service center, personal service shops, just to name a few. Public water and sewer are available, high traffic area. **Offered at \$499,000**

701 Thornhill Road

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

~~\$359,000~~ **\$350,000**



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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Kimberly Hostetter

540.460.9182

hostetterkimberly@gmail.com



What are your real estate goals?

Are you searching for your ideal hobby farm, investment property or vacant land to build your dream home? Or, maybe you are working to prepare your home for the real estate market and wondering what the current value of your home is or the best way to maximize your home equity?

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With the ever-changing climate of real estate, let me put my knowledge and expertise to work for you! I pride myself on being up to date on the current market trends, maximizing results using advancements in technology and being a tenacious negotiator for your interests. I am devoted to creating the best experience possible for each buyer and seller I work with.

Working with Kimberly was a dream! I was buying and selling at the same time so we worked a lot together. On the buying side, she was very attentive to helping us find homes that matched our wants and needs while being very knowledgeable with recommendations and explaining the process during this crazy market.” —Brittany W.

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NEW LISTING! STAUNTON

-Historic Building zoned B
-1 with office area with 2
half baths on the first
floor. Upstairs you have 2
one bedroom apartments
for additional income.
Office was formerly used
for counseling. Level lot.
Property has off street
parking plus a garage.
Situating across from



Thornrose Cemetery in Newtown area. Lots of potential here for various offices or businesses. Many historic features are still in place in the property. High traffic count. Call Debbie Shickel for a showings. \$ 315,000. #630418



AUGUSTA CO. - 2 STORY HOME in Wilson School District. 3 BRs, 2.5 baths. The primary BR features walk-in closet, balcony plus an ensuite bath with a jacuzzi-style tub and separate shower. Two other BRs round out the second floor along w/ a laundry closet. Main floor has kitchen, LR w/ gas FP, Formal DR and a deck with easy access from the kitchen. Also offers 2 car garage and a storage bldg. and the backyard is fenced. Close to Waynesboro . Come take a look at this home. \$ 334,900. #630796



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**.



FAIRFIELD! Own a piece of history. Located in the Village of Fairfield. This CIRCA (1839-1860) home offer 2 BRs, bath, Large living room, formal Dining room. \$ **59,900**. #605102

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NEW LISTING



BUNKER HILL MILL RD

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

COMING SOON



MT VISTA DRIVE

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

UNDER CONTRACT



PARSONS LANE

Charming 4-bedroom, 2-bath home nestled on an elevated setting, in one of Virginia's most idyllic farming valleys offering peace and serenity and just a few minutes from historic downtown Lexington. Well-built brick ranch offers one-level living at its best, hosting living room, dining room, kitchen, and full unfinished basement. Hardwood floors, replacement windows, updated appliances, central air and roof. Front and rear porches for enjoying morning coffee amidst the splendor of nature & abundant wildlife. Surrounded by mountain and pastoral views, the 4-acre site includes a 20'x40' detached garage/workshop, storage building, garden space, established landscaping and hook-up for RV. Conveniently located in the southern end of the Shenandoah Valley near the Natural Bridge Resort & State Park, Blue Ridge Parkway, and easy access to Rt-II & the I-81 corridors. All this for only **\$249,500**

NEW LISTING



HALL CIRCLE

Don't miss out on this 1.2 acre building lot tucked away on a quiet cul-de-sac in the highly desirable Mt. Vista neighborhood just minutes from historic downtown Lexington, Washington & Lee and VMI. Design your own custom build to take advantage of lovely Mountain views in a quiet neighborhood surrounded by other quality-built homes. Make it yours for only **\$59,500**



TWIN FALLS LANE

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



WIDE GAP ROAD

RESTORER'S dream! Circa late-1800s 2-story Valley Farmhouse awaits your TLC. 2-3 bedrooms, living room and eat in kitchen. Pine floors and period woodwork throughout. Generous, covered-front porch and enclosed-rear porch. The 6-acre parcel also provides an elevated building site with mountain views. Large yard, meandering stream and multiple outbuildings. Whether you're looking for an investment or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history. Just outside Historic Lexington along the meandering Blue Grass Trail and near the trout waters of Buffalo Creek. Affordable at ONLY **\$69,000**



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Stonewall Land Company

Katie Griffin, Real Estate Agent
c: 540-430-5788 o: 540-448-2928
email: rivermontfarm44@gmail.com
web: stonewalllandcompany.com/
50 Middlebrook Ave • Staunton, VA








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Longview Farm

Look no further, here is your working farm or rural retreat. Nestled on 115 acres of prime agricultural land with circa 1896 farmhouse. Property located in the beautiful Shenandoah Valley, convenient to Staunton and Harrisonburg. This property offers numerous income possibilities from farming to Air B&B or an event venue. The property's iconic farmhouse is move-in ready. The current layout includes a formal living and dining RM, 3 bedrooms, 3.5 bathrooms and an in-law suite with separate entrance offering the perfect solution for an elderly parent, adult child or rental income. The open concept kitchen/family room has gleaming hardwood floors, built in bookcases, quartz countertops, a breakfast bar and a moveable storage/prep island. French doors open onto the covered porch making it easy to enjoy your meals and amazing views. This property offers the peace and tranquility of country living but is minutes from the local airport at Weyer's Cave and 135 miles to Dulles. Property being sold "As Is". Any inspections are for purchaser's information only.



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

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20 Super Way Lane
Vesuvius

\$235,000

- Perfect weekend retreat. Stream on 2 acres
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22 Marble Lane

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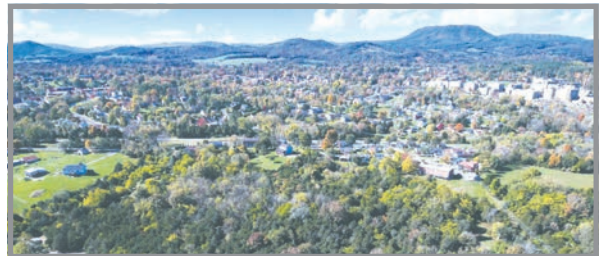
TBD Cedar Hill Lane

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



TBD Off Campbell Ln

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



TBD off Hutcheson

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

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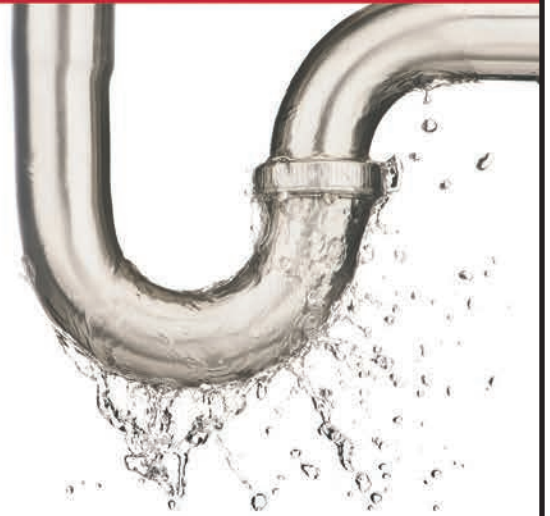
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118 Rolling Green Dr., Staunton

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

ONLY \$499,900



5188 Lee Jackson Hwy, Greenville

- DREAM FARM ON ALMOST 76 ACRES
- 9388 sq ft, 6 bedrooms, 8 baths, full basement
- AMAZING VIEWS, salt water in-ground pool
- 4 car garage. BARN, guest quarters!
- Offer with 20 acres and more land available

ONLY \$1,495,000



284 Windsor Drive, Fishersville

Bring Grandma, the kids, the dogs, this home has space for everyone! One owner custom built home, all dolled up and ready to go! One of a kind home with potential for as many as 6 bedrooms if you need it! Over 3400 sq ft, fenced yard, 2 car garage... screened porch, better hurry!

\$499,900



2475 Mt Torrey Road, Lyndhurst

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

ONLY \$549,900



AVAILABLE WITH LESS LAND

TBD Saint Marys Rd, Vesuvius:

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

\$50,000

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