

BLUE RIDGE PROPERTIES

MORE INFORMATION ON PAGE 31

**Pictures Don't Do Justice To This Magnificent Long Expansive
View Of The Beautiful Blue Ridge Mountains!**



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FREE
JUNE 2021

**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.

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Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Valley Pike Rd - 0.99 Acres

One acre residential building lot fronting on Mill Creek and state maintained Valley Pike with easy access and close proximity to Lexington, I-64, and I-81 in Rockbridge County, VA. Serene county setting minutes from town! **\$29,900**



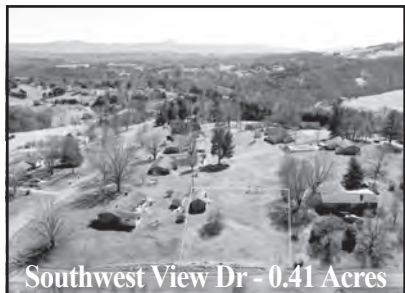
E Ridge Drive - 2.13 Acres

Wooded elevated building lot with seasonal views of House Mountain. Country living just minutes from Lexington. Features include a private road and underground utilities. **\$35,000**



Desmac Lane - 1.7 Acres

1.71-acre residential building lot with access to public water and sewer located minutes from downtown Lexington, I-64, and I-81 in Rockbridge County, VA. Elevated clearing surrounded by trees creates a private building site. **\$39,900**



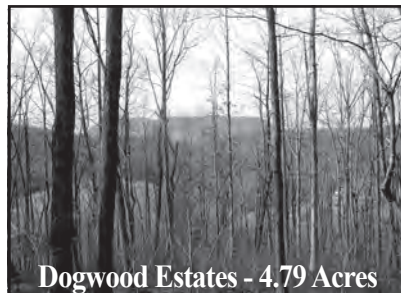
Southwest View Dr - 0.41 Acres

Elevated building lot located on a quiet residential street offers mountain and valley views. Conveniently located minutes from downtown historic Lexington in the Mount Vista subdivision, the property features an existing garage/workshop building and a gentle grade providing views of Rockbridge County in multiple directions. **\$39,900**



Forest Grove Rd - 5.9 Acres

Stagecoach Crossing Lot 12 - Nearly 6 acres of open field and forest conveniently located in the high quality Stagecoach Crossing neighborhood presents an exciting opportunity to site a hilltop custom home with long range mountain views and a gorgeous pastoral setting. Minutes from historic downtown Lexington, Virginia, the property features a small brook, fiber internet availability, and frontage on a state maintained road. **\$64,500**



Dogwood Estates - 4.79 Acres

Gently sloping lot with wonderful building site in magnificent, mature hardwoods. Nice seasonal views of House Mtn. Great location in exclusive Dogwood Estates neighborhood. **\$79,000**

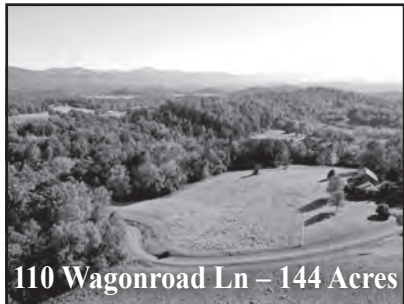
Will Moore, ALC | will.moore@jwmre.com | 540-460-4602





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110 Wagonroad Ln – 144 Acres

Magnificent 144-acre Shenandoah Valley retreat featuring beautifully rolling upland fields, wildlife abundant forests, and awe-inspiring Blue Ridge Mountain views. Handsome brick residence with custom features situated on ridge top with park-like setting and commanding views in all directions. Perfectly located just 6 miles northeast of historic Lexington in the Timber Ridge area of Rock-bridge County. **\$975,000**



110 E Ridge Drive

Custom-built home remodeled in 2019 privately situated on 6+ acres less than 10 minutes from downtown Lexington. All new gourmet kitchen with custom cabinetry and top-of-the-line appliances, quartz countertops, and instant hot water faucet. Great room features authentic reclaimed wood flooring, 14' ceiling, oversized fireplace, and patio overlooking fenced backyard. 4BR/4BA, including spacious main-level master bedroom and bath featuring heated ceramic tile floor, Jacuzzi tub with inline heater, and walk-in closets. Garage offers epoxy floor, granite workbench, and custom cabinetry. **\$735,000**



105 Memorial Lane

Expansive commercial building zoned B-1 (Business) offers highly flexible use, excellent parking, and convenient location just off of U.S. Rt. 60 between Lexington and Buena Vista at I-81 Exit 188 interchange. One level floor plan includes a large kitchen, massive assembly space with stage, two restrooms, and an oversized private office. Great visibility in high traffic area. **\$315,000**



1480 Magnolia Avenue

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



Forge Rd - 5 Acres

Irreplaceable business location located on Forge Rd between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility. Food Lion & CVS anchor neighboring shopping center. Approved access & public utilities available. **\$595,000**



Maury River Rd - 1 Acre

Potential development site with excellent location just off of I-64 Exit 55 interchange with U.S. Rt. 11 in Lexington, VA. High traffic area in close proximity to multiple hotels, apartments, restaurants, and shopping in one of Lexington's most vibrant commercial corridors. Corner location on VA Rt. 39 and Willow Springs Rd. Exceptional value and visibility in an area with limited undeveloped property. **\$395,000**

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





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6 Junkin Place

Beautiful home in the Providence Hill neighborhood! This gorgeous property offers 5 bedrooms and 3.5 bathrooms. First floor hosts living room with fireplace and built-in bookshelves, formal dining and stunning remodeled kitchen. Master suite with remodeled bathroom, 3 guest rooms and full bath located on the second floor. Basement level includes a large family room, additional bedroom and full bathroom. Storage space in the walk-up attic or in large storage room. **\$549,000**



2645 Sterrett Road

Circa 1775, historic Sleepy Hollow located just outside the village of Brownsburg. The ground level is home to a formal DR, eat-in kitchen and FR with expansive wood burning fireplace. 2nd level hosts library, formal LR, sunroom and master suite with remodeled full bath and sitting area. 2 BR, office and full bath on upper level. Original details including an old milk sink, original beams, 7 fireplaces and gorgeous wood floors. Guest house offers 2BR, bath, kitchen and LR. **\$549,000**



519 S Main Street

Amazing location, amazing house! Located in the heart of downtown Lexington, this 3 BR, 3 BA home is ready for you to move in. Wonderful living room with fireplace and wood floors, spacious dining room with wood floors and updated kitchen with stainless appliances. First floor office with plenty of built-ins and natural light. Master bedroom has walk in closet, sitting area and sink. Newly finished third floor makes for the perfect family room, spacious and connects to half bath. **\$469,000**



8 Hays Creek Road

Welcome to The Lucas House, established in 1785 and completely renovated. This historic home is located in the heart of the community of Brownsburg. Fantastic living spaces with beautiful hardwood floors, original fireplaces and lovely finish work. English basement hosts kitchen, DR, den, BR and full bath. Main living level is home to LR, parlor, library and guest room. Additional guest room and sitting room on third floor. Original log cabin at rear is great for storage. **\$465,000**



Maury Cliffs Lot

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



UNDER CONTRACT!
108 W McDowell Street

Wonderfully remodeled brick home, just two blocks from Main St. This beautiful two-story home offers 4 bedrooms and 3.5 bathrooms. First floor has formal living room with fireplace, dining, family room and eat-in kitchen. Kitchen has been remodeled to include granite countertops, beautiful cabinetry, island, breakfast nook and large, walk-in pantry. Second floor hosts sleeping rooms, including master suite with vaulted ceiling, walk-in tile shower and walk-in closet. **\$549,000**



UNDER CONTRACT!
305 Dogwood Rise

Mountain views from this home on five acres. Home offers 4 bedrooms and 3.5 bathrooms. Two story living room with a wall full of windows and two story wood burning fireplace. Second floor hosts two guest rooms a full bathroom and a spacious master suite, with a large walk in closet, private balcony and large bathroom. Additional living space in the walk out basement with a family room, bedroom and full bathroom. A peaceful setting at the end of a cul de sac. **\$530,000**



UNDER CONTRACT!
902 Providence Place

Fantastic home on a huge, one acre lot in the Providence Hill subdivision. 5 bedroom, 3 bath home has a wonderful layout. First floor hosts large living room with fireplace, family room with fireplace, formal dining room and kitchen. In addition, first floor has a master suite, guest bedroom or office and full bath. Three large sleeping rooms, upgraded full bath and bonus room on the second floor. Plenty of storage in walkout basement. Huge backyard is fully fenced. **\$449,000**



UNDER CONTRACT!
114 Willow Lane

Remodeled 4 bedroom home in the City of Lexington! Home has been tastefully redone to include beautiful new kitchen and two new full bathrooms. Main level hosts living room with wood burning fireplace, eat-in kitchen with quartz countertops and stainless appliances and spacious family room. Lower level is home to the master suite with wonderful built in closet space, upgraded master bathroom and an office space. Covered front porch and side screened in porch. **\$329,000**

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





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Heritage Drive - 0.50 Acres

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



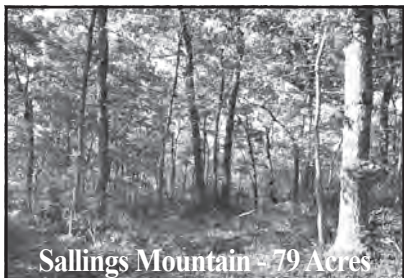
Mooreland Blvd - 10 Acres

Located just 3 miles from downtown Lexington in a private forested setting with mature trees and level hilltop building site. Situated near the end of the road, this property perfectly blends seclusion with a supremely convenient location. **\$94,500**



Thornhill Road - 3 Acres

Premium home site located just outside of Lexington's city limits offers exceptional convenience, privacy, and views. Accessed directly off of Thornhill Rd., property is minutes from the Lexington Golf and Country Club, historic downtown Lexington, W&L and VMI. Public water available. **\$96,000**



Sallings Mountain - 79 Acres

Almost 80 acres of prime recreational mountain land with exciting elevation change and mature hardwoods on Miller Mountain in Rockbridge County. Property fronts on state maintained hard-surfaced road with entrance in place. Dense oak trees produce abundant food source for deer, turkey, and black bear. **\$99,900**



Bayberry Lane - 3 Acres

Over 3 acres of prime unimproved land located seconds from historic Lexington, Virginia. Hilltop building site provides sweeping views, an ideal wooded/open mix, and public water and sewer. This is a rare opportunity to own a large, private lot with exceptional convenience. **\$150,000**



Mooreland Blvd - 25 Acres

Nearly 26 acres with sweeping long-range mountain views comprised of 3 parcels in the Mount Vista subdivision. Located just 3 miles from downtown Lexington, property has multiple high quality building sites, shop building, small pond, and 3 access points to Mooreland Blvd. Excellent residential development opportunity! **\$199,500**

Hops Hill - 97 Acres Gently rolling upland pastures provide sensational views of the Blue Ridge Mountains and Falling Spring area of Rockbridge County. Located on a quiet country road in one of Virginia's most scenic farming valleys, this premier property includes a level hilltop building site, productive crop field, and nice wooded area. Existing well in place. **\$495,000**

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



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1178 REID ROAD – LEXINGTON, VA

Charming Historic Property. "Timber Ridge General Store and Post Office with Barn and 2.665 acres. Located in a quiet country setting. Built at the turn of the century, it features an open concept upstairs and downstairs, original stamped tin ceiling and heart pine floors.. It has been recently renovated with new kitchen including granite counter tops, fresh paint throughout, new gas furnace, Vermont castings gas stove, washer and dryer, 10'x 14' deck, BARC Fiber Optic service NOTE: Owner is a licensed Real Estate Agent Barn center aisle - 4 - 12'x 12 stalls with fenced pasture and paddock. Lots of storage on the 2nd floor. **\$329,000**



300 VISTA LINKS DRIVE – BUENA VISTA, VA

NEW PAINT THROUGHOUT! Custom built 3 BR 2.5 BA home plus office located on the Vista Links Golf Course. Expansive views of the mountains from the sea deck. Large laundry room, double garage, and full unfinished basement with 12 ft ceilings and ready to be finished for more living space! Kitchen offers quartz countertops, cook top, and in wall oven. Tile flooring throughout. Large open floor plan with breakfast nook, raised bar, living and family room. Soapstone fireplace, large master suite with en suite bathroom, bidet, two walk in closets, and built in shelving in the family room are just a few of the features of this beautiful home. **\$445,000**



35 LONE STAR LANE – LEXINGTON, VA

TWO LOG CABINS just a mile from Historic Lexington! Rare opportunity to own two 6 BR 3 BA homes. Currently bein used as investment property and rented through 2023. This property offers over 2300 sq feet of living space in each cabin. They are fully furnished with high quality furnishings. They have heat pumps, knotty pine interior walls, and wood floors. The two homes share a well and septic system. Go to lonestarcabins.com for more information and photos. **\$1,100,000**



60 LILLY BELL DRIVE – LEXINGTON, VA

This level building lot is located at The Ponds at Lexington, just one mile for Rt 11 N and Historic Lexington, Virginia. This beautiful home site is within walking distance to the Chessie Trail and the Maury River in a subdivision that offers an indoor pool, and outdoor pool, a club house, and a work out room with locker room. Lot 61 is also available for sale if you want a 1 acre parcel for your dream home. **\$58,000**

Land Listings

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

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

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

Lot 9 - 6.42 acres with panoramic views of the mountains and located in the cul de sac. This lot may be subdivided.

www.howardhannarentals.com



Kimberly Hostetter
Realtor
(540) 460-9182
hostetterkimberly@gmail.com



This is **NOT** a Bubble

The market is hot, but leading economists say it's not going to crash — here's why.



Causes of the Last Housing Bubble (2007-2008)

- ✓ Low down payments.
- ✓ Flexible rate mortgages.
- ✓ Oversupply.



What Makes the 2021 Market Different?

Low Inventory

Supply does not outweigh demand.



Homes for Sale:
 Early 2021:
1.03 million¹
 July 2007:
4 million²

This is a strong seller's market!

Higher Down Payments

Homeowners are increasing their down payments, starting out with more equity.



Average down payment:

15.9%³

National Homeowner

Benchmark:

20%

Equity in 2020:

\$1.5 trillion⁴

Equity increase of 16.9% year-over-year⁴

Fixed Rate Mortgages



Conventional mortgages increased during the pandemic.

Pre-pandemic: **49.7%**⁵

Pandemic: **53%**⁶

Buyers are locking in historically low interest rates for the duration of their mortgage.

Tighter Lending Restrictions



Stricter mortgage qualifications have kept buyers within their means, decreasing risk of foreclosure.

Foreclosure Filings:

March 2008:
234,685⁷

February 2020:
48,004⁸

March 2021:
11,880⁹

This was a 15-year low before pandemic forbearance.



Interest rates are low, but so is supply. While this has increased prices, they are expected to dip once the height of the buying/selling season is over. This is a strong seller's market, but not a housing bubble!

If you're ready to buy or sell, or just looking for more real estate market insights, give me a call! I'm happy to answer any questions you have.

1. Zillow, "Inventory in Real Estate Market," Zillow.com, accessed March 2021.
 2. REA Group, "Inventory in Real Estate Market," REA.com.au, accessed March 2021.
 3. BLS, "The Housing Market in 2020," Bureau of Economic Analysis, accessed March 2021.
 4. FRED, "National Homeowner Equity in 2020," FRED.stlouisfed.org, accessed March 2021.
 5. BLS, "The Housing Market in 2020," Bureau of Economic Analysis, accessed March 2021.
 6. FRED, "Conventional Mortgage Rates," FRED.stlouisfed.org, accessed March 2021.
 7. HUD, "Foreclosure Filings," HUD.gov, accessed March 2021.
 8. HUD, "Foreclosure Filings," HUD.gov, accessed March 2021.
 9. HUD, "Foreclosure Filings," HUD.gov, accessed March 2021.



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Jim Garcia

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Barry Calvert

(540) 969-9606 • brcalvert@ntelos.net

Tanner Seay

(540) 968-3921 dtseay94@gmail.com

Tenney Mudge

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



1525 DUG BANK ROAD MONTEREY Homestead situated on 150 acres in one of Highlands' most beautiful valleys! Rising from Dug Bank Rd to the top of Monterey Mtn, enjoy fantastic views with 90+ acres of fenced, well-watered grazing land, maple trees, a pond, spring stream and upland woods. Stargaze from the deck of the ranch house built in 1983 with 4 BRs and 2 BAs over a full basement with garage doors. Southern exposure overlooking the mtn ranges, including your own character silo and Pre-European Settlement Oak dating from the 1600s. Take the gentle rise to a middle tier with an even more expansive view and gentle topography for perhaps a secondary homesite. Recreation and healthy living opportunities abound. **A change of lifestyle for \$579,900**



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. **\$939,900!**

SOLD



538 LAUREL GAP TRAIL WILLIAMSVILLE Contemporary, custom built home (2007) on 15 acres, adjoining the National Forest with 360 degree viewshed! Very private location with elevated views, close to the Bullpasture River Gorge in Highland County. On a pinnacle, this home has many of the features so many desire that accentuate the 4 season views through the large glass front with vaulted ceiling and stone fireplace. 3 BRs and 2.5 baths in the main living area, as well as a one bedrooms, full bath efficiency apartment with deck over the attached 2 car garage. Enjoy the many fishing and hiking opportunities in a serene and stunning area. **\$439,000**

SOLD



220 GREAT NORTH MOUNTAIN, GOSHEN Custom built brick home of unparalleled quality construction and features situated on 54.28 acres adjoining the National Forest near Goshen. With approximately 7500 square feet of living space, there are 9 bedrooms, 6 full baths, large gourmet kitchen, formal living/dining rooms and open concept area with 10'+ ceilings with impressive detail. Outstanding entertainment area, several bedroom suites, all with marble, mahogany and carpeted flooring. Includes matching three car garage/workshop and partially finished living quarters upstairs. Mostly wooded acreage with little maintenance, trails and beautiful pond. Offered well below tax assessed value at **\$625,000!**

UNDER CONTRACT



314 INDIAN HILL ROAD MILLBORO COWPASTURE RIVER! Over 1493' feet on the Cowpasture and large tributary. Beautiful river bottom in private setting. with swimming hole and great fishing! Dwelling is a modest 1979 ranch style home with three bedrooms, two full baths and full basement. Includes newer 40x26' garage for auto and farm equipment storage. Hard to find mid-sized tract on the water! **\$329,900**

UNDER CONTRACT



515 RAPPS MILL LANE LEXINGTON Looking for privacy? Look no more! This secluded low maintenance, move-in ready cottage on over 45 acres of wooded serenity awaits. Ultra privacy but just 16 miles from Lexington and 45 minutes from Roanoke. Open floor plan that is well designed for comfortable living. Attractive kitchen, great room and dining area that opens to a large deck and hot tub. Large bedroom with sitting area and storage upstairs. Other features include a full bath and laundry. Cell service and Internet available. Mixed hardwood forest with mature trees, walking trails, abundant wildlife and wildflowers. An exciting property for a full time home, getaway, recreational or hunting paradise. **\$310,000**

SOLD



108 4 WHEEL DRIVE MOUNTAIN GROVE! Custom built home on 1.64 acres, being one of the last homes on the approach to Lake Moomaw! National Forest, Gathright Wildlife Management area and multiple recreation possibilities abound! Fishing, hiking and biking are close by to this 8 room, two full bath home with cathedral ceiling living room with fireplace. Open room concept, beautiful landscaping and comfortable screen porch. Over 2100 square feet of living space, 24x20 outbuilding/garage and deeded access to National Forest. **\$249,900**



306.11 ACRES IN MOUNTAIN GROVE! The Bonner Tract is a landmark property in Western Bath. The acreage is a combination of bottomland with long fertile frontage along Little Back Creek to game-rich woods rising to the top of Little Mountain with full National Forest frontage. Divided by Mountain Valley Road (Route 39), this property is under Conservation easement allowing one division. Serene setting in quaint idyllic community. Close to Lake Moomaw and eastern WVA attraction. **\$389,900!**

Please visit us at www.freshstates.com for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.

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245 West Main Street Covington, Virginia



150 JACKSONS FLAT COVINGTON This 3 bedroom 2.5 bath property offers incredible breathtaking panoramic views from the open deck and screened in porch. Enjoy the convenience of single floor living, and the open concept of this 2356 sq ft property situated on a 12+ acre secluded lot in the Jacksons Flat area of Alleghany County. This move-in ready property features: Large master bedroom with dedicated bath and walk-in closet, custom built sunroom, Large utility room, detached 2 car garage with stair access to large storage area, Garden shed and storage shed. **\$350,000**



UNDER CONTRACT

160 CYRUS ROAD WARM SPRINGS! Only minutes from Warm & Hot Springs, this immaculate log home is tucked away on 4.87 acres with views to the West! Close to Hidden Valley for hiking/fishing this home has an open concept floor plan with 3 bed-rooms, two full baths and full unfinished basement. Outstanding carpentry including hickory floors and cabinetry. Enjoy the serenity off of the front porch, or a meal/ beverage on the rear deck off the beautiful family room with exceptional woodwork and glass front wood stove. Quality construction, PSA water and many nice touches throughout! **\$289,900**



UNDER CONTRACT

9152 SAM SNEAD HIGHWAY HOT SPRINGS Taste-fully remodeled Circa 1900 Cottage on over 2 acres! Located conveniently between Warm & Hot Springs, this lovely home has a hidden drive and large lot that affords more privacy and views than most. With over 1300 square feet of living space, there are three bedrooms, including a large master downstairs, two full baths, living room, dining room and completely remodeled kitchen and laundry with new appliances. Oil forced water heat, partial basement and two very nice outbuildings. Relax and enjoy your new home off the well situated deck! A rare find for **\$179,900**



SOLD

TBD DISTANT LANE MONTEREY 210 exciting acres in Highland near Mill Gap! Mostly wooded with some open acreage (30 +/-), the ultimate secluded property, reached by deeded easement and rising to the top of Back Creek Mountain at elevations over 3800 feet. Expansive views of the valley, trails, small spring streams and even old orchard trees. Improved by a 16x16' storage building, gravity spring and installed two bedroom conventional septic system. Perfect location for hunting/hiking and the weekend retreat.



23333 Mountain Valley Road! 1890's character home situated on 1.10 acres and fronting Jordan's Run! Approximately 2175 square feet of living space in this two story frame farmhouse with traits from yesteryear. Two beautiful fireplaces, one in the living room, the other in a downstairs family room/potential bedroom. Recently remodeled kitchen, crown molding and chair rails. New well with excellent water quality and over 20 gpm! Outstanding yard fronting Route 39 with mature trees, shrubs, and flowers! **\$179,900**



SOLD

3120 RIVER ROAD. Immaculate home on 19.27 acres bordering National Forest! Ideal home or recreation base for hiking, fishing, and biking! Features 3 bedrooms, 2 full baths, open concept with full array of appliances, central air/heat pump. There is a newly installed outdoor wood furnace and a large Trex deck to relax and enjoy the countryside. **An absolute must see at 149,900!**

FRESH ESTATES PARTIAL LAND LISTINGS

NATIONAL FOREST! 1.84 acre site adjoining the National Forest with road frontage on Route 614 near Burnsville. Wooded, small wet weather creek and level cabin site. **\$25,000**

4.63 ACRES with deeded National Forest access is a highlight of this wooded tract in the Mill Creek Valley. This wooded acreage has a new 300' well, has been previously approved for a conversion to residential use and is within easy walking distance to the National Forest. Very nice topography and nice views to the south. **\$39,900**

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

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

23.70 ACRES ON MILL CREEK! Long road and creek frontage on this wooded parcel in the Mill Creek Valley. Protected by a Conservation Easement, this tract allows one home with auxiliary buildings and a storage building, gravity spring and installed two bedroom conventional septic system. Perfect for hunting/hiking and the weekend retreat. **\$99,900**

TBD DISTANT LANE 210 exciting acres in Highland near Mill Gap! Mostly wooded with some open acreage (30 +/-), the ultimate secluded property, reached by deeded easement and rising to the top of Back Creek Mountain at elevations over 3800 feet. Expansive views of the valley, trails, small spring streams and even old orchard trees. Improved by a storage building, gravity spring and installed two bedroom conventional septic system. Perfect for hunting/hiking and the weekend retreat. **\$359,900**

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Lana Nicely, Assoc. Broker

540-463-9520 • 540-460-7256

lnicely@ntelos.net

NEW PRICE



BROWNSBURG – 3 story brick home built in 1794 with 18 acres. Original pine floors, carved mantles, transoms over several 1st floor doors and beautiful carved stair case. Original doors and locks with fluted trim, 3 bedrooms 2 baths and wrap around porch. 10 ft. ceilings on first and second floor. Barn with loft and shed for parking, asphalt driveway and parking area, shop building and large chicken house that would make a great studio. Many more features to this historic well maintained home in Brownsburg. **\$600,000**



NEW LISTING



WESLEY CHAPEL – Majestic 1912 Valley Farmhouse on 2.7 acres in the highly desirable Wesley Chapel neighborhood of Rockbridge County just minutes from historic Lexington, downtown Buena Vista and the I-81 corridor. Enjoy awesome pastoral & mountain views and the bubbling stream as you dine on the screened porch or relax on the east or west facing covered porches. Two-story plan with center hallway offers updated kitchen, separate dining, living room with custom built-ins, master suite w/sitting area & bay-windowed soaking tub. 2 guest rooms with shared bath round out the 2nd fl. Raised panel doors, beautiful wood floors, transoms, fireplace, mantels & period-millwork throughout. Many recent updates including replacement windows, appliances, new well and septic. Beautiful grounds with mature plantings, stream, carport, paved driveway & storage building. **All this for Only \$259,900**

NEW LISTING



LITTLE GROVE COURT: Songbird Hill, a stately 3-story Federal-Colonial with deep covered porches sits on 1.5 acres just minutes from historic downtown Lexington and Natural Bridge Resort & State Park with easy access to Rt-11 & I-81 corridors. Featuring large eat-in kitchen, spacious living room, office with fireplace, cozy den, large master with fireplace, 2 guest rooms and 2.5 baths. Many recent updates give modern convenience without sacrifice to the circa 1812 style that makes this home a standout in today's market. The perfect blend of old and new with light-filled living spaces, three fireplaces, beautiful wood floors, millwork, transoms, and center staircase to accentuate the modern amenities. Established grounds and mature fruit trees. Detached building suitable for workshop, storage, or studio. Many usage potentials with B-1 zoning. **A MUST SEE and only \$195,000**

NEW LISTING



TUCKER STREET – Prime location close to the heart of Lexington this expanded Cape Cod has been lovingly maintained by the same family since 1957. Just an easy walk to VMI, W&L and historic downtown Lexington. In addition to 5-bedrooms and 2 baths spread out over two floors this little gem has a large living room with gas-log fireplace, dining, kitchen, den, cozy second story sleeping porch to retreat and enjoy seasonal mountain views, and an unfinished basement. Relax on your covered front porch, or lounge on your back patio while burgers cook on the grill. Wood floors, replacement windows, newer roof, nice yard, 24'x12' workshop/storage building and off-street parking. Ready for your loving touch to carry it forward for the next generation. **A STEAL at only \$199,900**



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mflint@ntelos.net

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BROWNSBURG – The brick and frame building was originally built as a guest house in 1835 but was converted into a general store many years ago. At present it is an antique furniture store. Next door is the Brownsburg Post Office. It could be converted back into a 1 bedroom 1 bath home. It has a working fireplace in the lobby. Both properties have excellent rental history and are being sold together. **\$150,000**



CARRUTHERS ST – Cozy Cottage with covered front porch is convenient to historic downtown Lexington, VMI, W&L and walking distance to restaurants, shopping and schools. 3bedrooms and 1 bath on the main level. Lower level has one bedroom efficiency apartment. Solid investment potential with proven rental history or easily adapted to single-family living. Ready for a little TLC to refresh the period charm. Priced below assessed value. **\$99,500**



CHUBBYS LANE - RENOVATOR'S dream Circa 1870s 2-story Valley Farmhouse nestled on 2.35 acres in the Village of Fairfield awaits your TLC. Over 2,200 sq ft offers lots of space with 3-bedrooms, entry foyer with original stairway, generous parlor and dining room. Oak & pine floors, mantels and period woodwork throughout. Two covered-front porches and enclosed-rear porch. Some sections believed to be log under lap-siding. 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. **Only \$75,000**



WHITE ROCK ROAD – 4.06 acres surrounded by mountains in the picturesque Kerrs Creek Community. Nice, level building site with good road frontage for easy access. 3 bedroom septic installed. Easily adapted to recreational usage with abundant and diverse wildlife. **\$46,500**



FOREST HILL VIEW - RARE OPPORTUNITY – don't miss out on this 9.5-acre elevated building site tucked away in Rockbridge county just minutes from historic downtown Lexington, Washington & Lee and VMI. Design your own custom build to take advantage of lovely Mountain views in a quiet neighborhood surrounded by other quality-built homes. Driveway in place. **\$149,000**



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NEW LISTING



237 Hops Hill Road

Small farmette on 10.22 acres with beautiful views. This cute brick rancher is situated on a knoll with a barn, workshop and detached garage.

Price \$269,000

NEW LISTING – U/C



301 Miller Street

Completely renovated is this charming brick home with two bedrooms and two full baths - front porch and enclosed back porch - nice yard and easy walking to distance to downtown, hospital and schools. Ready to move into!!

Price \$249,000

NEW LISTING – U/C



16 Diamond Street

Great location right off of Main St and behind Cameron Hall. Charming 2 bedroom/2 bathroom cottage that comes beautifully furnished.

Price \$249,000

NEW LISTING



120 Houston Street

Handyman Special - Two story 2 bedroom home with hardwood floors, nice size room and alley access in back.

Price \$45,000

NEW LISTING – U/C

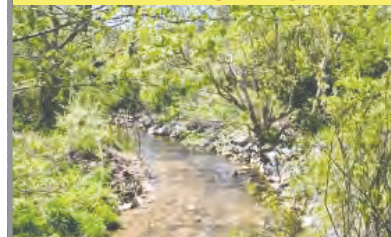


105 Wallace Street

Charming house in a great location. It has a beautiful fenced in back yard with two outbuildings. There are hardwood floors under the carpet in living room. Gas heat and central air. A must see!

Price \$165,000

NEW LISTING



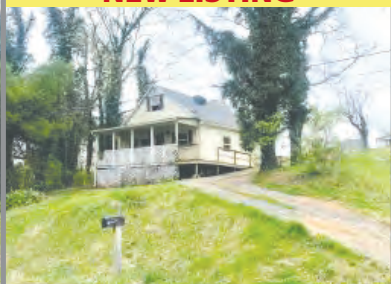
TBD Cedar Hill Lane

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 \$98,000

NEW LISTING



107 Smith Street

INVESTMENT OPPORTUNITY - Older Two bedroom one bathroom home in a new development area. Fix this home up or build a new.

Price \$79,000

NEW LISTING



526 Factory Street

Great location near SVU and zoned light commercial - presently rented until September 2021 - make your plans now

Price \$75,000

GREAT BUY



1716 Cedar Avenue

Handyman Special - Two story 2 bedroom home with hardwood floors, nice size room and alley access in back.

Price \$45,000

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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NEW LISTING! 2 story close to Downtown Staunton. This 4 BR/2 bath home has just had the floors refinished and it features a newly remodeled kitchen. Home has a large LR, a dining room plus one room that could be used as a media, office. Off street parking with minimal yard work. You need to come see this home. **\$214,900.**



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



STEELES TAVERN-Formally an old country store located in the village of Steeles Tavern between Staunton and Lexington. Former owners operated it as a country store and lived at the property many years ago. **\$25,000.** #614144

LOTS & LAND

Stuarts Draft—19 acres with high visibility near the intersection of Rt.608 & Rt.340. Frontage on 2 streets. Public utilities avail. **\$550,000.** #55277

STAUNTON-Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. O/A **\$ 275,000.**

STAUNTON-Undeveloped 1 acre lot off end of Gay St., **\$ 22,000.** #180277

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New Listing



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. **\$360,000**

19 Patrick Drive

Follow the curvy brick walk to the front of this charming one level home and step up onto a full length covered and side porch to enjoy the year-long flower gardens. The interior features a large LR/DR combination and an additional large glassed-in den with sliding doors to rear deck. 3 BRs, (1 with half bath) and hallway full bath. Huge kitchen with an abundance of cabinetry and counter space plus convenient pantry/laundry area. Original solid wood floors except for kitchen. Replacement windows & lots of glass makes a bright, cheerful home for that very special person. Come see for yourself! **\$235,000**

New Listing



New Listing

Under Contract



2452 Old Buena Vista Road

Cute and Unique is the only way to describe this lovely Cape Cod Cottage. The full length covered front porch and enclosed side porch is very welcoming and for relaxing. Solid construction of solid brick and metal roof oozes of charm. Of the 2 BRs each with its own bath, the upper level BR boasts a soaring vaulted ceiling. The open DR/LR combo is floored in its original hardwood. A pantry and laundry nook makes for convenience in the well equipped kitchen. In addition a large old barn and separate storage building complete the grounds, with shade trees and terrific yard for play. This one has it all! **\$175,000**

Commercial Property!

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



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! **Price Reduced to \$30,000**



On the Maury River building lot. 1.72 acre lot on the south side of Rt. 39 directly across from the river, easy river access. Mostly wooded with slope, great lot for home with exposed basement. A walk to the river would just be a minute stroll from your front door. **Price Reduced to \$39,000**

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Sloan House

Own a piece of Lexington history in the heart of the 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 and located directly across from the Visitors Center and right downhill from Davidson Park - which regularly holds concerts and gatherings. The back section of the property adjoins the municipal parking garage making this an ideal office or business space, while the mature trees and serene park-like setting would make for great future residential spaces. **\$799,000.**



593 Wert Faulkner Highway, Natural Bridge

The exterior rustic charm of this local landmark belies the beautiful, modernized features inside. The store has been updated for more efficient operation while retaining the character which has drawn locals and travelers for decades. 2015 renovation brought new central heating and air, additional insulation, new restrooms (1 handicap accessible) refinished floors, fresh paint, clean, bright kitchen, & deli. Robust sales of boxed lunches and to-go orders but store has indoor seating and outdoor dining spaces. Being sold TURN KEY! **\$274,900**



45 Kilravock Lane, Lexington

Beautiful yard leading to a small stream in this idyllic setting. Country living but only 8 minutes to Lexington. Modified split design allows lots of living space. Large auxiliary building with loft area could easily be finished into a guest house. Wonderful use as an office/mancave or she-shed just as it is. **\$239,000**



TBD Forest Grove Road, Lexington

Take the road less traveled and you will be rewarded. This large parcel off of Forest Grove Road allows for recreation, fields for gardens and livestock, pretty views, and at least two really nice homesites. Private yet convenient to Lexington and surrounding areas. If you want peace, quiet, convenience, and a place with loads of elbow room for the location of your new home(s) this is the spot for you! **\$189,000**

UNDER CONTRACT



3 Hamilton Drive, Lexington

Timeless and elegantly constructed, 3 Hamilton Drive is situated in the popular Country Club neighborhood. Reflecting the owners' backgrounds in both engineering and visual arts, this 5,000 sq ft, one owner home features ample space. A partially fenced backyard is perfect for recreation or pets. Large windows bring in natural light and views of the mountains. With a covered ground level entry, the basement allows for a separate apartment for additional living space. Call Mary Beth at 540.460.0753 or Sarah at 540.460.2634. **\$599,900**



Lot 6, Shenandoah View Drive, Lexington

You don't have to climb to a remote mountaintop to find views like these....they are waiting for you just 5 minutes from Lexington city limits right off of Shenandoah View Drive. The Blue Ridge Mountains spread out in the distance to the front of the property while the majestic House Mountain stands sentry at the back. Lot 6 of The Grandview provides 7+ mostly open acres in a magnificent setting with the conveniences of town only minutes away. **\$169,900**

Scott Hake

540.435.1454



Kenny Sexton

540.969.9465



Potts Creek- Multiple Homesites.

(.6mi) of Water front on Potts Creek (trout stream) . This 125+/- acre farm has about 75 acres cleared and the rest is wooded. Fenced pasture for your livestock or turn this into a Sportsman's Retreat that adjoins National Forest. No dwellings on this property. **\$448,000** Owner financing available with acceptable terms and downpayment.

NEW LISTING



Kip's Corner

13.5 acre tract near Hot Springs, Virginia and Lake Moomaw that would make a great home or cabin site. National Forest and VDGF land near by. Property has public sewer available put no public water. **Priced at \$37,000**

NEW LISTING



Ben's Run

79+ acres of Farm Land in the Potts Creek area. Approx. 30 ac. in hayfields. Great Mountain Views and small bold stream on the property. There is a singlewide trailer with water and septic system. Owner financing only with reasonable terms. **\$295,000**



Sam Snead Highway – Warm Springs

It is rare to see a 682+/- acre tract listed in a Resort Area. 10 minutes to Homestead Resort and 1 hr. to Greenbrier. The property has long road frontage on US220 with multiple entrances to roads, trails and the rustic cabin located on the property. There is also long boundary adjoining the USFS National Forest. The Jackson River and some of the best trout fishing in Virginia are 5 minutes away. Lake Moomaw is about 15min. This can be developed or kept for yourself. **\$895,000**



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NEW LISTING



PEAR TREE LANE

Picturesque 18-acre farmette nestled on an elevated, park-like 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 spacious ranch home offers one-level living at its best, hosting living room, dining room, kitchen w/breakfast area & pantry, family room with custom built-ins, sun-room, and mudroom. 3-bedrooms and 2.5-baths including a large master w/walk-in closet, ensuite & soaking tub. Recent upgrades include HVAC, flooring, freshly painted interior, updated appliances. Private rear deck and covered front porch for enjoying morning coffee amidst the splendor of nature & abundant wildlife. Attached garage, storage shed, garden space, established landscaping. Live-stock friendly with cross fencing is presently home to chickens and goats. Conveniently located in the southern end of the Shenandoah Valley near the Natural Bridge State Park, Blue Ridge Parkway and easy access to the I-81 corridor. **\$375,000**

NEW LISTING



TUCKER STREET

Prime location close to the heart of Lexington this expanded Cape Cod has been lovingly maintained by the same family since 1957. Just an easy walk to VMI, W&L and historic downtown Lexington. In addition to 5-bedrooms and 2 baths spread out over two floors this little gem has a large living room with gas-log fireplace, dining, kitchen, den, cozy second story sleeping porch to retreat and enjoy seasonal mountain views, and an unfinished basement. Relax on your covered front porch, or lounge on your back patio while burgers cook on the grill. Wood floors, replacement windows, newer roof, nice yard, 24'x12' workshop/storage building and off-street parking. Ready for your loving touch to carry it forward for the next generation. **A STEAL at only \$199,900.**

NEW LISTING



WESLEY CHAPEL

Majestic 1912 Valley Farmhouse on 2.7 acres in the highly desirable Wesley Chapel neighborhood of Rockbridge County just minutes from historic Lexington, downtown Buena Vista and the I-81 corridor. Enjoy awesome pastoral & mountain views and the burbling stream as you dine on the screened porch or relax on the east or west facing covered porches. Two-story plan with center hallway offers updated kitchen, separate dining, living room with custom built-ins, master suite w/sitting area & bay-windowed soaking tub. 2 guest rooms with shared bath round out the 2nd fl. Raised panel doors, beautiful wood floors, transoms, fireplace, mantels & period-millwork throughout. Many recent updates including replacement windows, appliances, new well and septic. Beautiful grounds with mature plantings, stream, carport, paved driveway & storage building. **All this for Only \$259,900**

LITTLE GROVE COURT

Songbird Hill, a stately 3-story Federal-Colonial with deep covered porches sits on 1.5 acres just minutes from historic downtown Lexington and Natural Bridge Resort & State Park with easy access to Rt-11 & I-81 corridors. Featuring large eat-in kitchen, spacious living room, office with fireplace, cozy den, large master with fireplace, 2 guest rooms and 2.5 baths. Many recent updates give modern convenience without sacrifice to the circa 1812 style that makes this home a standout in today's market. The perfect blend of old and new with light-filled living spaces, three fireplaces, beautiful wood floors, millwork, transoms, and center staircase to accentuate the modern amenities. Established grounds and mature fruit trees. Detached building suitable for workshop, storage, or studio. Many usage potentials with B-1 zoning. **A MUST SEE and only \$195,500**

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