

Blue Ridge Properties Wishes You a Happy New Year!

BLUE RIDGE PROPERTIES

JUDY AND RICK HILLMAN WITH LONG & FOSTER

See page 8

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JANUARY 2020

**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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Greystone Drive - 5 Acres of mature woodland in National Forest and close to Blue Ridge Parkway, Pedlar River, Panther Falls, and Lynchburg Reservoir. Private setting nestled in the Blue Ridge Mountains with electric service available. Land lays extraordinarily well. **\$34,000**

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**

Cherry Ridge - 3 Acres Nearly 4 acre building lot in the highly sought after Cherry Ridge Estates subdivision offers elevated building sites with unmatched long range views of Rockbridge County's western mountain range. Conveniently located minutes from historic Lexington, W&L University, and VMI. State maintained road. **\$44,900**

Longview Meadows - 2.01 Acres Picturesque 2-acre residential lot in the coveted Longview Meadows subdivision offers long-range House Mountain views. Property is located on a quiet cul-de-sac surrounded by pastoral landscapes. Only minutes to downtown historic Lexington, Virginia, Washington and Lee University, and the Virginia Military Institute. Great mix of open meadow and forest. **\$44,900**

Boundary Line Lane - 8 Acres 8.77 acres has it all! Hilltop building site, mix of hardwoods and open meadow, spring, year round creek, and accessibility are just a few of the many features. Property provides an ideal setting for a single family home site or investment, as it is made up of four separate tax map parcels, which provides for easy future development potential. Approximately 100 feet of gorgeous stream on land. **\$49,000**

Meadowview Estates Lot - Elevated building lot with sweeping pastoral views minutes from downtown Lexington, W&L, VMI, and the Virginia Horse Center. Lot lays well and has the highest elevation in the neighborhood. Underground utilities including public water and sewer available. Adjoining lots also available! **\$49,900**

Forest Grove - 5 Acres Almost 6 acres located minutes from historic downtown Lexington, Virginia offers long range southern views with a highly desirable mix of mature hardwoods and open land. There are multiple options for siting your dream home. A small brook crosses the rear of the property. The property is located in the high quality Stagecoach Crossing neighborhood and its pastoral setting. Septic approved! **\$59,000**

E Ridge Drive - 4 Acres Two separate building lots offered as one package! 4.7 total acres of gently sloping property located in a quiet country setting only 10 minutes from downtown Lexington with fiber optic internet accessibility. Perfect mix of open and wooded land with private, tucked-away building sites and existing well in place. Previously soil studies on each lot, current survey, and possible owner financing available! **\$64,900**

Saddlebrook Farms - 25 Acres Over 25 acres of mature forest tucked away in the mountains with private deeded access to Virginia's largest state managed Wildlife Management Area (Goshen/Little North Mountain WMA). The property boasts end-of-the-road seclusion, potential House Mountain views, and excellent wildlife habitat. Ideal tract for hunting and a cabin site. Property lays well and is easily accessible from downtown Lexington, Washington and Lee University, the Virginia Military Institute, and the Virginia Horse Center. **\$64,900**

Twin Oaks - Wonderful Blue Ridge views will be yours from this 2.69 acre elevated building lot located in the Twin Oaks subdivision just 3 miles from Lexington. **\$68,500**

Dogwood Estates - 4.79 Acres Gently sloping lot with wonderful building site in magnificent, mature hardwoods. Nice seasonal views of House Mountain. Great location in exclusive Dogwood Estates neighborhood. **\$79,000**

Saddlebrook Farms - 24 Acres Secluded forest with private access to Virginia's largest Wildlife Management Area in the Kerrs Creek area. Property features phenomenal long range mountain views, mature timber, outstanding wildlife habitat, and private building sites. Ideal recreational tract for hunting or cabin. Property is located a short drive to historic downtown Lexington, W&L, and VMI. End of the road privacy! **\$87,500**

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Highland Farm Rd -28 Acres

Luxury riverfront property with fully renovated Virginia farm house on over 28 acres located less than 10 minutes from downtown historic Lexington. With over a half mile of combined river frontage on the South River and Maury River, the property features an impeccably redesigned 1900s American Four Square house with award-winning 2016 addition. **\$899,000**



12 Heritage Drive

Walking distance to the Lexington Golf and Country Club and minutes from downtown Lexington. First floor master suite, kitchen, study, dining, laundry and gathering areas for easy one-level living. Fully finished walk-out lower level includes great room with impressive stone fireplace and kitchenette. 3 total bedrooms and 2.5 baths. Hardwood floors, whole house speakers, granite counter tops, and Ethernet cable ports. **\$639,000**



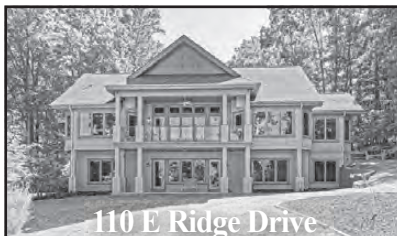
East Field Farm – 123 Acres

Historic residence on 123 acres situated along Hays Creek in pastoral northern Rockbridge comes fully loaded with premium, large-scale equestrian facilities including a 13-stall center-aisle horse barn with 2 tack rooms and 2 cross tie stalls, steel-frame indoor arena, and large outdoor fenced ring with excellent sand footing. 9 run-ins in 12 paddocks are surrounded by four board fencing. **\$1,295,000**



Buffalo Run Farm - 133 Acres

Spectacular 133-acre farm in picturesque setting minutes from Lexington has everything to offer for equine and outdoors enthusiasts alike. Escape to your private outdoor paradise with miles of trails, spring-fed native trout stream, abundant wildlife, and custom horse facilities. Inside, a spacious master suite and gourmet kitchen provide a luxurious living experience. Over-sized garage and guest apartment. Many additional features! **\$1,495,000**



110 E Ridge Drive

Luxurious residence with upgrades in 2019 is privately situated on over 6 acres less than 10 minutes from downtown Lexington. New gourmet kitchen includes top of the line appliances and custom cabinetry. Natural-light-filled great room features an oversized fireplace. 4 bedrooms/4 baths, including massive main-level master and en-suite bath featuring heated ceramic tile floor, Jacuzzi tub with inline heater, and his/her walk-in closets. Two car garage. **\$735,000**



646 Padgett's Hill Rd - 62 Acres

Inveraray Farm offers a pastoral setting with long range mtn views less than 15 minutes from downtown Lexington. Features over 4,800 sq ft of living space in a highly functional and open floor plan with gourmet kitchen, 5 bedrooms, 4.5 baths, exercise room, and steam room. 62 acres of pasture and forest with large pond, fruit orchard, and garden. 3 car garage with guest cottage and barn with hay loft, horse stalls, and tack room. **\$849,000**



815 Ross Road

Brick Colonial residence on hilltop setting surrounded by mature trees and mountain views. 5 bedrooms, 3 full baths, and 2 half baths. Updated open kitchen, expansive family rooms with vaulted ceiling and plenty of natural light, laundry, formal living room with brick fireplace, dining, and den. Lower level can serve as separate quarters with large bedrooms and en suite half bath, full bath, kitchen, den, and living room with fireplace and direct walkout access. Two car attached garage. **\$565,000**



541 Pig Run Road

Situated on 2.8 acres along two bold streams in a park-like setting with easy access just off of Route 39 in Millboro Springs. 2 bedrooms/1 bath home has been meticulously cared for with large screened porch and highly useful accessory structures including 2 large workshops with electricity, storage shed, carport, and covered picnic area with electricity on concrete slab. Land lays well with scattered mature trees. **\$149,000**



1236 Dutch Hollow Rd - 68 Acres

Nearly 360-degree, long-range mountain views, this 3,000+ SF cottage is privately tucked away on over 68 acres of rolling fields and forest just outside of the historic village of Brownsburg. Tranquil living experience with abundant wildlife, hiking trails, and opportunities for small scale farming. One level living with large first floor master suite. Impressive great room with fireplace and vaulted ceiling. **\$499,000**

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Happy New Year and a warm thank you to all of our past and present clients who put their faith in our ability to find them the home of their dreams.



921 Providence Place

Stately brick very well maintained home located on a cul de sac in a quiet neighborhood, adjoining the 8th fairway of the Lexington Golf and Country Club. 4-5 bedrooms and 3 full baths. Formal living room/dining room is open and spacious. Large bright light-filled sunroom with floor to ceiling windows and hardwood floors. Granite counter tops, stainless steel appliances and beautiful red oak cabinets offer an abundance of storage in kitchen. Family room is "the gathering place", with brick fireplace and built-ins. **\$425,000**



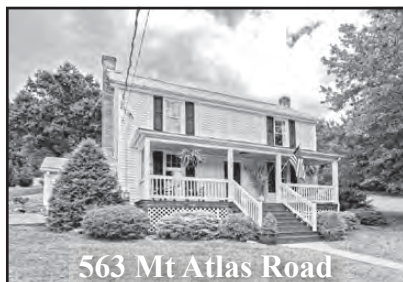
122 Mooreland Blvd

Prime elevated location offers breathtaking mountain views. Wonderful home with one level living and custom amenities. Partially finished heated walkout lower level currently used as a wood working shop and office with storage. Beautiful 2 acre yard with mature landscaping professionally maintained and fenced garden. Large screened porch with maintenance free interior overlooks the private back yard. 1 small storage shed and one 24x24 equipment shed. **\$359,000**



5661 N. Lee Highway

Classic 1920's Craftsman bungalow located along Main Street in the Village of Fairfield sits tucked away amongst mature trees and landscaping. This updated home offers 4 bedrooms, 3 baths, formal living room, dining room and den. Kitchen has large butlers' pantry and bright sunporch steps away. Master bedroom has large tiled tub/shower, marble sink, walk-in closet and laundry. Basement offers plenty of room for storage and a workshop. Heat, electric, plumbing, windows, kitchen and bath along with a new deck and garage all updated in 2007. **\$269,000**



563 Mt Atlas Road

Lovingly restored farmhouse on 2.78 ac offers 3 BRs and 2 baths. Large kitchen and dining open to beautiful outdoor patio area. The main floor offers two living spaces, one could be an office or playroom while the other serves as LR. Rounding out the main level are a full bath and laundry. Second floor offers 3 spacious bedrooms, full bath, and a quaint office nook. Hardwood floors throughout. Dual zoned heating and cooling, full unfinished basement. Large workshop has 100amp service, wood stove, and plenty of storage. **\$269,000**



2370 Walnt Avenue

Prime location for walking to the college and downtown. This brick ranch offers two separate living quarters. Upstairs is complete with 2 bedrooms and 1 bath, kitchen, living room with wood burning fireplace, laundry, bonus room/sunroom. Basement has 2 bedrooms, 1 bath, full kitchen and small living space. This is an ideal income producing property. **\$150,000**



Sack Road -2 Acres

Located minutes to downtown Lexington, this 2.078 acres is ready for your cabin. The lot offers an elevated building site with mountain views and sounds of the creek running through the property. The building site has been cleared and a power easement is secured. **\$35,000**

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Thornhill - 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 & sewer 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. 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**

Brownsburg Turnpike - 36 Acres Almost 37 acres of private, well-laying property fronting on Brownsburg Turnpike in northwestern Rockbridge County. Property offers a number of superb building sites among towering hardwoods and rolling meadows. Existing road network provides accessibility throughout. Electricity on site. Ideal wildlife habitat and marketable timber. **\$159,000**

Hogback Mountain - 139 Acres of mountain wilderness in Rockbridge County adjoining the 33,000+ acre Goshen Wildlife Management Area. Prime hunting opportunities for whitetail deer, wild turkey, and black bear. Property lays well with accessibility on ATV trails. Recent survey, deeded right-of-way, and accessibility by 4x4 only offers great protection. **\$175,000**

W Midland Trail - 97 Acres Two story frame farmhouse is well-kept and could provide rental income or serve as a living space while you build your dream home on one of the many hilltop building sites overlooking the mountains of western VA. Expansive meadows lay well, providing opportunities for horses, livestock, and farming. Towering hardwoods offer habitat rich in wildlife. Kerrs Creek flows boldly through a corner of the farm, and a spring originates on the property feeding a small brook. **\$319,000**

Hops Hill - 97 Acres 97.76 acres of 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**

Middlebrook Farm - 51 Acres Farm located near coveted Middlebrook with contemporary cottage designed to take advantage of breathtaking views of the Shenandoah Valley, Blue Ridge and Allegheny Mountains. Pastoral setting located close to modern conveniences in Staunton and Lexington. Productive open pastures and protected hilltop home site. Open floor plan captures natural light and provides long-range views. **\$499,000**

Wimer Mountain - 182 Acres Located in the Blue Grass Valley offering sweeping views of the valley, this parcel has tremendous elevated building sites that lay well. Perimeter fenced and approximately half open and half in upland hardwood forest with marketable timber. Gated with paved road frontage right outside the village of Blue Grass. Developed spring, new fenced pond, and new cattle trough. Excellent hunting. **\$549,000**

Forge Road - 5.19 Acres Irreplaceable business location located 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**

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– Land, Land, Land –



TBD Borden Grant Trail Fairfield, VA 24435

Looking for a nice parcel of land in the wonderful Shenandoah Valley to call home or to use as a place to spend weekends and vacations? This 3.1 acres has a combination of lush pasture and thick woods with perfect home sites in both these areas. Property rests on a quiet, peaceful country road that is well maintained, having been just re-paved in 2017. Blue Ridge Mountain views to the east and scenic pastoral views to the west, with a variety of beautiful flowing trees and 6 Hazelnut bushes. Fiber optic internet/TV/phone service, through BARC Connects (www.barconnents.net), is available on the property. Easy driving distance to Lexington and Staunton. Property only 3 hours from Wash, DC and 1 hour from Charlottesville, VA.--the perfect place for a second home. **\$64,900**

TBD Forge Hill Lane Lexington, VA 24450

Absolutely magnificent views of the Blue Ridge Mountains from this 5.3 acre building lot on pristine pasture land in the lovely Forge Hill subdivision. The lot features an established well and a variety of fruit trees to include apple, plum, pear, and grapes. Several ideal home sites that take advantage of the mountain views. Property is perked for a three bedroom home. Horses are permitted. Property has covenants but no HOA. Located close to Lexington for shopping and schools. **\$97,500**



TBD Sterrett Road Fairfield, VA 24435

Bring your horses and other livestock to this beautiful pasture of almost 6 acres, or consider building a home on one of several building sites. Property fronts on Sterrett Road and features a large, strongly built bank barn with post and beam construction (wooden pegs). Barn has two floors--lower level for livestock and upper level for equipment and hay storage. A year round, spring fed creek runs through the property, and there are nice pastoral and valley views. Septic approve for a 3 bedroom home (see documents for position of drain field and Rockbridge County Health Department certification letter). **\$74,900**

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*WAV Group 2103 Broker Website Study

FOR RENT



130 Thoroughbred Circle

3 BR 2 BA ranch with covered porch, rear deck, laminate flooring throughout, granite countertops, stainless steel appliances, washer and dryer provided. Rent is \$1400 a month plus power and water. Pets considered with pet deposit and pet rent.

FOR RENT



621 Adair Hill

Rockbridge Baths, VA 24473

3 bedrooms, 2 baths. Home on large lot with views. Just minutes from historic Lexington, VA. Pets considered. **\$1200 per month.** Available 11/1

FOR RENT



3822 Borden Grant Trail

Fairfield, VA

\$1200 a month, 3 bedrooms, 2 bathrooms, on a corner lot. **\$1200 per month plus utilities.** Pets considered with pet deposit and monthly pet rent.

FOR RENT



3974 N. Lee Highway Lexington, VA 24450

\$1100 per month includes yard work. 2 bedrooms, 2 bathrooms with amazing views on over 2 acres. Pets considered. Available Immediately.

FOR RENT



214 Maury Street

2 bedrooms, 1 bathroom. New kitchen floor, gas stove, washer and dryer, nice rear deck and covered front porch. Located in historic downtown Lexington. **\$900 per month plus utilities.** No pets.

Ask me about Property Management

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COVER LISTING



2 New Cameron Drive, Lexington, VA 24450

Expansive custom built home, walking distance to golf course, over 5,000 finished sq ft with large spacious rooms. 4 bedrooms, 3 baths, very large master suite on main level, wonderful terrace for outdoor entertaining. Beautiful hardwood floors, 2 fireplaces, private patio, tons of storage, lower level is perfect for in-law quarters or hobbyist who need vast workspaces. 3 car garage with 1 bay as a workshop, custom touches throughout. **Offered at \$579,000 (Well below assessment).**



6400 Longdale Furnace, Clifton Forge, VA 24422

Residential or commercial!!! Go either way with this one of a kind property!!! 6.72 acres with pond!!! B1 zoning can generate income from the fishing pond, big rig parking spaces and rental of the second home. The main home features 4 bedrooms and 2 full baths with 2880 sq ft of finished space. The second home features 2 bedrooms and 2 baths (\$650 per month rent). The property is conveniently located right off exit 35 on Interstate 64. It is 22 min to Lexington and 22 minutes to Covington. Other business options for this property are wedding venues, campground, restaurant, gas station, B&B and guest cottages for vacation rentals. Greentech outside furnace added in 2018. Peaceful country living with mountain views!!! **Offered at \$359,000.**

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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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1985 Borden Grant Trail



Attention Horse Lovers!

Bring your horses and come to beautiful Rockbridge County, VA! This impressive, quality home at the end of the long driveway includes an open, bright Great Room including Living room with f/p, Dining room & Breakfast area with access to attached dbl. garage, patio at rear & full basement below. Three Bedrooms & two Baths complete the one level living home. There is a 30'x 72' six stall barn. The property is totally fenced w/cross fencing incorporating 4 separate open pastures One can enjoy the sun rise over the Blue Ridge Mountains from the long, 4 column front porch with your morning coffee! Conveniently located just minutes from Historic Lexington and The Virginia Horse Center.

Offered at \$650,000. \$630,000

Under Contract



258 Back Draft Road

Just outside of Rockbridge Baths locates this unique 3 BR, 2 BA ranch home affording a tranquil, private setting. Includes LR w/rock f/p, DR w/ access to a charming sun room as well as kitchen to delight any chef and a bright breakfast nook. The partially finished basement includes, sleeping area, 1 BA, wood stove, game room, workshop and LOTS of storage. 1 Car attached garage and 3 sheds/ workshops on property.

\$269,500

New Price \$210,000.

Under Contract



5481 Maury River Road

On the Maury River: Listen to the flow of the river by sitting on the front porch. Includes 3BR, 2BA, large country Kitchen/Dining area that opens to Living Room. Home also features a 1 car garage/workshop and fenced area at rear. Great place to make your residence of vacation place!

\$94,500.

New Price



115 Drew Road. Fairfield, VA

Two story home on 5 .2 acres in picturesque setting of mature landscaping and surrounding natural beauty. Home boasts of Mstr. BR with 3 additional BRs and 3 BAs. Traditional LR and DR arrangement and eat-in kitchen with adjoining Den. Recent upgrades of granite counters in kitchen, solid wood floors and roof done within past 6 years. Full BSMT. includes family room, BR & BA. Attached DbL. garage and 24'x32' workshop with 3 roll-up overhead doors.

\$370,000.

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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. **\$625,000.**



MOORES CREEK - 54.77 acres of gently rolling pasture affords premier hilltop building site(s) enjoying SPECTACULAR long-range views of the Alleghany Mountains, Green Hill and the iconic House Mountains of Rock-bridge County! Located on a quiet country road in one of Virginia's most scenic farming valleys is livestock friendly with fencing, barn, year-round stream and long road frontage. Picturesque setting with 3-bedroom 1-bath cottage offering opportunities for full-time living or on-site convenience while you build your dream home. Come check out the VIEWS and all this property has to offer for well below assessed value at only **\$289,000**



BLUE GRASS TRAIL - LOOK NO FURTHER FOR YOUR PRIVATE RETREAT! Prime recreational property consisting of 185.99 acres of wooded, rolling land with mature timber and open meadows. Exceptional privacy, abundant and diverse wildlife, small pond and hiking trails make this a HUNTERS DREAM. 3-bedroom cabin perfect for a weekend getaway or full-time living. Just outside Historic Lexington along the Blue Grass Trail and near the trout waters of Buffalo Creek. **\$449,000**



WHEATLAN DRIVE - RARE OPPORTUNITY - don't miss out on this awesome 4.3-acre elevated building site with long road frontage in the highly desirable Wheatlan community. Design your own custom build to take advantage of fabulous pastoral and Blue Ridge Mountain VIEWS in a quiet neighborhood surrounded by other quality-built homes. Convenient to Lexington, Buena Vista or the I-81 corridor. **All for Only \$179,500**



MOORES CREEK ROAD - Charming brick ranch with covered front porch on elevated 4-acre lot surrounded by mountains and farmland. All the features of home with large light-filled living room, dining area, 2 bedrooms & updated kitchen and bath. Lovely hardwood floors, freshly painted interior, replacement windows and updated electrical. Unfinished walk-out basement has single garage, ample storage and room for expansion with plumbing for 2nd bath. Mature landscaping, large deck, outdoor wood furnace and woodshed. A terrific buy at **\$169,000**



FLINT REALTY LLC



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lnicely@ntelos.net



RUSTIC RIDGE - 5-bedrm 3.5-bath two-story traditional on elevated site enjoys unparalleled panoramic views of the Blue Ridge Mtns from the heated in-ground pool & covered porch. Nestled on 3.62 acs in the desirable Forge Road community just minutes from Lexington or Buena Vista & easy commute to points North & South! Thoughtful design features large living & dining areas on 1st floor & more casual ground level walk-out complement a large family room w/easy access to in-ground pool & pergola covered patio. 5th -bedrm & full bath offers potential for 2nd master or in-law suite. Separate office building with 5-bay garage is suited for home-based business or guest quarters. Come enjoy all the many amenities too numerous to mention and **PRICED BELOW APPRAISED VALUE AT ONLY \$549,000**



VIRGINIA STREET - COMPLETELY RENOVATED FROM TOP TO BOTTOM - Stately American Four Square with deep covered porch on 4 lots is convenient to historic Lexington, downtown Buena Vista and the I-81 corridor. Two-story plan offers 3 bedrooms & 2.5 baths. Totally new kitchen with large island, quartz tops, stainless appliances and restructured baths gives modern convenience without sacrifice to the classic style that makes this home a standout in today's market. Light-filled living spaces, stone fireplace, beautiful wood floors, mill-work, transoms and stairwell accentuate the recently completed makeover. Freshly painted, new roof, electric and plumbing, replacement windows, and dual-zoned HVAC system. The perfect blend of old and new! A MUST SEE and only **\$189,000**



SWOPE LANE - 49.58 acres with multiple home sites in a park like setting with panoramic views. Selected mature trees planted 25 years ago. Solid base all season tree lined driveway in place. Plenty of water for livestock with 2 creeks and 5 springs. Top of the line cattle handling building. Also sorting pens, run in shed and 5 separately fenced paddocks. Quick access to interstate 81 and located half way between Lexington and Staunton. **\$595,000**



ENFIELD ROAD - 5-bedroom 2.5-bath brick ranch over finished walk-out basement on over half-acre lot located just steps away from Woods Creek Park & Trail & an easy walk to Waddell Elementary, W&L, VMI & historic downtown Lexington. Family room with freestanding gas fireplace, 2 bedrooms & full bath in lower level walk-out provides space for a growing family or apartment/in-law suite potential. Many recent upgrades incl heated sunroom, updated kitchen, flooring, new roof, replacement windows & updated baths. Detached workshop & storage bldg. Attractively priced at **\$219,500**



BACK DRAFT RD - enjoy the panoramic views from the front porch of this 3 bedroom 2-bath ranch on 7 partially wooded acres located just minutes from Rockbridge Baths and the Virginia Horse Center. Large living room with beautiful mountain views from the bay window, kitchen features oak cabinets and updated appliances, dining area adjacent to private deck for easy outdoor entertaining. 1st floor master and laundry. Full-unfinished basement offers potential for future expansion. Many recent updates including flooring, replacement windows, patio doors, and HVAC. Paved driveway, detached carport, storage shed, interior fencing and established fruit trees round out the package. Don't miss out on this lovely country property being offered for only **\$249,900**



FLINT REALTY LLC



Mike Flint, Broker
540-377-6380 • 540-460-3460
mflint@ntelos.net

41 Otterbein Farm Lane
Spottswood, Virginia 24476
540-377-6380

Lana Nicely, Assoc. Broker
540-463-9520 • 540-460-7256
lnicely@ntelos.net



RAPHINE - Great investment property. $\frac{1}{2}$ acre(+-) corner office lot zoned B-1 with 130' of frontage on Raphine Road and additional frontage on Frost Lane. First floor leased to U.S. Post Office. Second floor 1 bedroom 1 bath apartment with living room and kitchen. Lots of parking area and 2 bay garage could provide additional income. \$175,000.



TURNPIKE ROAD: NEED SPACE come check out this 4-bedroom, 2 bath ranch on large lot in the highly desirable Collierstown community just steps away from Lake Robertson Recreational Area where you can enjoy hiking, swimming, fishing and more. Just a short drive from Historic Downtown Lexington this home offers one level convenience with living & family rooms, dining space and large master suite. Unfinished walk-out basement provides excellent storage or potential for future expansion. Wood flooring, fireplace, covered porch and meandering stream in a lovely pastoral setting. Make it yours for only \$159,000.



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. \$170,000



LAND & LOTS

TOM ALPHIN 195 ac of woods & open pasture located at the base of the House Mt. Spring fed creeks, abundant wildlife & spectacular panoramic views \$499,000

SADDLE LANE - 2 adjoining lots consisting of over 10 wooded acs w/spring fed creek. Recreation bldg with electricity & flue for wood heat. 12'x24' storage building. Nice house sites or a great recreational property for hunting, fishing & camping. Includes deeded access to river. Your own private get-away! \$50,000

DONALDSBURG LN - 2.85 acre lot with elevated building site nestled in the rolling hills of Fairfield enjoys views of the Blue Ridge Mountains and surrounding valley farmland. Located in family-friendly Donaldsburg Hills neighborhood affords easy access to Lexington and nearby Augusta county. Reasonably priced at only \$29,000



SPRING VALLEY ROAD - CHOICE BUILDING LOTS on 28 wooded acres just minutes from Lexington! Nice road frontage with entrance in place offers easy access across in-land roads to multiple locations for a private getaway cabin or full-time home all with seasonal views. Easily subdivided with up-to-date survey offering two parcels. Prime recreational retreat consisting of wooded and rolling land with abundant and diverse wildlife is only 10 minutes from Lexington and near the trout waters of Buffalo Creek. Owner/Agent. \$129,900

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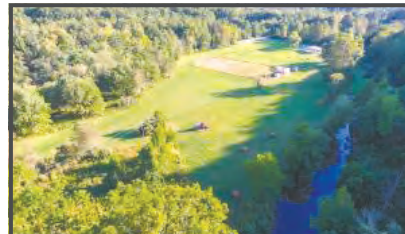
32 DRY HOLLOW ROAD

Charming log cabin on a private 74 acre farm. Enjoy the bubbling of the nearby creek while sitting on either of the homes covered porches. Enjoy the cozy comfort of the open concept cabin with an excellent layout and amazing entertaining spaces. The rolling land has many wonderful views and ample opportunity to spot deer, fox, and other wildlife. Come to the farm, see the beauty, and feel right at home! **\$499,000**



TBD PISGAH ROAD

4 acre lot. Is it time to build your dream home? Imagine drinking your morning coffee watching the fog clear from the mountain ranges and have supper on your patio watching the sun set behind the mountains. This property is surrounded almost totally by conservation easements, preserving your peaceful setting. Find home among the abounding wildlife and long-range mountain views. Legend has it that the picturesque ravine on the property was a long ago cave. Previously perked for a one bedroom. **\$52,500**



36 TRAIL RIDERS LANE

This beautiful property has been owned by the Buffalo Trail Riders club since 1971, and now you have the chance to own it for yourself! Many happy memories have been made on this piece of land during the many horse shows that were hosted over the years. You will find just over 21 acres of level land with a horse arena already in place. Bratton's Run Creek runs alongside the back end of the property. In addition to the horse arena area, you will find a social hall that is perfect for hosting events. With such a beautiful setting, this property is also perfect to build your dream home or have a small farming operation. There is a well and septic on the property as well as electric service. Schedule your tour today! Contract Jennifer Cline or Toria Brown for more information. **\$194,900**

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NEW LISTING!-Buena Vista-Large ranch home with full walkout basement. Home features a large combination LR/DR/ Kitchen great room. 3 BRs, 2.5 baths. 2 gas log fireplaces. Basement with extra large family room with wet bar. 2 car garage. Large deck and rear screened porch. Outbuilding with lots of storage. Paved drive. All situated on 1.3 acres. Country living In the City. Close to University. \$214,900. #597920



Staunton-Delightful 2 bedroom home with basement in Staunton's Skymont Subdivision. Landscaped yard and paved driveway with off street parking. You need to see this adorable home. \$ 159,900. #595880



Staunton-Early 1900 Traditional 4 bedroom 2 bath home close to Historic Downtown. Home has many original features, wood floors and built-ins. Nice front porch to enjoy fall evenings. Off street parking. Cozy backyard. Priced at \$149,900. # 594782

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**Buena Vista— 1.5
Story home with 3
Bedrooms, LR,
DR, 1.5 baths.
Level lot with
fenced back yard.
Alley access. Also
included a 20x24
Workshop/
Storage building.
\$ 107,500.
#590989**



**Staunton—2 Story home with 4 BRs, LR, DR, Eat-in Kitchen, bath.
Above grade unfinished area for lots of storage or potential to
add more finished space. Needs some TLC. \$39,900.
#585151**

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.**



**Looking for that perfect building site. 20 acre
building site located in the Riverheads Dist..
Beautiful Mountain views. Road already in-
stalled & septic approval. \$225,000. # 570740**



**MINUTES FROM STAUNTON—You will enjoy the privacy of this 20.48
acres. Acreage is partially wooded and partially open with a
stream. Fenced. Plenty of room for livestock. Centrally located on
Barterbrook Rd. and just a short drive to Augusta Health, Staunton
or the Interstate. If you are looking to build, then this is for you if
you are looking for privacy close to town. MLS #591275 \$219,900**

**STAUNTON—Commercial Lot zoned General Business. Public
water & sewer at lot. Road frontage on Lee Jackson Hwy. ap-
prox. 1/2 mile south of the Staunton Mall. O/A \$ 265,000.**

STAUNTON—1 acre lot off end of Gay St. \$ 22,000.



**Staunton—Lot zoned Business, located just off
Greenville Ave.. Approx. 50' x 150'. Older house
on lot in poor condition. Property offered as lot
only. Utility hook-ups in place. O/A \$39,900.**

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56.69 ACRES TBD MOORE'S SCHOOL LANE Outstanding property offers panoramic mountain views, majestic home site, luxurious privacy and convenience to Lexington. Stately wooded driveway opens into rolling pasture then leads up to the spectacular site for your dream home. Two developed springs provide water for horses or livestock and fencing allow for numerous possibilities. Certification Letter for 4 bedroom home. Well located only minutes from historic Lexington, Washington & Lee University and Virginia Military Institute. Come see this superb estate property today. **\$299,000**



TBD DISTANT LANE 210 exciting acres near Mill Gap VA! 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 location for hunting/hiking and the weekend retreat. **\$359,900**



317 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 Rd (Route 39), includes circa 1900 frame farmhouse (317 Gatewood Dr) and multiple outbuildings in varying states of repair. The majority of the property is under a conservation easement with designated building envelopes. Serene location in a quaint, idyllic community. Close to Lake Moomaw and eastern WVA attractions. **\$489,900**



UNDER CONTRACT

20.36 ACRES (LOT #2) of rolling pastures and partial woods located within The Hunt, Inc. just south of Lexington! This outstanding parcel has expansive views of the Blue Ridge Mountains and is a resale offering of 1 of the 13 established tracts, with 450 acres of encompassing common land with ample well maintained roads and trails. Enjoy this elevated site as a high end building tract, recreational setting and/or part of an established Equestrian Community. **\$210,000**



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 no subdivision. Fish for trout in your own backyard, or hike to the National Forest on a deeded 10' walking easement. Beautiful location and wonderful potential home or camp site. **\$99,900**



MCGUFFIN ROAD! 26.837 ACRES of fields and woodland with almost 500' of frontage on Chimney Run! Excellent residential and potential equestrian site only minutes from Warm and Hot Springs. Situated in the Brookside Land Trust, this tract has the potential for 8-10 acres of good grass, a potential large pond, in a secluded setting with views! Public water to the site, electrical service, conventional perk certification letter and a wonderful interior road system. Established neighborhood with protective covenants, yet a comfortable rural setting. **\$169,900**



23635 SAM SNEAD HIGHWAY. This 2027 sq ft unique, stone ranch house, located 10 miles north of Warm Springs, is situated on almost 8 acres with a National Forest boundary. This exceptional property has lovely views of mountains, pastures, and the Jackson River. The house has several interior walls of stone, cathedral ceilings, exposed beams, and large stone chimney with wood stove. The room count includes two BRs, two BAs, kitchen, LR, DR, breakfast room, sunroom and mudroom. Outside, there are stone walls and patios, and a large 48'x45' barn. Property is bank owned and priced well below tax assessment. **Only \$129,000**



TEABERRY WOODS 2970 MUDDY RUN ROAD WARM SPRINGS 9.49 acres adjoining the National Forest with an attractive mountain stream small pond and woods trail. This expertly rebuilt home exudes quality craftsmanship throughout! With over 2250 square feet of living space on the main floor, there is an equally spacious partially finished walk out basement. Three bedroom, two full luxury baths and a kitchen and living area found in only the finest properties. Many interesting details from the Brookhaven cabinetry, high end appliances, tile and hardwood flooring to the Canadian wood stove! There is a massive attached two car garage, screened porch and backup generator.. **\$394,500**



UNDER CONTRACT
CAT AND OWL This successful business has operated as an iconic restaurant for over 46 years. Treat yourself to this dining tradition, as it remains open and fully operational while being marketed to the future owner. Operating hours are Tuesday - Saturday from 5:00pm until. Located just south of the high traffic Exit 21 on I-64 West at 110 Karnes Road Low Moor, between Clifton Forge and Covington, just 34 miles from Lexington, 35 miles from Fincastle and 30 miles from Lewisburg, West Virginia. The restaurant, with an upstairs apartment, is situated on 3+ acres with easy access and great visibility from I-64. Get acquainted with what this property offers online at catandowl.com, and be sure to visit Yelp and TripAdvisor for the outstanding reviews! **Unbelievably priced at \$239,900!**

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UNDER CONTRACT



112 PARKVIEW COVINGTON Move in ready brick 4 bedrooms, 2.5 baths, two-story with beautiful and charming features throughout. The open floor plan flows from kitchen to breakfast nook and into the large living room space that is accented with a fireplace. Features include partially finished basement, 2 car attached garage, and large rear deck. This well-maintained home has a new HVAC system, hot water heater, and a metal roof. **Property priced to move at \$185,000**



205 VINE AVENUE CLIFTON FORGE Beautiful brick home in desirable Westgate neighborhood. This home has 3 bedrooms, 1.5 baths, and has a full unfinished dry basement, kitchen, living room, family room with fireplace, and Florida room. Many recent upgrades including a new roof in 2019, a newer heat pump, tilt-in window along with a large fenced in backyard with tool shed. **Priced to sell! \$139,000**



207 RIDGEWOOD CIRCLE Two-story brick home in Valley Ridge Highlands. This colonial-style home has a covered front porch with columns and is situated on two large lots. Many features have been updated including replacement windows, newer metal roof, updated kitchen, bathrooms, flooring and HVAC systems. This home has over 2000 square feet of living space with four spacious bedrooms, a master suite and 2 1/2 baths. Cozy family room with gas log fireplace, formal living room, dining room and laundry with additional shower. Includes a full unfinished walkout basement with 2 car garage and new rear deck! **\$199,900**

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**

Virginia Avenue Rare 0.64 acre building lot just off Rt. 611, Virginia Avenue in Hot Springs. Property is accessed by deeded right of way. Public water and sewer are available. Very convenient to Hot Springs. **\$25,000**

10.11 ACRES LOCATED IN THE VILLAGE OF MILLBORO. Accessed off of Crooked Spur Road (Rainbow Hill Drive), there is a new access road serving this wooded tract. The land has very gentle topography, mature woods and a great setting for a home or future homes. Ideal home site, camp site or investment. **\$39,900**

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 conventional three bedroom septic system and is within easy walking distance to the National Forest. Very nice topography and nice views to the south. **\$39,900**

BEE TOWN ROAD IN WEST WARM SPRINGS 12.583 wooded acreage with frontage on Route 675. Potential elevated wooded building sites with public water and sewer available. **\$40,000**

WOLFE ROAD NEAR POTTS CREEK! Two separate tracts available. 4.87 acres wooded and mostly level, excellent building site for \$29,900, or 27.29 acre tract mostly wooded with an elevated and cleared building site. **\$69,900**

TBD MILL CREEK ROAD. 10.929 acres fronting Route 640 in the Mill Creek Valley! Adjoins the Walker Mountain National Forest Tract on two sides, excellent topography, expired conventional perk site and no restrictions. Very nice affordable parcel in great location. **\$69,900**

46.61 ACRES in the Horse Mountain Conservation area! This interior wooded tract has beautiful topography and grants access to over 1300 acres of hunting/hiking private land. New road with protective covenants! Fantastic buy! **\$100,000**

132.77 PRIVATE ACRES ADJOINING NATIONAL FOREST! With frontage on gated Jingling Rocks Road in western Alleghany County, this Peter's Mountain acreage is under a detailed forest management plan. Perfect hunting/recreation tract offering privacy, game patches and an interior road. Remote access, beautiful views and 2600' elevation! **\$165,000**

35.94 ACRES OF FIELDS AND WOODLAND in a protected, secluded setting near Goshen. Convenient location to Lexington, Warm Springs and Staunton, this tract offers sunset views, enough open land for a small farm or horses, elevated wooded home site and adjoins National Forest! This tract and adjoining properties are protected with deed covenants, and no HOA or fees! Awesome views! **\$189,900**

TBD JACK MOUNTAIN TRAIL 229.7 acres of recreational woodland located on the old CCC road just North of Burnsville off Route 609. Excellent hunting and relaxing location that is remote yet accessible. Perfect for a family compound or hunting camp with fishing in nearby Williamsville. Own a large acreage tract in Bath for a very reasonable price! **NEW PRICE \$259,900**

BUCKHORN! Varied lots in the ever-popular Buckhorn area of Alleghany County. Less than 30 minutes from Lexington and convenient to all Alleghany County has to offer, this area has protective covenants, National Forest and Cowpasture River access great for both a weekend retreat or permanent residence. Come build your dream vacation home or permanent residence in this beautiful mountain community. **See web site listing under Alleghany County for pictures/pricing/plats/covenants.**

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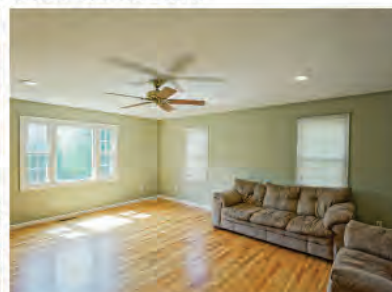
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15 MAURY HILLS DRIVE

\$419,900

Picturesque cabin situated on 6.47 acres with a pond and located in the desirable Rockbridge Baths area. This custom-built home provides 3 BR, 2 BA and an open floor plan concept. The Great Room boasts of twenty two foot exposed beam cathedral ceilings and is ideal for versatility. Newly remodeled kitchen designed to maximize the space and features custom cabinets, quartz countertops, double ovens, and an oversized sink basin. Enjoy views of the Blue Ridge Mountains, right across from the Maury River and only 5 miles from Goshen Pass.



1096 COLLIERSTOWN ROAD

\$227,500

Cottage on the hill! This sweet 3 bedroom, 2 bath home is full of charm. Move in ready with several recent updates some of which include newly refinished hardwood floors, recently installed laminate flooring, new bathroom vanity new microwave and refrigerator. Centrally located in Rockbridge County less than 5 miles outside of town and situated on 3.5 acres. Some exterior amenities include: storage building, rear deck and front porch which is a great place to enjoy the spectacular mountain views!



2936 LOMBARDY AVE

\$129,950

Charming Gambrel style home offering 4 bedrooms, 2 baths and approximately 1600 sq. ft. of living space. Centrally located in Buena Vista near Southern Virginia University. Recently painted and newly refinished hardwood floors. Sale is subject to lease through July 2020.



163 W 29th St.

\$169,950

Investment Opportunity: Multi-Family Triplex centrally located in Buena Vista near Southern Virginia University. Consistent rental income for all three units is over \$2,000 per month. Units include a one bedroom, one bathroom efficiency (Unit C). Single story two bedroom, one bath (Unit B) and a two story, two bedroom, one bath (Unit A). Shared laundry area and ample off-street parking.



222 E 35th St.

\$88,000

Move-in ready Ranch style home. Offering 960 sq. ft., 3 bedrooms, 1 bath. Many recent updates some of which include: remodeled kitchen (2014), cabinets, countertops and tile floors, laminate flooring in living room, new paint in living room, solid wood interior doors, remodeled bathroom, updated windows, plumbing, vinyl siding, shingle roof, and heat pump. Fenced in back yard, rear patio and newly poured side concrete patio, ample front and rear off street parking and a 10x12 storage building.

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Paula Martin
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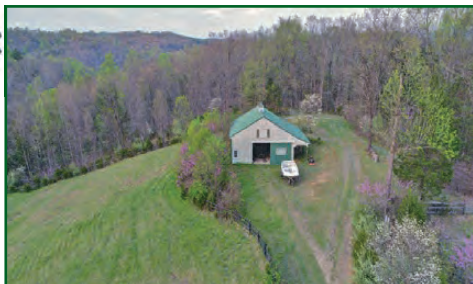


13.0 acres

\$419,000

Historic, Victorian Country home, Circa 1895. Significant renovations and updates have been completed by the owners. The home is also graced with a bold spring, gardens, shrubs and flowering trees.

- Circa 1895 Victorian country home
- 36' x 36' 4-stall barn/ 100' x 200' training ring
- 2,750 sq. ft. - 3 bedrooms, 2.5 baths
- 13 acres fields, forest, spring



**155 Henry Hill Dr.
Lexington**

10.68 acres

\$850,000

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200 Smokey Row

Excellent farmette located conveniently to Historic Lexington and the Virginia Horse Center. This 3 bedroom, 3 bath home is situated on 14 private acres with plenty of room for livestock and wildlife. There is a 4 stall horse barn with electric, water, fenced paddock, and a dry lot. There is an additional paddock with water and run in shed. \$425,000



584 Tye River Turnpike

Great home located in Vesuvius, VA nestled among the Blue Ridge Mountains. This solid built 4 bedroom, 1.5 bath brick home has almost 5 acres that can accommodate livestock with a stream providing ample water. Conveniently located minutes from the Blue Ridge Parkway. \$189,000



Furrs Mill Road

Historic estate located just 2 miles from Lexington, upstream along the Maury River, this 50 +/- acres sits atop a high meadow with views of farmland, the Blue Ridge, and a perfectly framed House Mountain. This significant and well maintained home (ca.1815) has 3 bedrooms, 2 baths, updated kitchen, and wide center hall. A stone cottage, with bedroom, bath, and kitchen, predates the house and sits nearby. Riding ring, stable, outbuildings, pasture, hayland, and woodlands compliment this most unique property and setting. \$2,200,000



4614 Maury River Road

Beautiful 1850s home, in the village of Rockbridge Baths, is situated on Hays Creek. The well maintained home is surrounded by mature gardens that have been meticulously landscaped. This 3 bedroom, 3 bath home has a formal dining room, eat-in kitchen, large family room, and a bright sunroom. Other amenities include a detached 2-car garage with large storage area, in-ground pool, and a gazebo! \$399,000



421 Honeysuckle Hill

This classic brick home on 1.6 acres, built in 1939, has been meticulously cared for with many custom updates. The kitchen, with custom cabinetry, opens onto the private patio area. The dining room opens up to the outdoor living area with stone walls and garden beds looking out over the yard. The master bedroom on the second floor also overlooks the backyard and has a custom bathroom. The home has four bedrooms, four baths, and additional living area with office space in the basement. \$749,000

LAND

Sterrett Road: 1.6 acres zoned B-1 located off I81 at Exit 200. Public sewer/water available as well as High Speed Internet. Fronting on Sterrett Rd(710) accessed via 50' ROW that is paved and shared with McDonalds/BP. \$119,000

Cedar Creek: 35 acres on Cedar Creek just upstream of the Natural Bridge. Long boundary with game rich 1400 acre Natural Bridge State Park. Recent survey and platted, conventional drainfield sites on both parcels. \$125,000.

Lions Court: Excellent opportunity for a Residential Development in the City of Lexington. Approved 7 Lot Subdivision with street, curb, water and sewer in place. \$349,900

Hollow Lane: 16.61 acres located West of Historic Lexington. Old Logging road leads up to the elevated building site looking at House Mountain. The land has been approved for a four bedroom drainfield. \$73,000

Lot 6 Ridgeline Way: From this 9 acre wooded site, located at the end of the private road, you can see the Blue Ridge Mountains to the East and the Allegheny to the West. \$89,000

Wind River: 3 separate lots with use of private 3.8 acre tract & 5,000' of river frontage. \$65,000 each.



J.F. Brown
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6 East Washington St.
Lexington, Virginia



225 Dalewood Drive

Windsong Farm on 18.64 manicured acres offers dramatic Blue Ridge views with south eastern exposure. The custom 3 bedroom 3 bath features a first floor master suite, vaulted ceilings in great room, kitchen, and dining area, along with 11' ceilings in the three bedrooms. Oak flooring throughout and granite countertops. A large bonus room easily serves as an office or recreation room. The property is fenced and cross fenced with numerous paddocks, a six stall Conestoga stable plus a well positioned run-in shed. \$649,000



250 Hops Hill Road

Panoramic views of the Blue Ridge Mountains located 10 minutes from historic Lexington. Open floor plan with master on the first floor. Two additional bedrooms downstairs and a one bedroom guest house perfect for visitors, family or vacation rental. Two car attached garage, equipment barn, livestock shed, green house, fitness room and workshop. Fenced for cattle with pasture and a pond. 18.58 acres. \$595,000



45 Engle Lane

This well maintained home offers an open floor plan, great room, kitchen, office/den, utility area, 3 bedrooms and 2.5 baths. Laminate floors throughout the main level, crown molding, stainless steel appliances. Enjoy the pastoral views from the deck, large detached garage (26 x 26). Small neighborhood with public utilities and less than 10 minutes from town. \$259,500



1109 Ross Road

Perfect family home with five bedrooms (includes first floor master bedroom), 3.5 baths overlooking the 15th, 16th, and 17th greens. A park like setting on 4+ acres nestled with mature trees. The views are amazing, privacy abundant, minutes from downtown and a wonderful floor plan. Another added bonus is the tennis court. \$649,000



1110 Muddy Lane

Adorable cozy cabin on 4.21 acres offers an open plan kitchen & dining area on the first level that opens to the deck with a woods view. Lower level living room is adjacent to the bedroom. The woodstove at this level warms the cabin. Wildlife abounds in the woods surrounding the home. Hunt or just relax and enjoy the this wonderful little retreat, located just 15 minutes from downtown Lexington Va. with its shops, museums, theatres and restaurants. A great get-a-way! \$119,900



30 Florence Sarah Lane

New construction! Captivating 3 bedroom, 2 bath 1500 SF house offers attention to detail combining specialized building science and craftsmanship. Comprehensive site planning delivers easy transition throughout ground level (no steps). Exterior living spaces incorporate a gentle sloping driveway, sidewalks, covered front porch, rear patio and detached garage all complementing the house. Interior lower level features are kitchen with dining area, laundry room, living room and master suite. \$275,000



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Lexington, Virginia

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900 Bowyer Lane

Elegant brick two-story home located on a 0.65 acre lot in the heart of established Providence Hill neighborhood. This five bedroom, three bath home is a charming oasis with modern amenities. The main level master suite has access to small private garden. Other features include, large formal living room with fireplace and custom cabinetry, gourmet kitchen, formal dining room with fireplace, sunroom leading to private stone patio looking out to stunning formal gardens. \$675,000



205 Old Buena Vista Road

Clifton, on the National Register, built by Major John Alexander, c. 1815. The heart pine floors, hearths and mantels are original to the early 1800s. There are 3 bedrooms and 3 baths with 4052 SF. Clifton's grounds include: 25 acres, hard-surfaced tennis court, a two-car garage in a stone building c.1700's, and a unique structure built originally as an icehouse. Access to the Chessie Trail, a former rail bed along the Maury River is across the road. \$1,425,000.



Furrs Mill Road

Historic estate located just 2 miles from Lexington, upstream along the Maury River, this 50 +/- acres sits atop a high meadow with views of farmland, the Blue Ridge, and a perfectly framed House Mountain. This significant and well maintained home (ca.1815) has 3 bedrooms, 2 baths, updated kitchen, and wide center hall. A stone cottage, with bedroom, bath, and kitchen, predates the house and sits nearby. Riding ring, stable, outbuildings, pasture, hayland, and woodlands compliment this most unique property and setting. \$2,200,000



370 Spring Run Lane

High in the Shenandoah Valley near the Blue Ridge Mountains is a 144 acre property of exceptional quality, beauty & privacy. The custom-built brick home with 4-5 bedrooms & 3.5 baths has over 4500 SF, plus a large basement garage/workshop with 1/2 bath & hand-crafted wine cabinets. A stunning Master suite, a delightful gourmet eat-in kitchen with granite counters & pantry, dining & living areas, den with a massive stone fireplace, & wide entry foyer with sweeping staircase are all on the 1st floor. The 2nd floor has a living area, office, additional bedrooms & baths. \$1,850,000



Cedar Creek Road

Excellent Recreational land in Southern Rockbridge County 35.21 Acres Long boundary with game rich 1400 ac. Natural Bridge State Park. Quality deer, bear and turkey abound, hunt over established food plots. Build your home on a hilltop building site for amazing view. Could be developed for horses with direct access to State Park lands and trails. Recent survey and platted, conventional drainfield site. Easy access to I-81. Offered below assessment at \$125,000.



Dutch Hollow Road

This is a beautiful parcel of land in Northern Rockbridge County. The land is 139.50 +/- with rolling pasture, level creek frontage on Walkers Creek, and upland woodland. Several building sites exist with amazing settings. Views overlooking Little North Mountain 18,000 acres wildlife area abundant and the different species of native and migratory birds unique. Land is currently leased for grazing. Property is in Land Use with Rockbridge County. \$449,000



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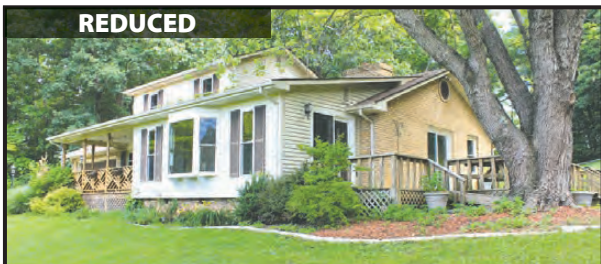
NEW LISTING



Northwood Acres

This secluded beautiful home can be your retreat from the daily grind. With 4300 sq ft +/- and several open decks you can enjoy entertaining a large group. Main house and remote cabin overlook a mountain trout stream adjoining the property. Close enough for amenities but 56+/- acres provides plenty of privacy. Great place to be if you have to Get Out of Dodge. **\$796,000**

REDUCED



Lee Highway – Buchanan

Very nice 3-4 bedroom home with 3.5 baths on 4.4 acres of land with views. Hardwood flooring in large family room with stone woodburning fireplace. 2-car attached garage and an additional car enthusiast/ contractor's garage. It has easy access to I-81. Just minutes to multiple access points on the James River or trout fishing at Arcadia on miles of state stocked streams. **\$288,500**



Hurricane Creek

Beautiful Estate quality property in Bedford County. Great for horses, hunting or just enjoying the beautiful Blue Ridge mountain views. A blank slate with all the attributes you could want to make it your own special place. Well and Electric power on site. Multiple building sites with great views. **\$675,000**

UNDER CONTRACT



Beautiful Log Home in Bath County.

A furnished well built and maintained log home near the Homestead, National Forest, Lake Moomaw, Jackson and Cowpasture Rivers. A great getaway or permanent residence. **\$219,000**



Secluded 15+/- Acres Along a Stocked Trout Stream in Allegheny County.

There is an elevated screen porch with open deck overlooking Smith Creek and wildlife clearings. There is also a 2-car metal garage to store your toys. **\$180,000**



Smith Creek Retreat

46+/- acres with 360 degree views of the Alleghany Highlands. Custom built cabin with 2 master suites and 1/2 bath. Decks on three sides with views from all over the home. There is a 2-car garage. **\$395,000.** There is an additional 15+/- acres that can be purchased that is along Smith Creek with additional improvements.

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19827 Main Street, Buchanan



65+/- Acres in Botetourt County

Multiple nice building sites on 65+/- acres in Botetourt County. Property is adjacent to National Forest and public horse riding trails. Good road frontage, mountain views, great hunting and a small stock pond. **\$162,500**



Sam Snead Hwy – 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**



Herring Hall Road

Neat, clean and well maintained 2 bedroom home that is comfortable and affordable. It is just minutes to Lexington and convenient to I-81. Fenced, 3 bay equipment barn on 2 acres. **\$109,000**



Farm House and 53 Acres

Farm house with two large bedrooms and 1 bath. Eat-in kitchen, dining room, living room and den on entry level. Two large bedrooms upstairs. 6 barns or sheds in various condition. 24-25 acres of crop land and the rest in pasture or forested. Very accessible to highway & interstate. Mountain views. **\$375,000**



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Close to James River for canoeing and fishing. Abundant wildlife.

Tract A: 197.7 acres- \$289,000,

Tract C: 7 acres for \$28,900



Quaint 2 Bedroom, 2 Bath Cabin

on 8 acres adjoining National Forest. In the Jennings Creek area with several state stocked trout streams nearby. Horse back riding trail just minutes away. Garage with Studio over top, small barn, skinning shed, walk-in cooler. **\$169,000.**

There are 34 additional acres that can be purchased separately.



Commercial- Main Street Buchanan

Barber Shop in perfect location and ready to go. Barber Chairs & pole sold separately. It is zoned for business make into whatever business you like. **Great buy \$47,000**



Commercial – Main St, Buchanan

This building was built in 1840. It has been a Super Market, restaurants, antique shop and is waiting for your business venture. It has an apartment on the 2nd level.

Only \$110,000



Traditional 2 Story Home

on corner lot in Buchanan, VA. It has 4 bedrooms and 2 baths. Eat-in Kitchen, Covered front porch, enclosed rear porch and lots of charm. Central heat and air. **\$155,000**

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Brownsburg Turnpike

Custom Timber Frame home on 75 acres with barn and fencing suitable for livestock. Beautiful garden and landscaped yard. Separate above garage guest apartment and adorable artist studio.

\$729,000



Pinehurst

Elegance, a well thought-out and convenient one-level floor plan, spacious rooms, low maintenance exterior, deep wrap around porches, lounge worthy sun room, landscaped grounds and private backyard with pastoral views make this 4 bedroom custom home near the Country Club a must see.

Exceptionally priced well below value at \$499,000



4 Grey Dove Road – Lexington

Elegant Tudor only moments from Lexington. Wonderful fenced in backyard with in-ground pool provides the ultimate outdoor entertaining experience. Need space? This home has lots of it with 4-5 bedrooms, den and office space. The space and unique features of this beautiful home is sure to delight even the most discerning buyers.

\$395,000



Edgewood

On a cul-de-sac at the end of Edgewood Drive and with wonderful views of the Thornhill area and distant mountains, this home is only 2 minutes to downtown Lexington but feels like a country chalet. Significantly reduced price allows buyers to add their own signature touches and upgrades but comfortably usable as is.

\$330,000

LOTS OF LOTS FOR SALE



Lot 6 Shenandoah View Dr

Gorgeous Hill top site with 7.170 acres of open pastures and woods within a short drive of downtown Lexington. Spectacular views of distant mountains to the SE and close up views of House Mountain to the west. Premier home site and only 7 minutes to down town.

\$200,000



TBD Shepherd Drive Lexington

2+ acres (adjoining an additional 2+ acres, also for sale, providing the opportunity for a superb 4 acre parcel home(s) site) close to Lexington with wonderful views looking toward town. Shepherd Drive offers country surroundings within a 3 min. drive back to city limits. The lot is wooded, gently slopes downward, has long road frontage, and lays well for the construction of one or more homes.

\$74,900



TBD Buffalo Trace

These 3.87 acres are bound by open space and farm land under conservation easement protecting and maintaining beautiful mountain views — Short Hill and House Mountain are prominent — very unique opportunity for a one of a kind homesite.

\$82,500



TBD Buffalo Trace

Gorgeous private wooded building lot in the very popular Woodlands and only 8 miles to Lexington. Property is surrounded by adjoining farm acreage which is in conservation easement for protected view shed.

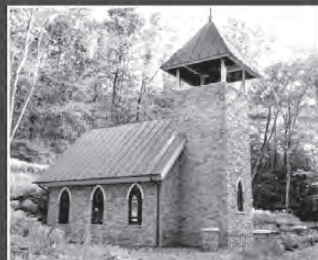
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14 Link Road
Leakington, VA 24455
NEW LISTING



MLS#134. Beautiful Brick home in Excellent condition offers great space, with 4 bedroom, 2.5 updated baths, Large living room with fireplace. Large dining room off the eat-in kitchen. Family room, recently updated screened sun porch. Many updates in the last several years, roof, heating, windows, porch and more. Paved Driveway, 2 car garage, nicely landscaped and storage in home & storage building. **Call Barbara For more info.**

2712 Beech Avenue
Buena Vista, VA 24416
NEW LISTING



MLS #133932. Two story brick home near SVU. Double porches, great space, many updates. Storage building, off street parking all within walking distance to Southern Virginia University. **Priced at \$115,000. Please call Barbara for showing or for more information!**

TBD 0r dan Road
Buena Vista, VA 24416



MLS #134358. Hunters paradise. Beautiful 51.252 acres of land clear cut. Some really good level areas and rolling and wooded areas. Can be divided into three sections. Would be great for private home or subdivide with great acreage. Great for four wheeling or hunting. There is a 14.381 acres farm with house and pond that could be sold with this if desired for an additional **\$144,900.** Or make an offer for both. This was all one farm originally. Some info taken from tax record and plat. Any information of importance to be confirmed by purchaser or purchasers agent. **Priced at \$239,000. Please contact Barbara for more information.**

1605 Oak Avenue
Buena Vista, VA 24416
SOLD



MLS#133085. Beautiful like new home, built in 2006. Lovely open flow with vaulted ceilings. Great windows for light. 3 BRs 2 BAs, large utility. Covered front porch and back deck. Nice level yard with mountain views. Storage. **Reduced \$159,800. Contact Barbara for more information.**

2266 Pine Avenue
Buena Vista VA 24416
NEW LISTING



Beautiful four bedroom plus bonus room with two bath and is move in ready! Offers fenced in yard and off street parking. There has been many recent updates to the home! A must see! **Priced at \$249,300. Call Barbara for a showing or more information!**

1410 Maple Avenue
Buena Vista, VA 24416
NEW LISTING



Great investment property!! Duplex offers nice size living room, kitchen, 2 bedrooms, utility and 2 baths. Currently leased. **Call Barbara for more details. Priced at only \$132,900.**

1066 Stoney Run Road
Buena Vista, VA 24416, **MLS#34475**



NEW LISTING
Old Farm house, needs some TLC, with Huge Great room addition. With Living room and dining area, just off kitchen, an additional large living room and one bedroom on main. nice size bath on main and two bedroom upstairs. Covered front porch, large side deck. Nice 3+/- acres lot. Shared well. One Mobile home parking lot with well will be divided from this property. For an additional cost, there is a possible 3-4 Mobile home lots available for sale. **Contact list agent for more details.**

1440 Cedar Avenue
Buena Vista, VA 24416
NEW LISTING



MLS#134382. This ranch home offers 3 BRs, two BAs, eat-in kitchen, DR, double FR, covered front porch with lovely valley and mountain views. Covered back porch with carport. Great Property for the price!! Off street parking. **Only \$89,800. Contact Barbara for more info.**

2562 Chestnut Avenue
Buena Vista, VA 24416
UNDER CONTRACT



MLS #134045. Peaceful cottage living in this family home or investment property directly across from the SVU campus! 3 bedrooms. Full basement with potential additional living space. **Priced at \$160,000. Please contact Barbara for more information.**

2111 Maple Avenue
Buena Vista VA 24416
NEW LISTING



Freshly painted inside, 5 bedroom, 3 bath home. Two car garage, off street parking. Large living room, eat-in kitchen, and dining room. And so much more! **Contact Barbara for more information. Priced at \$239,000.**

747 Wert Faulkner Highway
Natural Bridge Station, VA 24579



UNDER CONTRACT
MLS #134305. Beautiful contemporary home situated on 1.93 acres park like with lovely Blue Ridge Mtn views. This home offers cathedral ceilings, exposed beams floor to ceiling windows in LR, fireplace, oak floors, large family room, updated kitchen and baths, 2.5 BAs, lovely master. Great space in basement offers office/BR, FR, half bath and large storage room. Updated HVAC and electric, great patio, deck, gazebo, garage, paved drive. This is a must see!! **Priced at \$230,000. Please call Barbara for more information. Owner wants offer.**

1215 Hawthorne Avenue
Buena Vista VA 24416
SOLD



Very nice ranch style home, with three bedroom one bath. This home features a new roof that was put on in 2016, and has been beautifully maintained. This would make a great investment or single family home. A must see! **Contact Wilhelm & Company for more information.**

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Barbara Wilhelm
Owner, Broker
540-319-3222



Misty Garrett
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ONLY \$550,000 (More land available total 97 acres for \$879,900)



145 Paige Street – Waynesboro

- Brand new home in Prats Run!
- 1803 sq ft, 3 bedrooms, 2 bathrooms, 1 level living!
- OPEN floor plan, gas log fireplace!
- 2 car garage, front porch and deck! (Photo similar to new construction)

ONLY \$319,900



225 Jocelyn Lane – Waynesboro

- Stunning dream home in Ana Marie Estates!
- 3534 sq ft, 4 bedrooms, 3 bathrooms, full bright basement!
- Large OPEN floor plan, granite, fireplace!
- 2 car garage, huge deck, large fenced yard!

ONLY \$450,000



325 Cranberry Drive – Stuarts Draft

- Popular cranberry hills subdivision!
- 4 bedrooms, 2 baths, 2516 sq ft, unfinished basement.
- Updates galore, perfect for large family!
- 2 car garage, 1 acre lot with POOL!

\$349,900



15 Canvas Back Drive – Stuarts Draft

- BETTER THAN NEW Stoney Run beauty!
- 2700 sq ft, 4 bedrooms, 2.5 baths, huge gourmet kitchen!
- Open floor plan, huge main floor master!
- Large fenced yard, 2 car garage, deck!

ONLY \$365,000



96 Howardsville Tpke – Stuarts Draft

- Brand NEW one level home on half acre!
- 1500 sq ft, 3 bedrooms, 2 baths, open floor plan!
- Cathedral ceilings, granite, cherry Cabinets!
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ON THE RIVER – REDUCED



125 Furrs Mill Road

Wow right on the river - beautiful old two story home situated on the river with off street parking - nice large rooms and so close to downtown and schools. Great getaway home! Past Airbnb income **Price \$229,000**

OWNER FINANCING



1239 Timber Ridge Road

Quaint little farm with lots of possibilities - farm house with 28 plus acres and barn - could easily be subdivided with as much road frontage as you have - come take a look!! Possible owner financing a big plus. **Price \$425,000**

UNDER CONTRACT



1196 White Rock Road

Welcome to Fox Ridge. This beautiful log home has it all with wrap around porch and balconies off the BRs. Private setting with distant views of the Blue Ridge mountains and seasonal views of House Mtn. Detached garage with bonus apt above that would be great for guests and a lg workshop. Vegetable garden, fruit trees that include peach, plum, apple, strawberry patch. All situated on 12 plus acres. A must see!! Contact for info. **Price \$399,900**



408 Maury Street

Very neat and clean 2 bedroom, 1 bath home with possible third bedroom or den. Walking distance to downtown, VMI, W & L and schools. Handicapped ramps for easy access or could be removed if not needed.

Storage building in rear. **\$125,000**

NEAR VMI



19 Hook Lane

Located on a dead end street off Main Street next to VMI. Charming older 2 bedroom, 2 bathroom home with enclosed porch and easy walking distance to downtown. **\$125,000**

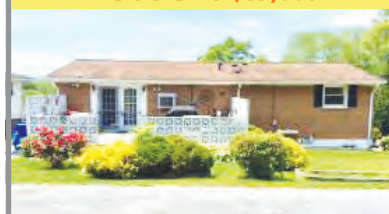
NEAR VMI



112 Smith Street

Charming little 3 bedroom, 1 bathroom house near VMI, W and L and schools that is move in ready. **Price \$125,000**

REDUCED TO \$89,000



1514 Cedar Avenue

Charming brick rancher with French doors leading onto a back patio with off street parking. Full basement with additional bedroom and half bath. **Price \$89,000**



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dennis@rockbridge.net

The Difference Between "For Sale" and SOLD!



Brick Home Bordering National Forest. Three Bedrooms, One and Half Baths. Hardwood Floors, Heat Pump and Central Air Conditioning, Plus a Wood Stove in Full Basement. Located on Two Acres with a Workshop &/or Storage Building with Concrete Floor and Electric. Priced to Sell at Only \$98,900! Owner financing considered with acceptable credit and down payment.



JUST REMODELED. Cliff View Home. New Roof, New Kitchen with New Stainless Steel Appliances, New HVAC, Freshly Painted, Hardwood Floors Refinished, Three Bedroom Bath and Half Home a Large Family Room. One Level Living on 1.28 Acre Lot with a Fenced Rear Yard, Plus a Spacious Two Car Garage. Check out the photos at www.homepath.com. List Price not Known at Press Time. Call HOME REALTY for More Information and to Preview. Call Today!



AUGUSTA COUNTY, Buffalo Gap Area. Four Bedroom, One and Half Bath Home with Partial Basement and Two Car Garage. Located on Six and Half Acres. List Price not Known at Press Time. Call HOME REALTY for More Information and to Preview. Call Today!



UNIQUE ROUND HOME with a One Bedroom One Bath Home on First Floor and Another One Bedroom One Bath Home with Separate Entrance and Electric in the Basement. Plus there is a Second Home on the Property with a Two Bedroom One Bath Home. Three Potential Rental Units For Only \$39,900!



STUARTS DRAFT HOME. Four Bedrooms, Two Full Baths, Over 2,000 Square Feet. Located on a Corner Lot with a Privacy Fence Surrounding the Back Yard. List Price not Known at Press Time. Call HOME REALTY for More Information and to Preview. Call Today!



ONLY \$71,000 for a Home Inside the City of Staunton. Two Bedrooms, One Bath Ranch Home. Located in the Convenient to Shopping and Entertainment, Storage Building. Nice Back Yard. Provides Off-Street Parking. Large Rear Deck Area to Relax Upon! Needs a Little TLC and Some Updates but the Condition is Much Better Than You Would Expect For This Low Price.



EIGHT ACRES! Southern Bedford County Home Located on Eight Acres. High Efficiency Propane Gas Furnace, Vinyl Replacement Windows, and Large Front Porch. Needs Additional Updates and Repair but Price to Sell at Only \$45,900!!!



50 ACRES! Amherst County Home Located on a Private 50 Acres. Spacious Twelve Year Old Home with Three Bedrooms, Two Full Baths and a Large Family Room Open to the Kitchen and Dining Area. Great Home for Outdoor or Indoor Entertaining. Call Today! Will Not Last Long!



GREAT GET-AWAY HOME on 6.68 acres Bordering a Thriving Stream! Move in Ready and Priced to sell at \$99,900. Three Bedrooms, Two Full Baths, 1,792 Square Feet, Open Floor Plan, built in 2002. Kitchen opens to Living Room, Master suite with large walk-in closet, wood burning fireplace, energy efficient windows, covered front porch, covered rear deck, maintenance free siding... Land is cleared pasture & partially fenced - bring your horses or livestock! Land Fronts Brattons Run. Home is perched on hill overlooking pasture. National Forest and Virginia Game Commission Lands Nearby.

**BUYERS ARE LOOKING BUT INVENTORY IS LOW.
NOW IS THE TIME TO LIST YOUR HOME! CALL HOME REALTY TODAY!**

***** LAND *** LAND *** LAND *****

NEW Wooded **TEN ACRE** Tract Bordering The **Jefferson National Forest** in Botetourt County. Great hunting and recreational area and close to Craig Creek. Available For Only \$56,000.

NEW **BEDFORD COUNTY** 2.21 Acres on Goff Mountain, Big Island. Includes Small Rustic 480 Square Foot Cabin. Available For \$38,000.

MAKE OFFER Half Acre Lot **BORDERING NATIONAL FOREST.** Located in the Natural Bridge Station Area. Great Place to Park Camper for Hunting, Fish the Nearby James River, or Hike the Nearby Trails. Includes Older Home in Need of Extensive Repair. Public Water Available, Approved For an Engineered Septic System. Available For Only \$15,900 or Make offer!



149 West 22nd St.
Buena Vista,
Virginia 24416
(540)261-3302

The Difference Between "For Sale" and SOLD!



BRICK STAUNTON HOME with Attached Two Car Garage. Hardwood Floors, Three Bedrooms, and Separate Dining Room. Full Basement Includes Large Family Room with a Fireplace and a Second Full Bath. List Price not Known at Press Time. Call HOME REALTY for More Information and to Preview. Call Today!



MOVE-IN READY CONDITION! Vinton Area Brick Home in Move-In Ready Condition. Three Bedrooms and Two Full Baths. Brick Fireplace in Living Room, Hardwood Floors, Freshly Painted, Vinyl Replacement Windows and New Heat Pump and Central Air Conditioning Installed April 2019. Full Basement with a One Car Garage, Second Brick Fireplace, and a Rough-In for a Third Bath. Includes Two Lots Totaling 1.97 Acres. Priced At Only \$152,500!



SPACIOUS, SPACIOUS, SPACIOUS! Over 3,900 Finished Square Feet in this Two Story Brick Home. Located on a Nice Wooded 3.892 Acre Lot. Paved Driveway Leads to Attached Two Car Garage. Separate entrance for 2 Bedroom, 1 Bath Basement Apartment with its own kitchen, living room, and Laundry Room. Come Relax and Enjoy the Mountain Views on the Rear Deck. A Must See! Priced at \$194,900.



OWN A PIECE OF HISTORY! Tankersley Tavern is a Virginia Historic Landmark. It was built in three sections with the oldest dated to about 1835. It is a two-story, nine-bay, single pile, frame building with an exposed basement and a decorative two-level gallery on the front facade. It was originally built as a toll house (toll gate) at the county end of the bridge crossing the Maury River from the Valley Turnpike into Lexington. It later housed a tavern, canal ticket office, general store, post office, and dwelling. Home includes original Tavern Room with Fireplace, Three Bedrooms, Two Full Baths, Living Room, Modern Kitchen, Den with Fireplace, and an Office that could be a Fourth Bedroom. Updates include Modern 200 Amp Electrical Service, Gas Heat and Central Air Conditioning. 1.18 Acre Lot includes about a 100 Feet of Frontage on the Maury River. Priced at Just \$242,000!



MOVE-IN-READY ROCKBRIDGE COUNTY HOME. Freshly Painted Interior and New Carpet. Four Bedroom Two Bath Home with Over 2,000 Square Feet. Located on 3.43 Acres with a Detached Two Car Garage. Convenient Location to Both Lexington and Staunton/Waynesboro Areas. List Price not Known at Press Time. Call HOME REALTY for More Information and to Preview. Call Today!



BATH COUNTY Spacious Four Bedroom Home on Nice Wooded Lot. Nice Kitchen Cabinets, Dining Room, Nice Sized Living Room, Two and Half Baths. Attached Two Car Garage Plus a Detached One Car Metal Garage, Workshop or Large Storage Building. Only Twelve Years Old and Priced at Only \$129,900!



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