

BLUE RIDGE PROPERTIES

FRESH ESTATES & COUNTRY PROPERTIES, INC.

See pages 10 – 11

150 acres in the tranquil Blue Grass Valley!



Since 1990, the Valley's Original Gallery of Real Estate, Building & Related Services



FOR ADVERTISING INFORMATION: ROBIN C. HEIZER-FARRIS
P.O. BOX 183, FAIRFIELD, VA 24435 • FAX OR MESSAGE 540-463-9781
Email: robin@blueridgeproperties.com • www.blueridgeproperties.com

FREE
MAY 2021

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

Neither the advertiser nor Publisher will be responsible for misinformation, misprints, typographical errors, etc., herein contained.



James Wm. Moore Real Estate Co.

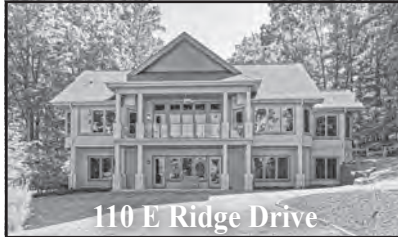
28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



110 Wagonroad Lane – 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 Rockbridge 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



815 Ross Road

Brick colonial residence on hilltop setting surrounded by mature trees and mountain views. 5 BR, 3 full baths, and 2 half baths. Updated open kitchen, expansive FR with vaulted ceiling and plenty of natural light, laundry, formal LR with brick fireplace, dining, and den. Lower level can serve as separate quarters with large BR and en suite half bath, full bath, kitchen, den, and LR w/ fireplace and direct walkout access. Two car attached garage.

\$549,900



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



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

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





James Wm. Moore Real Estate Co.

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



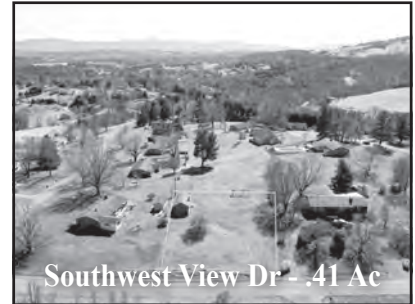
E Ridge Drive - 2.13 Acres

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**



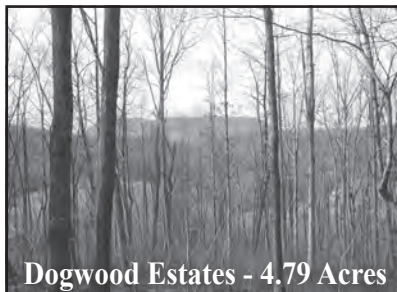
Southwest View Dr - .41 Ac

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 Road - 5.9 Acres

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



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 for walking, wildlife watching, and fishing along the beautiful stream fed lake. Available underground utilities: NATURAL GAS, public water & sewer, electric, cable TV, and fiber optic telephone. Protective covenants. **\$84,000**

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





James Wm. Moore Real Estate Co.

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



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. **\$564,000**



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**



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**



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**



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**



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**



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!
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**

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





James Wm. Moore Real Estate Co.

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



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.

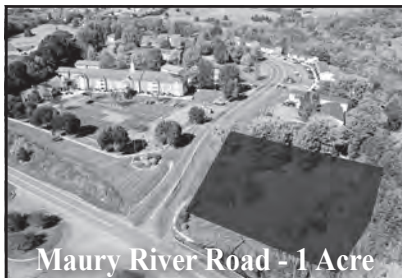
\$96,000



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.

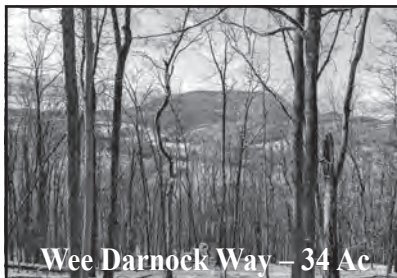
\$150,000



Maury River Road - 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



Wee Darnock Way - 34 Ac

Outstanding House Mountain views and mature hardwoods less than 10 minutes from downtown historic Lexington. The property features a well-established access road and access to electricity. Two separate tax parcels provide additional value. Highly desirable, private location with abundant wildlife.

\$249,000



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

Commercial Parcel - 5.19 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

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





Charity Cox

540.294.5682

charitybucky@aol.com
www.homesweethome4u.net



LONG & FOSTER REAL ESTATE
16 Gosnell Crossing, Suite 200 - Staunton, VA 24401



388 Inch Run Lane – Lyndhurst

- Surround yourself with mountains, farmland and river!
- 160 acres tucked away against the Blue Ridge mountains- your private oasis!
- Offers 3 homes, manor house, guest house and farm house
- Equipment barn with stables, office and indoor riding area.

Priced under tax assessment for quick sale ~ \$2,800,000





LANA NICELY Associate Broker



FLINT REALTY
Spottswood, VA

540.463.9520 • 540.460.7256
lnicely@ntelos.net

*"Call for assistance with all
your Real Estate Needs!"*

NEW LISTING



FITZLEE ST – ATTENTION FIRST-TIME HOMEBUYERS!

Check out this lovely tri-level on 4-lots in established in-town neighborhood with lovely mountain views. Features large living room, kitchen, dining area, family room and 3 bedrooms. Freshly painted interior, hardwood floors, replacement windows, updated electric panel and recent roof. Attached double carport, rear patio, paved driveway and large back yard with storage building. **WHY PAY RENT when you can own for ONLY \$134,900**

NEW LISTING



CARRUTHERS STREET

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**

NEW LISTING



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, enclosed-rear porch and detached garage. Some sections of home 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**

NEW LISTING



MATEER ROAD

Enjoy mountain views and the sounds of Buffalo Creek flowing by from this charming two-story bungalow on 4.57 acres with long creek frontage great for fishing for native Trout, swimming, or canoeing. Charming 2-3 bedroom home recently renovated with replacement windows, updated kitchen, bath, HVAC, electrical, roof and much more. Ideal for a casual weekend get-away or a PEACEFUL HAVEN for full-time country living and best of all less than 10 minutes from historic downtown Lexington! **\$229,000**



VIRGINIA MOUNTAIN MORTGAGE

A DIVISION OF
BANK OF BOTETOURT

NMLS#476841

**Let us help
build your future.**

**Come talk with
me about our**

- **Construction Loans**
- **Lot and Land Loans**
- **Home Improvement Loans**
- **Home Equity Loans**

Sharon M. Cooper
*Rockbridge Region
Mortgage Loan Originator*
NMLS#447853



540-458-3715

www.vamtnmortgage.com



**MEMBER
FDIC**

Wherever you are, we're *here!*

Whether you need:

- Auto • Home • Farm • Umbrella
- Business • Liability Insurances,

Call me to make sure you're getting the best possible coverage for your money!

Robin Heizer-Farris Agent
(540) 460-7243 cell



**Bruce Gardner
Insurance Agency**

Representing **ROCKINGHAM INSURANCE**

Now at 729 N. Lee Highway • Lexington, VA
Just down the hill from Tractor Supply beside Cornerstone



Office (540) 463-6702 Claims (800) 662-5246 Email robin@brucegardnerinsurance.com

FARRIS PRECISION PAINTING, INC.

APPROVED FOR EPA CERTIFIED LEAD PAINT PROTOCOLS

SPECIALIZING IN:

DIFFICULT PAINTING JOBS, CHURCHES, SCHOOLS, INTERIOR & EXTERIOR OFFICES, BARNs, METAL ROOFS, FENCES, NEW, OLDER AND HISTORIC HOMES

COMMERCIAL • RESIDENTIAL • LIGHT INDUSTRIAL • HISTORIC RESTORATION

FOR OVER 35 YEARS, CALL FARRIS PRECISION PAINTING TO GET IT RIGHT THE FIRST TIME!

REPAIRS

GUTTERS
DRYWALL
PLASTER
GLASS REPLACEMENT

PREPARATIONS

PAINT STRIPPING/SANDING
CAULKING/GLAZING
PRESSURE WASHING
MILDEW REMOVAL

COATINGS

EXPERIENCED IN
APPLICATIONS OF ACRYLICS,
ALKYDS, LATEX EPOXIES,
STAIN & NATURAL FINISHES

APPLICATIONS

AIRLESS SPRAY
HVLP SPRAY
BRUSH
ROLL

FREE ESTIMATES • REFERENCES AVAILABLE • CRANE & MANLIFT WORK

CLASS A STATE LICENSE AND INSURED CONTRACTORS

463-9745

FAX 463-9781

P.O. BOX 183 • FAIRFIELD, VA 24435

OVER 35 YEARS EXPERIENCE

**VICTOR G. FARRIS &
ROBIN HEIZER-FARRIS, OWNERS**

farrispainting1@gmail.com

FRESH

Entering our 40th Year!

12187 SAM SNEAD HWY, WARM SPRINGS, VIRGINIA



Estates & Country Properties, Inc.
www.freshstates.com

(540) 839-3101

ALLEGHANY, HIGHLAND, BATH &
ROCKBRIDGE COUNTIES

Larry W. Fresh, Broker

Washington & Lee Class of 1980

(540) 997-5219 • fresh@cfw.com



• Residential • Farms
• Commercial

Terry Kershner
(540) 839-5191 • kersh@tds.net

Harold Higgins, Jr.
(540) 962-8065 • higgins@ntelos.net

Jim Garcia
(540) 691-5812 • standardp@aol.com

Barry Calvert
(540) 969-9606 • bgcalvert@ntelos.net

Tanner Seay
(540) 968-3921 dtseay94@gmail.com

Tenney Mudge
(540) 464-5032 office 540-460-6309 cell/text
properties@rockbridge.net

COVER LISTING



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. **\$985,000!**

UNDER CONTRACT



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 bedroom, 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**



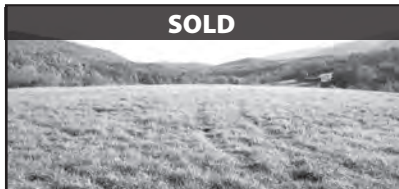
220 GREAT NORTH MOUNTAIN, GOSHEN Custom built brick home of unparalleled quality construction and features situated on 54.28 acres adjoining the National Forest near Goshen. With approximately 7500 square feet of living space, there are 9 bedrooms, 6 full baths, large gourmet kitchen, formal living/dining 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!**



8422 BIG VALLEY ROAD WARM SPRINGS Built in 1982, this passive solar, custom contemporary is situated on 25 acres in Big Valley near Bolar. The main level features open concept LR, DR, and kitchen, sunroom, half bath and office. The second level has 3 BRs, full bath, cedar lined closets, and is stubbed for an additional full bath. Walk-out basement has potential for separate rental or in-law suite with LR, BR, full bath, hobby room, sun room, utility room and mudroom. Built for energy efficiency, the home features 2'X6' construction, metal roof, Hardie board siding, wood stove, Anderson windows, hot water baseboard heat, gravity-fed spring water, and tongue and groove cherry and pine walls and ceilings throughout. Fantastic yard with mature fruit trees, an old barn, beautiful views, plus a 52' X 36' equipment shed with enclosed and heated garage/workshop complete the package. **\$299,000**



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. **\$322,900**



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**



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.

FRESH Estates & Country Properties, Inc.

Visit our second office location at
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**



SOLD

10998 SAM SNEAD HIGHWAY This split-level family home boasts a total of 4 bedrooms and 2 1/2 baths in more than 2200 square feet of living space plus another 950 square feet in the spacious attached 3 car garage. The main level includes three bedrooms, two baths, open concept living room, kitchen and dining room with French doors that open to the sunroom. Beautiful hardwood floors throughout the main level. The lower level has a large family room with fireplace, 1/2 bath, bedroom, and a utility room with second kitchen. Conveniently located between Warm Springs and Hot Springs, this 0.62 acre property also includes a 12'X 24' storage building, public water, heat pump, paved drive and full array of appliances. **\$195,000**



6152 SAM SNEAD HIGHWAY HOT SPRINGS Tastefully 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 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**

TBD DEERFIELD ROAD! 6.35 acres that has it all! Adjoining National Forest across the back boundary, this parcel has Stewart Run, a shared pond with the neighbor and a top of the line deer/viewing stand. **SOLD** with a drilled well, two bedroom installed conventional septic and it's ready for your camp or home! Excellent topography, partially fenced and suitable for partial clearing. Only restriction is an ACP easement from the now defunct pipeline. **\$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**

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. **SOLD** 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 \$249,900**

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. **SOLD** **\$359,900**

Please visit us at www.freshestates.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.

Bridget McClung delivers mortgages with a local, caring touch.

Mortgage rates are still low, making it a great time for a new or refinanced mortgage to purchase, remodel or build your dream home. As the market's ONLY locally owned and based mortgage provider, CornerStone Mortgage Services' Bridget McClung can find you the right mortgage, guide you through the application process, and fast track decisions.

Convenient and safe digital mortgage options are available at <https://cornerstonebankva.com/Mortgage>.

Whether in person, online or using the app, contact CornerStone Mortgage Services¹ today!



Bridget McClung²

Vice President, Mortgage Loan Officer

540.462.6724

bridget.mcclung@cornerstonebankva.com



T. David Grist Headquarters: 54 South Main Street, Lexington, VA 24450; (540) 463-2222

Lee Highway Branch: 719 North Lee Highway, Lexington, VA 24450; (540) 464-8900

Buena Vista Branch: 2235 Beech Avenue, Buena Vista, VA 24416; (540) 261-1604

MEMBER
FDIC



◆ **CornerStone Cares** ◆
www.cornerstonebankva.com

¹CornerStone Mortgage Services NMLS #509209

²Bridget McClung NMLS #453518



City & County REAL ESTATE



Connie Clark
Broker/Owner
540.570.7157

2 East Washington Street • Lexington, Virginia
540.463.7400 • connie@cityandcountyrealestate.com

Chy Clark
Realtor/Owner
540.570.7158

NEW LISTING



124 Windsor Lane

Views of the river and the railroad await you from this lovely brick rancher with attached garage and partial basement situated on 2.014 acres.
Price \$295,000

SOLD



418 Morningside Drive

Two story home within walking distance to downtown and stores with 3 bedrooms, 2 baths, full basement, screened in porch and deck and large yard.
Owner/agent **Price \$249,000**

UNDER CONTRACT



201 Fuller Street

Two story home in great location close to downtown and schools situated on a corner lot with off street parking. **Price \$159,000**

NEW LISTING – UNDER CONTRACT



249 Campbell Lane

Brick rancher walking distance to downtown and VMI and W & L situated on .31 acre.
Price \$139,000



524 Pocahontas St Glasgow

All on one level living is this 3 bedroom 1 bath rancher situated on 2 lots close to Mohawk - great investment property or starter home. **Price \$66,000**

UNDER CONTRACT



1716 Cedar Avenue

Handyman Special - Two story 2 bedroom home with hardwood floors, nice size room and alley access in back. **Price \$45,000**



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



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**

RARE OPPORTUNITY

WADDELL STREET - One of the few remaining parcels of vacant land in the City of Lexington. 2.302 acres with convenient access to the US Route 11 and Main Street corridor. Elevated site with mountain views is zoned Residential Multi-family allowing for construction of single-family, two-family, apartments and townhouses with other potential conditional uses. Property is an easy walk to historic downtown Lexington and nearby schools and parks. **Offered at \$239,500**



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**



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



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**

FITZLEE ST – ATTENTION FIRST-TIME HOMEBUYERS! Check out this lovely tri-level on 4-lots in established in-town neighborhood with lovely mountain views. Features large living room, kitchen, dining area, family room and 3 bedrooms. Freshly painted interior, hardwood floors, replacement windows, updated electric panel and recent roof. Attached double carport, rear patio, paved driveway and large back yard with storage building. **WHY PAY RENT** when you can own for **ONLY \$134,900**



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. **\$169,000**



GOOD ADVICE

**IS IMPORTANT WHEN
YOU'RE INSURING**
one of the largest purchases
you've ever made.



THREE CONVENIENT LOCATIONS
209 South Main Street – Lexington
540.463.7719

2155 Magnolia Avenue – Buena Vista
540.261.2200

703 N. Coalter Street – Staunton
549.885.8189

*Get great coverage, great rates and great
insurance advice from Nationwide.*



Nationwide®
is on your side



2006 Nationwide Mutual Insurance Company and Affiliated Companies. Nationwide Life Insurance Company. Home Office: Columbus, Ohio 43215-2220. Nationwide, the Nationwide Framemark and On Your Side are federally registered services marks of Nationwide Mutual Insurance Company. Not available in all states.



Charles W. Barger & Son

- **LOCALLY OWNED & OPERATED SINCE 1930**
- CONCRETE • CONSTRUCTION • CRUSHED STONE & SERVICES
- VDOT CERTIFIED • FLOOR SLABS • DRIVEWAYS
- FOOTINGS • BRIDGES • BASEMENTS • BOX CULVERTS
- RETAINING WALLS • ENVIRONMENTAL STONE PRODUCTS
- LANDSCAPE STONE PRODUCTS • SAND & GRAVEL
- BLOCK & MASONRY PRODUCTS

**"We Want To Be Your
Concrete Company"**

Call Or Fax
For Quotes
FAX #463-2108

HOT LINE TO DISPATCHER
463-2109
LEXINGTON, VA

FOR FREE ESTIMATES
463-2106
P.O. BOX 778
10 Borden School Road

BISHOP REALTY



459 Lee-Jackson Hwy.
Staunton, VA 24401
540-886-2313
1-800-296-2250



www.bishoprealty.net ♦ email: office@bishoprealty.net



NEW LISTING

CUSTOM BRICK RANCH- Over 3400 finished sq. ft. on main level. 3 BRs each with private bath. 1st floor home office. Large eat-in kitchen, family room with fireplace. Large formal DR, Approx. 24'x30' Living room, great space for entertaining. Situated on 5 acres w/mountain views south of Staunton. O/A \$ 625,000.



WAYNESBORO- Investors/Renovator Special in Waynesboro! Bring your imagination and skills to this 2 bedroom home. Off street parking behind the house. Needs complete renovation. Listed for \$59,900. Mls # 613089



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- Formerly 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

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.**

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

C^{★★★★★} COLONNA & ASSOCIATES, INC.



25 S. Main Street
Lexington, VA



Wolletta Colonna
540.461.4000

CALL US...

For Professional Real Estate Services and Results
Since 1975 • Representing Buyers and Sellers

540.463.7157

www.ColonnaAssociates.com



Jeff Mason
540.461.0210

New Listing



701 Thornhill Road

Charming 4BR, 2BA 2-Story older home with running creek (Saraha 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



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**

New Listing

Under Contract



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**

Commercial, Residential, Apartments, Mini Storage – Call Jeff Mason 540.461.0210

PHOENIX CONSTRUCTION, LLC

328 W. Midland Trail Suite A
Lexington, Virginia 24450



- Design/Build Services
- Custom Homes • Renovations
- Additions • Many Plans Available



PAT HENNIS 540.784.0131 or 540.464.1133

Quality construction at affordable prices.
Lump sum and cost plus contracts available.

JAMES RIVER REALTY



214 S MAIN STREET, LEXINGTON
JamesRiverRealtyVa.com
540.463.2117

Janie Harris | BROKER
540.460.1932



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**



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 VDGIF 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**



Your Pick of 2 Beautiful Tracts with Great Mountain Views on Route 43

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

Tract A: 197.7 acres- \$275,900,
Tract C: 7 acres for \$26,900

jamesriver@verizon.net • 214 S. Main Street • Lexington, VA
Serving Rockbridge, Bath, Allegheny, Augusta, Botetourt and Roanoke Counties





65 Pinehurst Drive

Traditional home including in-law quarters. Main home offers 5 bedrooms, 3.5 baths, living room, dining room, den, family room, and gourmet kitchen. The in-law quarters feature 2 bedrooms, 2 baths, living room, and kitchen. The yard is beautifully landscaped with large deck and sunporch for outdoor enjoyment. \$890,000



3 Meadow Heights Lane

Custom built home (2006) with recent updates and improvements! Sitting at the end of a cul-de-sac, the home offers 4 bedrooms (1st floor MBR), 3.5 baths, 2 fireplaces, kitchen with cherry cabinets and granite counters, and Blue Ridge Mountain views. The finished basement is also set up for the addition of a kitchenette and has a double door out to its own private patio with mountain views. \$495,000



210 Lilly Bell Drive

A superior custom crafted, architecturally designed home completed in late 2016. Located in the The Ponds with commanding views of House Mountain in the distance, the home sits on 1.34 acres of manicured and mature landscaping. Four bedrooms include a first floor master suite, bonus room and three full baths. The chef's kitchen has Cherry custom cabinets, Bosch appliances and granite countertops. \$649,500



PENDING

900 Bowyer Lane

Elegant brick two-story home located on a 0.65 acre lot in the heart of established Providence Hill neighborhood. This 5 bedroom, 3 bath home offers main level master suite with 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. \$645,000



65 Donaldsburg Lane

Come enjoy the Blue Ridge views from this 4 bedroom 3.5 bath contemporary on 4 acres. Vaulted ceilings, large bedrooms, large great room and kitchen with gas fireplace, master suite on the main floor, formal dining room and a first floor office turned to the views. Easy commute to Lexington or Staunton. \$469,000



3334 Brownsburg Tpke

Renovated farmhouse on 278 acres located near historic Brownsburg, VA, overlooking Hays Creek. The home has 3361 SF with 4 bedrooms, 3 full baths, dining room, kitchen, and living room. Numerous farm support buildings include shop, hay storage building, grain bin, and equipment building. Spectacular views from large front porch and in-ground pool. \$1,950,000



J.F. Brown
REAL ESTATE SERVICES



540-464-1776

6 East Washington St.
Lexington, Virginia

View photos of all our listings at
www.jfbrownrealestate.com



117 Meadowview Drive

Adorable 4 bedroom, 2 bath home located minutes from downtown Lexington, VA. The home features 3 fireplaces, walkout basement, central air, and is situated on a large lot with trees. \$285,000



105 Paxton Street

Wonderful floor plan and location. c.1958. Main level offers formal dining room, sunny living room-with fireplace, kitchen, 3 bedrooms and 2 bathrooms. 2723 finished SF with bonus bedroom/playroom in the basement and 3rd full bathroom. The outdoor space is fantastic! Enjoy the back brick patio, large yard and mature trees. One car attached garage and several parking spaces. New gable roof. \$299,000



251 Bobwhite Road

Immaculate seven stall horse barn situated on 18 acres in Amherst County. The barn has a manger's office, tack room, wash rack, bathroom, and feed room. There is an attached finished area, with a separate entrance. There are six fenced paddocks with automatic waterers and run-in sheds. The 120'x175' sanded outdoor arena is just steps away from the barn. \$459,000



Furrs Mill Road

Historic estate located just 2 miles from Lexington along the Maury River. This 50 +/- acres sits atop a high meadow with views of the Blue Ridge Mtns., and a perfectly framed House Mountain. This well maintained home (ca.1815) has 3 bedrooms, 2 baths, updated kitchen, and wide center hall. A stone cottage, with bedroom, bath, and kitchen sits nearby. Riding ring, stable, outbuildings, pasture, and woodlands compliment this most unique property. \$1,599,000

– LAND –

- **Cora Lane** – Excellent building lot (0.79 acres) located in The Ponds at Lexington Subdivision. The lot has views to the west of the Allegheny Mountains with access to public water and sewer. \$39,000
- **Poor House Road** – Perfect location for a retreat on 4.70 acres, minutes from town and surrounded by large farms. Established entrance per VDOT specs, elevated building site, and privacy. Historic Stone bridge is on the south boundary . Recently surveyed \$44,500
- **Dutch Hollow** – 12.37 acres with a hillside spring and commanding views of Dutch Hollow and the mountains beyond, only 4 miles from the picturesque & historic village of Brownsburg. \$85,000
- **The Ponds, Lot 10** – Excellent building site just minutes from Historic Lexington. Build your dream home on this ¾ acre site with views of small creek and ponds in the common areas. Public utilities are available as well as access to clubhouse and swimming pools. \$46,000
- **Wind River** – 3 separate lots (4-6 acres each) with use of private 3.8 tract of 5,000 feet of Muary River frontage. \$65,000 each
- **Fox Rd** - Beautiful building lot, 3.44 acres, that is perked for a 4 bedroom house. Partially wooded with the balance in pasture. \$62,500
- **Wenlock Drive** The 26 acres is located 15 minutes West of Lexington. The elevated parcel offers views of the surrounding mountain and valleys through the trees. BARC High speed internet available! \$89,000
- **Poor House Road** – Perfect location for a retreat on 4.70 acres, minutes from town and surrounded by large farms. Established entrance per VDOT specs, elevated building site, and privacy. Historic Stone bridge is on the south boundary . Recently surveyed. \$44,500



J.F. Brown
REAL ESTATE SERVICES



540-464-1776

6 East Washington St.
Lexington, Virginia

View photos of all our listings at
www.jfbrownrealestate.com

Meet Roger West.

Your local mortgage lender.



Serving Lexington, Buena Vista,
and Rockbridge County.

Roger West

NMLS 196517

(540) 570-0032 mobile
rwest@btjm.com

 **Bank of The James
Mortgage**

www.bankofthejames.bank

Member FDIC | Equal Housing Lender
Loans subject to credit approval.

158 S. Main Street | Lexington | (540) 707-3144

BLUE RIDGE PROPERTIES

Ask your Realtor to make sure your home or property is included in an upcoming edition of the original Blue Ridge Properties.

You'll get great result from having your advertising in the widely-seen Blue Ridge Properties magazine!



DUKE'S

ANTIQUUE CENTER

*20,000 square feet
and over 45 Years!*

An eclectic mixture of furniture,
antiques, collectibles, accessories
& more!

FIND US ON
*Pinnacle Hill off Route 11
North of Wal-Mart.*
LEXINGTON, VA

OPEN 365 DAYS A YEAR • 9AM-6PM
540.463.9511 • DUKE SNYDER
"Emporium for Everything!!!"

Dedicated to Being **Your Personal Mortgage Banker**

JOHN CAMPBELL

Manager/Sr. Mortgage Banker
NMLS #214954, Licensed in VA

540-461-2072

johncampbell@atlanticbay.com
www.atlanticbay.com/johncampbell



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.

ATLANTIC BAY'S LENDING PRODUCTS

- *Construction Loan*
- *Conventional Loan*
- *Energy Efficient Mortgage*
- *FHA Loan*
- *Jumbo Loan*
- *Renovation Loan*
- *Reverse Mortgage*
- *USDA Loan*
- *VA Loan*
- *VHDA*



NMLS #72043 (nmlsconsumeraccess.org) 

Loan programs may change at any time with or without notice. Information deemed reliable but not guaranteed. All loans subject to income verification, credit approval and property appraisal. Not a commitment to lend. Located at 596 Lynnhaven Parkway Suite 200 Virginia Beach, VA 23452.

YOUR NEIGHBOR YOUR COMMUNITY YOUR LOCAL LENDER

Now is a great time to
buy a home. Call me for
a FREE consultation.

SARAH DUDLEY

Senior Loan Officer, NMLS ID#214966

540.784.0120 (c) 540.464.1901 (o)
sdudley@alcovamortgage.com



221 S. Main St, Lexington, VA 24450



ALCOVA Mortgage LLC | NMLS ID# 40508 | (www.nmlsconsumeraccess.org) | Licensed in AL, DC, FL, GA (License# 42101), KY, MD, NC, SC, TN, VA, WV | 308 Market Street SE, Roanoke, VA 24011



Melissa Hennis
 Managing Broker, ABR
 540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins
 Property Manager
 540.817.0207

Ckelkins@howardhanna.com



*Located in the
 Historic Dutch Inn
 114 West Washington Street
 Howardhannarentals.com*



2370 WALNUT AVE BUENA VISTA
 2 Br 1 BA Lower level apartment in a duplex. All new flooring. Close to SVU. Washer and Dryer included. \$750 plus gas, electric, and water billed monthly from owner. Available 5/1/21



183 THOROUGHbred CIRCLE 3 BR 2 BA Townhouse. Available 5/1/21. \$1150 per month plus power, water, sewer. No Pets.



205 FULLER ST. 3 BR 2 Bath home located in Historic Lexington. Partially furnished. Available 8/16/21 \$1400 a month plus utilities. Pet Considered with pet deposit and monthly pet rent.



2047 MAGNOLIA AVE BUENA VISTA 5 BR 1 BA upper level apartment. Downtown Buena Vista. Hardwood floors throughout, Washer and dryer included. \$1000 a month plus power and water billed monthly from owner, Available 07/01



45 HOLLY PARK UNIT 232 2 BR 2 Bath 1254 Sq ft. Available 5/1/21. \$1200 per month plus power. Water billed monthly. No pets.



2067 MAGNOLIA AVE BUENA VISTA 4 BR 1 BA upper level apartment. Downtown Buena Vista. Hardwood floors throughout, Washer and dryer hookup. \$1000 a month plus power and water billed monthly from owner, Available 08/01



2572 BEECH AVE APT 2 BUENA VISTA. 2 BR 2 BA apartment Available 5/1/21. \$900 per month plus power. Water included. Pets Considered with pet rent and pet deposit.



112 HOUSTON ST. LEXINGTON UTILITIES INCLUDED 2 BR 1 BA upper level apartment. Within walking distance to Historic Downtown Lexington. Hardwood floors throughout. \$900 a month. Available 5/1/21

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



Farris Fundraising Services, LLC

Is here to help you!

There are lots of ways to raise money for your club/team/class/school needs and still be safe!

Contact Caleb at calebfarris79@gmail.com and get started with your fundraising today!

Picture yourself at the ROCKBRIDGE RESERVE



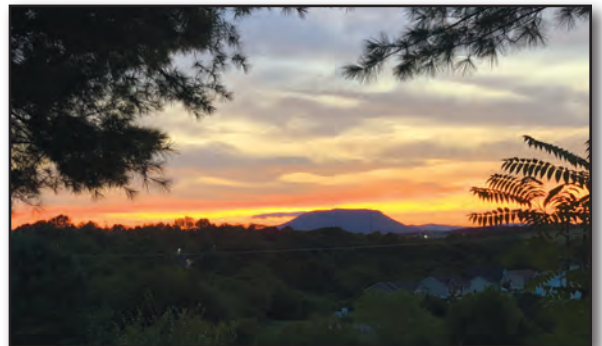
CURATED by Helen

Property Hosting | Home Staging

curatedbyhelen@gmail.com

540-570-6169

Call for a booking, it can sleep seven!





Kimberly Hostetter
 540.460.9182
 hostetterkimberly@gmail.com



Zack Rhodenizer
 434.851.7399
 zackrhodenizer@gmail.com

NEW PRICE!



2588 BIG HILL ROAD

This historic brick home on 283+ acres, circa 1856, has been flawlessly remodeled. The 4,296 sq ft home has 4 BRs, 2.5 BAs, 7 working fireplaces (3 wood, 4 gas) and 3 sitting porches, and is situated on a little over 283 scenic acres. Among several outbuildings are a historic barn set up for horses or cattle with 4 stalls, a tack room, and a sizable hayloft, a greenhouse, a 15 X 30 wood shop, and a 40 X40 machine shop with a six ton lift. The landscape captures the heart of the Blue Ridge Mountains and offers as many possibilities as the imagination will allow. The kitchen has custom cabinets, quartz countertops, commercial grade appliances including a Bertazzoni five gas burner convection oven, undermount farmhouse sinks, large center island, a custom built and hand forged pot rack, modern, streamlined radiators, and the original, historical, cooking fireplace. The upstairs boasts 11 ft. ceilings, custom built-in closets, & a master BR suite & custom designed master bathroom with a tile shower, double vanities and a claw foot soaking tub. The grounds of the property are immaculate! Approximately 45 acres of pastures are fenced and cross fenced, and over 5 miles of maintained woods trails with 4 spectacular view-points are ideal for walking, horseback riding, or ATV's.

\$1,775,000



UNDER CONTRACT!



45 NEWKEN BRAE LANE

\$385,000

Custom-built log home with 4 BRs, 2.5 BAs and an office/study that would make a great 1st floor BR option. Formal living room, family room with wood stove and floor to ceiling stone hearth, large kitchen with hickory cabinets, stainless steel appliances, and oak hardwood floors throughout the first floor. Unfinished walkout basement with 9 foot ceilings. Nestled in the trees and situated on 3.45 acres of wooded and pasture land where wildlife abounds. Blue Ridge Mountain views. Only 10 minutes from downtown Lexington.



2614 CEDAR AVE.

\$249,000

Investment opportunity! Two-story home located on an elevated lot at the end of a wooded cul-de-sac. The first and second level offers 1680 sq. ft., 3 bedrooms, 2 1/2 baths. The finished basement offers 840 sq. ft. private entrance, living room, full kitchen, laundry space, full bathroom & two rooms.

Work with Kimberly Today!

Kimberly is a delight to work with! She is an upbeat, efficient, high-integrity individual who can handle any difficulty with grace and ease. She gets the job done, and seems to have fun doing it, which makes the challenging process-- in our case of buying a home--seamless and smooth. The world needs more like her. I highly recommend Kimberly for whatever your needs may be.

--Nathalie, purchased a single-family home in Lexington, VA.

UNDER CONTRACT!



7 BEVERLY COURT

\$149,000

Move-in ready townhome located in Pikes Place. Immaculately maintained with recent updates including laminate flooring, interior painting, freshly stained front porch and rear deck. 2 BRs/ 2.5 BAs. Desirable end unit with an enclosed privacy deck that leads directly out to the common area. Centrally located near shopping, dining and downtown Lexington. If you are looking for low maintenance living, look no further!

UNDER CONTRACT!



1755 CEDAR AVE.

\$134,000

Charming two story home centrally located in Buena Vista. Offering 3 BR, 2 full BAs, hardwood floors and a well utilized floor plan. First floor master bedroom with full bath, 2 BRs, full bath and laundry area on the 2nd floor. Situated on a double lot w/ fenced back yard and outbuilding. Several updates completed since 2013. Currently used as an investment property but would also make a great property to call home!

UNDER CONTRACT!



305 DIAMOND ST.

\$149,000

Newly remodeled home w/ 3 BRs/1 BA & full unfinished basement. Renovations include updated kitchen, bathroom, electrical, new insulation & heat pump, replacement windows, interior doors, interior painting & more! Oversized lot w/ ample off-street parking. Centrally located near shopping, dining, VMI and W&L.



31 South Main Street, Lexington VA 24450 | 540.463.2016 | lexvarealestate.com



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

Paula Martin
Realtor®, Assoc. Broker



Check out more of my Home and Land listings at:
www.YourRockbridgeConnection.com



Once an infamous tavern, fashionable Inn, renowned boys academy and classical school, Fancy Hill has been a historic landmark know by those near and far!



The Granery is a large, gabled two-story barn with shed extensions. It is spacious, with run-in stalls.

Fancy Hill Estate is a breathtaking piece of history! Being the largest of the famous "Seven Hills of Rockbridge County", this historic Federal style manor features grand white columns, meticulously manicured Williamsburg lawns and is perched on a knoll with gorgeous views of rolling pastures and mountains. Built in the late 18th century, the mansion has undergone renovations, restoration and additions while maintaining its original architectural integrity. 22+ acres offer space for horses, orchards, gardens & public gatherings. The elegant grounds present several buildings including a barn, spacious equipment building and a quaint unfinished office or guest house. This home is currently on the National Register of Historic Places.

Offered at \$1,195,000

Located in the southern end of Rockbridge County, Fancy Hill has easy access to I-81 & Rt 11, perfect for public events.

Close by is a cidery, brewery, winery, the Main Gait Horse Center, the Buddhist Center, Natural Bridge State Park, Natural Bridge Zoo and The Safari Park. This majestic and historical homestead is only 10 minutes from downtown Lexington. Shown by appointment. Feel free to contact us to set a time to visit.

- Originally built in the late 1700s
- 4,413 sq. ft. living area plus outbuildings on 22+ acres
- 4 Bedrooms, 3 Full Baths, 2 Half Baths
- 10 Original working fireplaces
- 2 bay garage with potential apartment above
- Large barn, 3-bay machine shed and more.



Bring your instruments and gather around the fireplace and play some tunes beneath the crystal chandelier. Restored 1809 furniture takes you back to a simpler time.



The original of the two separate entry hallways. Each entry has the original staircase leading to the second story. The wood mouldings are Circa 1800s.



Formal dining room, adjacent to the kitchen, with and painted wallpaper, matching drapes and wood burning fireplace.



Living room with the original fireplace and mantle, antique light fixture and built-in book shelves.



Call Paula today! Tell me what you're dreaming about!
Mobile: 540.460.1019 • Office: 540.463.2016



The Paula Martin Team are Realtors® licensed in Virginia • Property information is deemed to be reliable, but is not guaranteed.

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

Paula Martin
Realtor®, Assoc. Broker



Check out more of my Home and Land listings at:
www.YourRockbridgeConnection.com

Build your Dream Home

More information and photos at our website

Lot Name	Location	Acreage	Price
TBD Laurel Ave.	Buena Vista	0.28	\$25,000
23 Geo. William Ln.	Lexington	0.33	\$49,000
TBD Greenway Place	Buena Vista	0.5	\$49,900
Lot 24, Meadow Grove	Lexington	1.61	\$67,500
Lot 8, Longview Meadow Dr.	Buena Vista	4.55	\$75,000
Lot 2, Ridgefield Way	Lexington	4.6	\$89,000
TBD Jacktown Rd.	Lexington	20.15	\$225,000



- Built in 1936. Many upgrades & renovations
- 4,555 sq. ft. Total living area in 2 buildings
- 4 Bedrooms, 4.5 Full Baths
- 3 bay garage with apartment above
- 10 minutes to downtown Lexington



This spacious, Colonial Revival home is set on 10.38 acres, surrounded by board fencing, perfect for horses. The setting of the Ogden Mansion is in the midst of Lexington's "horse country", with views of the Blue Ridge and Allegheny mountains. In addition to the main house, there is also a 3-bay garage with a beautiful 3 bedroom, 2 bath apartment above – perfect for guests or Airbnb. A list of upgrades and floor plans are available on our website.



- 2,650 sq. ft. with 4 Bedrooms, 3 Baths
- 1.90 acres, short walk to Maury River
- Newly update kitchen and bathrooms
- 28' x 22' workshop and 20' x 12' Garden Shed
- Great Mountain views!



Have you ever wanted to live near the Maury River, in the midst of the Blue Ridge Mountains? This elegant, magnificently maintained 2 story colonial style home perches on an almost 2-acre elevated parcel with views of the Blue Ridge. The landscaping is attractive; mature trees offer shade; a row of pines maintains privacy. We invite you to set up a time to visit. We know you'll love what you discover.



Call Paula today! Tell me what you're dreaming about!
Mobile: 540.460.1019 • Office: 540.463.2016



The Paula Martin Team are Realtors® licensed in Virginia • Property information is deemed to be reliable, but is not guaranteed.

DREAMING OF *Country Living?*



FARM CREDIT KNOWS THE WAY!

One thing that makes Farm Credit different than any other loan service is we deal exclusively with rural real estate. That means we understand the true value of the land. Our loan officers are committed to providing peace of mind about your decision and will walk with you through the entire process.

Financing that is as unique as the property you want to buy.

LOANS FOR:

- Home purchase, construction and refinance
- Large and small tracts of land – no acreage limitations
- Barns or buildings
- Fences and roads
- And much more!



FARM CREDIT

Loans for
Farms, Homes & Land!

800.919.FARM (3276)

FarmCreditofVirginias.com

