

BLUE RIDGE PROPERTIES

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See page 18



**Large Estate on Henry Hill In Fairfield with
12 Acres and Breathtaking Views**



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MAY 2022

**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
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www.jwmre.com
540-463-7080



2276 Little Calf Pasture Hwy, Swoope VA



Mt. Alta Farm is a legacy western Virginia farm comprising over 570 acres of premier property with well over 1 mile of the Little Calpasture River in Augusta County. Gracious mid-century owners' residence perched attractively on an elevated knoll with unobstructed mountain views of Elliot Knob (4,463' elevation) features 5 bedrooms and 3.5 baths on one level with formal and informal living areas and fireplaces. Farm manager's house offers income potential or lodging for guests. Two large barns include potential for horses and excellent storage for hay and equipment. Strategic watering system and cross fencing allow for rotational grazing and optimize the water resources of the farm.

\$1,695,000



Prescott Trail - 2.1 Acres



E Ridge Drive - 2.13 Acres



Pleasant Valley Rd - 4.9 Acres

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

\$34,900

Over 2 acres with breathtaking long range mountain views situated among scattered hardwoods. Surrounded by other high quality properties, this is country living but just minutes from Lexington. Features include a private road and underground utilities including fiber internet! Protective covenants apply.

\$35,000

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

\$72,500

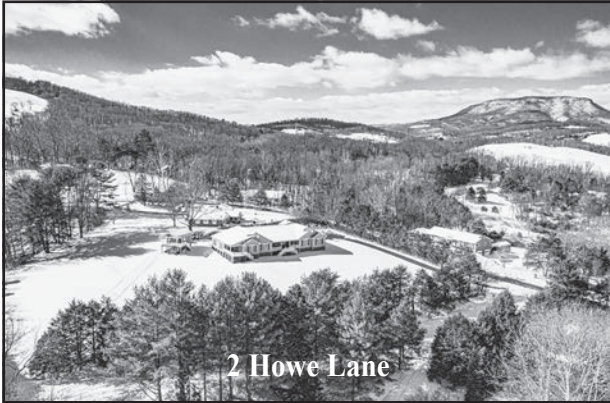
Will Moore, ALC | will.moore@jwmre.com | 540-460-4602





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2 Howe Lane



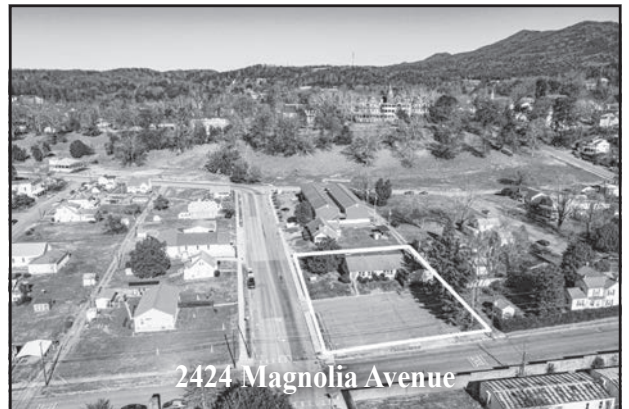
515-517 S Main Street

Premier location just minutes from historic downtown Lexington offers long range mountain views, over 3,000 SF of one-level living, and an exciting array of outdoor spaces. Sited perfectly on its almost 1.5 acres of mostly level lot, this immaculate residence features generously apportioned spaces, closets and storage throughout including voluminous great room with cathedral ceiling, large windows, gas fireplace, and granite bar area, light-filled sun room with gas fireplace, and expansive master suite with walk-in closet, double vanities, and jacuzzi tub and shower. **\$535,000**

Located on a prominent corner of Lexington's highly desirable historic residential district, the property features three income-producing apartment units with easy walkability to historic downtown. An exciting investment opportunity and chance to restore to a single-family home in the future, the property consists of two two-bedroom units on the main level and one one-bedroom unit on the lower level. Each unit has one full bath and its own laundry facilities. Total monthly rent for the property is currently \$2100. Rare opportunity! **\$299,000**



4373 S Lee Highway



2424 Magnolia Avenue

Exceptional business location and immaculate auto shop conveniently located on U.S. Rt. 11 at I-81 Exit 180 near Lexington and Natural Bridge. County Auto has operated successfully at this location for 12 years with two oversize 10' x 10' bays, professional office, and reception area with restroom. Business zoning (B-1) and loyal customer base allow for continuity of business or numerous other uses. Plenty of storage, large level parking area, and high visibility with average daily traffic of 3,600 vehicles. **\$399,000**

Premier Buena Vista commercial location less than one block from Southern Virginia University offers versatility of use and excess parking of 21 spaces situated on 8 city lots zoned mixed use. Currently built out with 10 offices, conference room, break room, reception areas, and three bathrooms, the flexible floorplan is well-suited for single or multi tenant occupancy. Large flat side yard provides opportunities for outdoor use. Desirable corner location on Magnolia Ave (Rt. 501 Bus.) and E 24th St. **FOR SALE OR LEASE. \$275,000**

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65 Raphine Walnut Lane, Raphine VA

Historic 1898 farmhouse on 3.13 acres built by the McCormick family is updated for modern living while still retaining its historic charm. 1st floor offers spacious parlor/1st flr master w/ bay window, family rm, dining rm w/ bay window, eat-in kitchen/breakfast rm, full bath. 2nd floor provides 4 bedrooms and 3 baths, large storage closet, laundry closet, and attic stair entrance. 2nd floor hallway opens to the two-story back porch and connects to the former servant's quarters, now converted into 1st & 2nd floor office spaces (an additional 162.5 Sq Ft each). Sip coffee on one of the covered porches as you watch the sunrise, cool off in the in-ground pool, relax the day away in the hot tub, enjoy alfresco dining under the pergola, or gather around the firepit to end your day. This home has something for everyone and can accommodate large families or gatherings. The circle drive off the lane leads to a garage with concrete floor and ample space for 2 cars plus storage/workshop area. Additional driveway and parking off of VA 606/ Raphine Rd provides plenty of parking space for your family or guests. Updates include new siding in 2020; 400-amp electrical service; zoned heating and cooling; replacement windows; new lighting; renovated kitchen with open shelves, white cabinets, granite countertop, stainless appliances, gas cooktop, and new pendants over island; new vanities in 2nd floor Master and Hall Bath; finished downstairs Office in former servant's quarters, Updated Electric, Plumbing & HVAC; RANA fiber internet. Don't miss your chance to own a bit of history in the charming village of Raphine, just minutes to historic Staunton, Lexington, Washington & Lee University, and Virginia Military Institute!

\$549,900



321 Tucker Kerr Lane, Lexington VA

Stately brick home on over 66 acres boasts 4 bedrooms, 2.5 baths. Located just 4.5 miles from downtown Lexington, this 3328 sq ft home is nestled into the rolling hills facing House Mountain. The formal living room features a gas-log fireplace. Both living and dining rooms are lined with picture frame wainscoting. The spacious kitchen is a cooks dream with its beautiful oak cabinetry, Corian countertops, propane cooktop, abundant storage, and large breakfast bar adjacent to the generous breakfast room containing a wood-burning fireplace and brick floors. The cozy library/office space has its own wood-burning fireplace and built-in shelving. Abundant windows, cathedral ceiling, wood stove, and dry bar create a serene, light-filled sunroom you'll want to live in during all four seasons.

\$815,000

Lori Parker, ABR, E-PRO

540-570-9007 · lori.parker@jwmre.com





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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. **\$425,000**



271 New Cameron Drive

Located on a cul-de-sac in the Country Club area and offering generous space, this home has 4 bedrooms and 2.5 bathrooms. First floor offers a formal living room, open dining area and kitchen and a family room with electric fireplace. Second floor hosts enormous master suite with large bath and walk-in closet, three additional guest bedrooms and a full bath. The back deck overlooks the back yard, which has various play areas. Attached double car garage offers additional storage. **\$395,000**



254 Elm Avenue

Enjoy this wonderful brick home perched atop of a Buena Vista lot with distant mountain views. Home offers a living room, kitchen with eat-in area and large family room with a fireplace. 3 bedrooms, including a master suite, and two full bathrooms. In addition, a nice office is located off the back side of the house with exterior access. Massive amounts of storage in the three storage buildings. One building set up as a workshop with electricity and the other two large buildings are brand new and never been used. **\$220,000**



High Meadow Dr. - .52 Acres

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



Shaner Hill Dr. - .51 Acres

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



PENDING
106 W McDowell Street

This beautiful stone home is located two blocks from Main Street and is in impeccable condition. With every ounce of charm, this 4 bedroom, 4 bathroom home is move-in ready. First floor hosts a formal living room with wood floors and access to the side covered porch, a formal dining room, first floor bedroom, kitchen and den. Newly added den offers a cozy space with exposed rock walls and exterior access. 3 bedrooms and 3 full bathrooms located on the second, including a master suite. One of a kind! **\$519,000**



PENDING
622 Stonewall Street

Fantastic home in the desirable Providence Hill neighborhood and just minutes from the Woods Creek Trail! Home has 5 bedrooms and 3.5 bathrooms. Living room has built ins and fireplace and opens to dining area. Kitchen has been recently renovated. Second floor has master bedroom and renovated full bath. Third floor is home to 3 bedrooms and one fully renovated bathroom. Lower level is a walkout basement. Screened in porch and back deck overlook large city lot. **\$445,000**



PENDING
54 Rabbit Run

Adorable one bedroom, one bathroom cabin is in immaculate condition on 31 acres. Cabin offers living room with wood stove, kitchen with new appliances, large sunroom and laundry room. The expansive sunroom offers flex space perfect for an extra sleeping room or office. Enjoy the fantastic views from the wrap around deck or the fire pit area. Also hosted on the property is an old root cellar and a spacious machine shed. **\$319,000**



PENDING
119 Wallace Street

Fantastic location in the City of Lexington! Located across from Brewbaker Field and two blocks from Main Street, this home has access to all of the town's amenities. One level living home with 4 bedrooms and 1.5 bathrooms. Front door enters into bright living room with gas log fireplace and leads to the open dining. Kitchen adjoins the dining room and has exterior access. Fantastic workshop and storage area, along with a carport. Enjoy being steps away from the park and pool! **\$224,500**

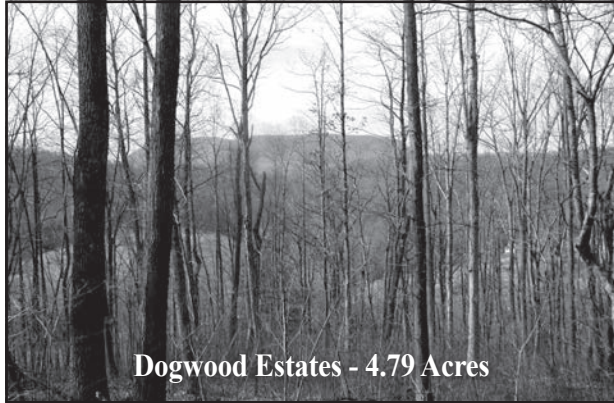
Kara F. Braddick, GRI, CRS, ABR, e-PRO
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Dogwood Estates - 4.79 Acres

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**



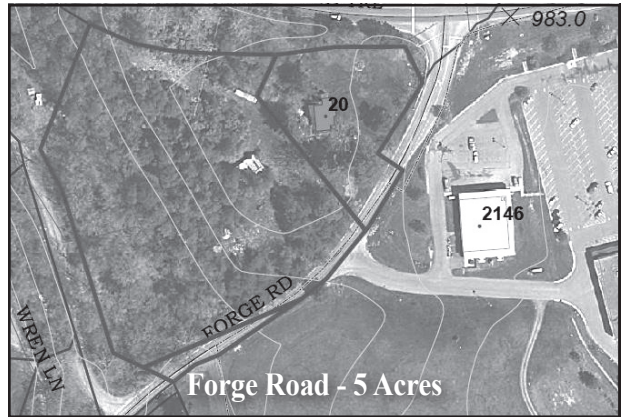
Bayberry Lane - 3 Acres

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**



Sehorn Hollow - 37 Acres

Secluded in the mountains of Western Virginia located only 20 minutes from Lexington. Off the grid camp features stunning views of mountains in all directions, bedroom, two small bathrooms, and kitchenette/living area. Several large storage facilities, year round stream, easy access road, and teeming wildlife make this the ultimate mountain retreat. **\$275,000**



Forge Road - 5 Acres

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

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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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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



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170 Woods Edge Dr.
Lexington



2.35 acres \$749,000

- Meadows at Woods Creek Subdivision
- 3,544 ft² finished. 1,100 ft² ready to finish!
- 4 Bedrooms, 3 Full Baths, 2 Half Baths
- Walk to the golf course, swimming or tennis!



508 S. Main St.
Lexington



.46 acres \$549,000

- Easy 3 block stroll to downtown Lexington
- 2,559 ft², 3 bedrooms, 2.5 baths
- Mature landscaping/trees. Large elevated deck.
- Basement workshop with exterior access



492 Greenhouse Rd.
Lexington

1.27 acres \$438,000

- 3,022 ft² elegant restored 1870's home
- 5 Bedrooms, 4 Full Baths, 1 Half Baths
- 1.27 ac. just a minute from Lexington
- History as successful Bed & Breakfast



Jessie Taylor, Realtor®

Paula Martin, Realtor®

Steve Martin, Realtor®

Why work
with the
**Paula Martin
Real Estate Team?**

Here are some good reasons!

- 20+ years of experience
- We've helped over 600 clients.
- Over \$180 million in real estate sales.
- In 2021 – participated in 73+ transactions
- In 2021 – achieved \$22.5 million in sales.
- In 2021 – our sellers sold for 98.5% of their list price.
- In 2021, on average, we sold a property every 5 days.

We invite you to give us a call and let our experience guide you with the purchase or sale of your home.

**Pearls
from
Paula...**

Tips for Homebuyers in 2022

1. Know what you can afford.
2. Get pre-approved!! If you have not, we can recommend some local lenders to you.
3. What are your non-negotiables? *Check with spouse!*
4. Explore other ways to buy your first piece of real estate. Get creative!!
5. Get smart about the process. We are here to help answer any questions you may have.

Courtesy of The Washington Post.
Read more tip details here:
<https://wapo.st/3jq9ljZ>

Office: 540.463.2016

Mobile: 540.460.1019

For Updates, follow us on  &  @PaulaMartinTeam



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

JAMES RIVER REALTY



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JamesRiverRealtyVa.com
540.463.2117



Janie Harris | BROKER
540.460.1932



8 Coe Place, Lexington.

Traditional and contemporary merge in this beautiful, updated Cape. The kitchen is truly the heart of this home, opens onto a large breakfast area and into a spacious den with wet bar and features a gas range, custom raised panel cabinets, black granite counters & lots of space for meal prep and entertaining. The 1st level Primary suite is enormous and has its own sitting area, walk in closet and bath w/jetted tub. Formal living room and large dining room, office, laundry and full bath complete the 1st floor. Upstairs has a hall reading nook, full bath, 3 Bdrs one w/ connecting exercise room/walk in closet for loads of storage space. **\$729,000**



107 E Washington Street, Lexington

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



UNDER CONTRACT

19602 Main Street, Buchanan

Elegance abounds in this stately brick home located in the picturesque town of Buchanan. The wide entry hall serves almost as a room unto itself and leads to a spacious formal living room with fireplace, library, den, and kitchen on the first level for wonderful flow and ease for entertaining. 4 bedrooms upstairs with two additional rooms that could be finished as nurseries, media rooms, or office spaces. Home is listed at a bargain price for an as-is sale and to allow buyer to perform kitchen & bathroom updates of their choosing. Don't miss this one! **\$309,000**



75 Park Place, Lexington

Great commercial/business tract located off of Park Place in the always desirable Rt. 11 North Corridor. Property has been cleared and prepped for a holding yard with a flat, fenced , graveled pad already in place but could have many other uses for a business looking for ease of access from Rt . 11 or I 81 but with an element of privacy. Public Water and sewer available and natural gas line runs right along the lower edge of the property for easy connection. **\$229,000**



TBD Turnpike Road, Lexington 70 acres

Outdoor lovers take note! This mountain land borders National Forest and is perfect for those looking to hunt, hike, or just enjoy the beauty of nature. A cold weather spring runs through the trees. There is harvestable timber on the property. Wildlife abounds throughout this land and the mountain views through the trees are unparalleled. Call Mary Beth for more information 540.460.0753 **\$149,000**



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550 BORDEN RD #11

1 BR 1 BA BR Condo in Borden Commons close to W&L .
Central heat and AC, dishwasher, washer and dryer. \$800 per
month plus power, water, sewer



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203 N MAIN STREET

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203 N MAIN STREET

Unit 3 695.00 per month 1 BR 1 BA 450 Sq Ft. All utilities
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Unit 5 Studio Apartment 250 sq ft with utilities included. On
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Unit 3 B 1 BR 1 BA 490 sq ft with utilities included. On site
shared washer/dryer



4302 PLANK ROAD, NATURAL BRIDGE

This home is ready to be brought back to life! This brick 3
bedroom 1 bath home was built in 1800 and is situated
on 26+ picturesque acres. Beautiful details in the trim,
windows, and mantels. **\$330,000**

FOR SALE



1190 REID ROAD

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

Land Listings

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

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

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

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



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Jeff Mason
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Sold



1458 Old Buena Vista Rd

This unique contemporary home set on 3+ acres boasts a 360 degree view of the Valley, the Allegheny and Blue Ridge Mountains. Old oak trees, select blooming trees and flowering gardens provide a perfect setting for the residence. The property's large decks and terraces are perfect for outside dining and entertaining and the large casement windows and sliding doors help bring the scenic outdoors in.

\$520,000

Commercial Property!

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

Commercial Property



For Rent

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UNDER CONTRACT



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



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



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



10401 MCGRAW GAP ROAD Fantastic views at 2600' elevation off the deck of this Geodesic home near Hot Springs. Situated on a self-sufficient 693 acres, this property has it all to escape the craziness of today's world. The main home has approximately 2500 sq ft of living space on three levels. The design is energy efficient with multiple sleeping areas, open kitchen and 3 full baths. There is a second round home on the property with approximately 750 sq ft of living space with living room, kitchen, two bedrooms and 1 full bath. Both homes have public water, and electricity, but also a cistern water system and solar energy battery back up in the event of power loss. Very nice acreage with multiple outbuildings, garden area, fruit trees and a pond. Unique and interesting property! **\$299,900**



UNDER CONTRACT

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



602 MIDLAND TRAIL COVINGTON Stunning and completely renovated Victorian home located in the historic Rosedale district! Immaculate 3 story Victorian home built in 1899 and listed on both the National Register of Historic Places and the Virginia Landmarks Register. This 5 bedroom 1.5 bath home features a large living room with bay windows; dining room, eat-in kitchen new appliances and solid wood cabinets. Decorative 3 story staircase, original hardwood floors and trim throughout with upgraded electrical and new water heater. The exterior features traditional Victorian decorative trim on the wrap-around front porch, spacious screened back porch both with new roofs and a two car garage. Own a piece of history! **\$259,000**



SOLD

TBD OLD PROVIDENCE RD 919, RAPHAINE Create your dream home on 20 picturesque surveyed acres with commanding long range mtn views. Conveniently located midway between Lexington & Staunton. This exceptional property offers long road frontage & high quality improvements for horses & other livestock including 20 gpm well. Multiple pastures with extensive fencing for turnout options, lanes between pastures, 3 custom built run-in shelters, plus automatic waterers. Full property access via gated gravel driveway to ridge-top. Multiple home-site locations to enjoy the long range vistas. Close to Washington & Lee Univ, Virginia Military Institute, Virginia Horse Center, riding trails, agri-tourism, wineries and breweries. Adjoining 1.48 acre lot may also be available. Come see this exceptional property. **\$310,000**



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



SOLD

2814 KANAWHA TRAIL COVINGTON 46.71 acres in beautiful Alleghany County! With direct road frontage on Route 311, this is the IDEAL mid-sized parcel. Outstanding entrance road and driveway meandering through the woods to the 1805' elevated building site. Great topography, southern exposure view and very private. Has some frontage on Dunlap Creek to play in the water and located to take advantage of both Virginia and West Virginia attractions. **\$149,900**

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



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



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



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



1656 RIDGE ROAD Delightful 1950's cottage in a private setting near Millboro. Situated on 1.8 acres with views of Walker and Mill Mountains, this two bedroom 1 full bath home is in excellent condition with vinyl siding, metal roof, hardwood floors, partial basement and quality construction throughout. Multiple outbuildings, including 34x20 detached garage with workshop!. The perfect manageable, affordable home. **\$119,900**



211 BEECH STREET Great starter home or investment property in the City of Covington! Convenient location and close to Public Schools! With over 1700 square feet of living space, this two story home has high ceilings, hardwood floors and large well-appointed rooms. Full array of appliances and could be sold semi furnished! The half wrap-around porch and large backyard provide plenty of outdoor space to enjoy the quickly approaching warmer months. Perfect renovation home! **\$84,900**

FRESH ESTATES PARTIAL LAND LISTINGS

0 NALLEY'S CIRCLE Lot 5 located in the Phase I area of Woodland Hills in Falling Springs. This 3 acre home site offers beautiful mountain views and is just minutes from access to the Jackson River, Lake Moomaw, as well as Cliffview and the Lower Cascades Golf Courses. This quiet neighborhood is a true gem in Alleghany County. Compare the value of this lot to others in the area! **\$38,500**

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

TBD SAM SNEAD HIGHWAY! Within sight of The Homestead Old Course, this 1.31 building lot fronts Route 220 mixed among the beautiful Victorians and edge of commercial growth. Zoned R-2 with public water and sewer. Many possible uses. Absolute investment price at **\$59,900**

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

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

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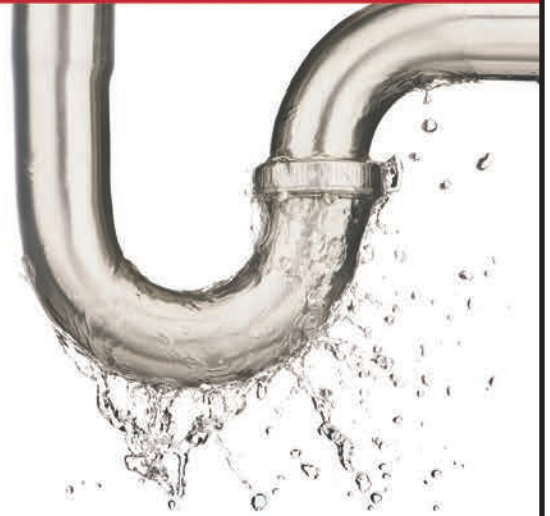


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Augusta Co.-Newly renovated 3 bedroom brick ranch with full unfinished basement on 8.81 acres. Updated plumbing, HVAC, refinished wood floors and a full unfinished basement w/ garage are some of the amenities. 2 fireplaces. 1.5 baths. Some fencing. Great for animals or some organic farming. Convenient to Waynesboro, Fishersville and the interstates.
\$ 369,900. #626018



FAIRFIELD-This 2 story Farmhouse (Circa 1915) The first floor has a family room, parlor, dining room and kitchen with a large foyer. The primary BR has an ensuite bath plus 2 more bedrooms on the second floor and an office. Dwelling has a new roof and many other recent upgrades. There are a number of outbuildings, partial fencing and spring. Situated on 4.49 acres. The property is convenient to I-81, Rt. 11 and about 15 minutes from the VA Horse Center, plus all that Lexington offers. Offered at **\$ 325,000. #625827**



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



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

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