

BLUE RIDGE PROPERTIES

FRESH ESTATES & COUNTRY PROPERTIES, INC.

See pages 9 - 10



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11.21 Acres With Spectacular Views
Of The North Mountain Range Only
Minutes From Lexington!**

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

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James Wm. Moore
Real Estate Co.

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



307 Swope Lane

Premium 67+ acre legacy farm situated moments from Fairfield on a winding country road. Main residence offers one-level living with a multi-generational lower-level living space. Long-range mountain views, wood-burning fireplace, custom country kitchen, and spacious master suite. Among many farm amenities are 2 barns with 12 total horse stalls, cattle working facility, quality grazing grasses and fences, and an abundance of water. The property's gentle terrain, serene setting, valuable improvements, and accessible location provide first class opportunities for horses, cattle, and agribusinesses such as viniculture, events, and pet boarding.

\$1,670,000



111 S Jefferson Street

Well-appointed historic residence (c. 1820) centrally located in downtown Lexington offers a rare turn-key residential opportunity in the C1 commercial zoning district. Meticulously restored to the finest detail in 2007, the property now combines the grace and charm of an historic Lexington residence with fully updated modern amenities. Luxurious enhancements include an inviting kitchen format with custom cabinetry, high-quality appliances, and venting system, full upgraded replacements to the electrical, plumbing, roof, HVAC systems, and stone foundation. Rebuilt chimneys redesigned on Rumford principles to increase efficiency.

\$1,295,000



100 Sallings Mountain Road

Situated on 4.67 acres along a quiet country road, this stunning custom log home offers luxurious living experience among the mountains of southern Rockbridge Co. Inside, magnificent great room features a cathedral ceiling with exposed cypress logs, towering stone fireplace, a view-oriented wall of oversized windows showcasing mountain views, and an open kitchen with gorgeous wood cabinetry and stainless appliances. Main level master suite provides a one-level living opportunity, while upper-level suite and lower-level bedroom suite, home office, and family room with fireplace provide plenty of living space. Outdoor areas abound including wraparound deck with porch swing, lower-level walkout patios, firepit, in-ground saltwater pool and 2,400 SF shop building.

\$799,000



194 Bell Road

Mile Tree Hill (built 1938) - Named for a venerable oak marking one mile from the old Lexington courthouse, this enchanting 10-acre estate offers one-level living on sprawling grounds with easy walkability to downtown Lexington. Situated among hundreds of boxwoods, formal gardens, and its famous Rock Garden, the well-maintained residence occupies the pinnacle hilltop setting and consists of 2,138 SF, 3BR, and 2.5 baths including large formal living room with gorgeous moldings, fireplace, archways, and 10' coffered ceiling; master suite with tile bath and double vanity; sunroom; family room with coffered ceiling and wood stove; and quality architectural features.

\$699,000



3147 Glasgow Highway

Historic mid-1800s Victorian cottage nestled against the Blue Ridge Mountains exudes timeless elegance and charm on almost 5 acres of gorgeous grounds. Inside, impressive historic architectural features abound including towering 10' ceilings, hardwood floors, bay windows, original door transoms, bold moldings, and 7 non-operational coal burning fireplaces with ornate mantels. Double front parlors, expansive formal dining and large kitchen with propane range and Viking exhaust hood. Previously operated as a bed and breakfast, the property's accommodations include convenient first floor master suite with laundry room and four additional upstairs bedrooms.

\$649,000



7386 Sam Snead Highway

Stately 1920s residence elegantly situated at the entrance to the Omni Homestead Resort and downtown Hot Springs offers 7 bedrooms and 3½ baths on three finished levels with countless sophisticated historic architectural elements including stunning hardwood floors, grand center entry hall with pocket doors and magnificent staircases, 10' ceilings, natural wood doors and moldings, tiled bathrooms, and wood-burning brick fireplace. Irreplaceable location with easy walkability to the shops, dining experiences, golf course, spa, and pools of the Resort.

\$599,000

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





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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**

Pearl Ridge Lane - 21 Acres Over 21 acres in pastoral Rockbridge County offers incredible opportunity for a country estate 15 minutes from historic Lexington, Virginia. Select features include dramatic House Mountain views from multiple building sites, exciting mix of fields and forest, year-round brook and ephemeral stream, and frontage on two hard-surface state maintained roads. Surrounded by other stunning country properties, this quiet setting provides close proximity to 31-acre Lake Robertson and its nearly 600 acres of recreation area as well as large tracts of George Washington National Forest, the Virginia Horse Center, W&L, and VMI. **\$169,000**

Kersey Road - 22 Acres Over 22 acres privately situated along a quiet, state-maintained country road offers supreme views of the Blue Ridge Mountains from gorgeous hilltop building sites. Consisting of three separate parcels with three approved drainfield sites offered as one property, this exciting offering features future division potential, long road frontage, existing winding entry road, and premium wildlife habitat for hunting and recreation. **\$149,000**

E Whistle Creek - 7 Acres Rare 7.16 acre elevated building site, comprised of two separate tax parcels, privately tucked away in Rockbridge County less than five minutes from historic downtown Lexington, Washington & Lee, and the Virginia Military Institute. Exceptional opportunity to custom build taking advantage of mountain views in multiple directions including the Blue Ridge and House Mountain. Situated on a state maintained road with two septic locations previously approved and electricity already on site! **\$129,000**

Pinehurst Drive - 0.5 Acres Rare One-half acre building lot with level open building site overlooks the Lexington Golf and Country Club's 18-hole golf course. Well established premier neighborhood offers open space and public utilities. Located a short distance from historic downtown Lexington, W&L University, and VMI. **\$119,900**

Longview Meadows - 2.6 Acres Picturesque 2-acre residential lot in the coveted Longview Meadows subdivision offers private parklike setting among scattered hardwoods. Property is located on a quiet state-maintained road surrounded by pastoral landscapes. Only minutes to downtown historic Lexington, Virginia, Buena Vista, Washington and Lee University, the Virginia Military Institute, and Southern Virginia University. **\$54,900**

Woodridge Lane - 0.25 Acres Established building lot in the coveted Woodridge subdivision offers a highly desirable site for a new home located minutes from historic downtown Lexington, Washington and Lee University, and Virginia Military Institute. The neighborhood's quiet streets offer views of the iconic VMI Post and provide a starting point for more adventurous walks to Jordan's Point Park, the Maury River, Woods Creek Trail and Chessie Trail, all within approximately 1 mile. This well-located parcel adjoins Woodridge open space area, which includes a small playground and picnic area. **\$48,900**

Jeb Stuart Drive - 2 Acres Over 2 acres of rolling wooded property with excellent mountain views on a private road offers an exciting opportunity to build a new home in a secluded setting. Located minutes from thousands of acres of National Forest, Cave Mountain Lake, Natural Bridge State Park, Jellystone Park camping and RV park, and the James River, there are nearby activities for everyone. Explore the gorgeous surrounding mountains and countryside and enjoy close proximity to historic Lexington, Glasgow, and Buena Vista. **\$39,900**

Sweet Grass Lane - 0.50 Acres Gorgeous ½ acre open building site with sensational Blue Ridge Mountain views is well-located in the GreenWay neighborhood just steps away from over 30 acres of common land including approximately 7 acres of fenced pasture for horses, 8 acres of forest, a year-round stream, walking trails, 3-stall horse barn, and large 3,600 SF community barn for storage, events, workshop, and more. Developed with conservation design principles that prioritize wildlife habitat preservation, open space, and green building, GreenWay's thoughtful layout prioritizes privacy, accessibility, and stunning viewshed for each property owner. The neighborhood provides water via a system of wells to all residences, and common area is available for your horses, hobbies, and recreation. **\$39,900**

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930 Thornhill Road

A fabulous property located in the City of Lexington! This five bedroom home was renovated in 2010 and has so much space. Fantastic open floor plan with large kitchen offering tons of cabinetry and huge pantry, formal living room, family room and separate dining room. The office has beautiful built-ins and a wood burning fireplace. Wonderful master suite offering walk-in closet, master bath and access to the laundry room. Additional guest rooms located on the second floor, along with a guest bathroom. Outdoor space is amazing on the huge 1.3 acre city lot. Perfect space for outdoor activities, including a basketball court. Additional outdoor storage space in the two storage buildings. **\$625,000**



4 McCormick Street

Located in the City of Lexington, this fantastic 3 bedroom, 3 bathroom home has so much to offer! Brick ranch offers a living room with wood burning fireplace, dining room and a brand new upgraded kitchen with stainless appliances, granite countertops, TONS of work space and brand new cabinets. First floor master suite with newly renovated master bathroom including a tiled shower. Lower level offers space galore and perfect for a bonus room, additional sleeping room, workout area or rec room. Plenty of storage in the unfinished portion of the basement, which also houses the washer and dryer. Three seasons sun room leads to a single car carport. **\$385,000**



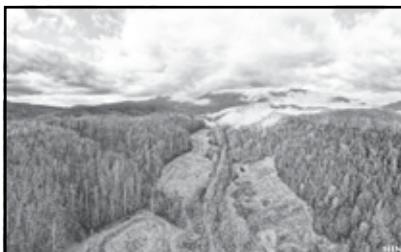
208 Union Run

Exciting opportunity to own a 1860's farmhouse on 12 acres. Property is located just minutes from Lexington and has endless opportunities. 3 bedroom, 1.5 bathroom farmhouse is ready for renovation and includes living room, dining room with back staircase, bonus room, kitchen, pantry and mudroom. Plenty of space for recreation throughout the 12 acres. There is a large barn and two storage buildings. Beautiful spring fed pond with perch and small mouth bass. Farmhouse is located towards the front of the property and is surrounded by hardwoods. Whether hunting, fishing, tinkering or enjoying the privacy, this property has it! Sold in as is condition. **\$349,000**



3824 Lombardy Avenue

If you are looking for a property to make your own, this is it! An exciting opportunity to renovate this 3 bedroom, 1 bathroom farmhouse style home located on a large city lot in the City of Buena Vista. Two story home has expanded kitchen with lots of countertop space and storage, dining area, living room and mud room. Lower level is home to one bedroom and a full bathroom. Yard is fully fenced and has lots of mature landscaping. Large storage building. **\$155,000**



Waterloo Drive - 42 Acres

A fantastic opportunity to own 42 acres in the midst of the foothills of Rockbridge County. Located about ten miles on the west side of Lexington, this property has so much to offer. A mix of open, pasture area, which would be ideal for grazing or building a home and hardwoods. Wonderful opportunity for hunting as wildlife flourishes throughout. Running parallel to Waterloo Drive, is a fantastic, steady stream. Whether you are looking for recreational or place to build your home, this property is it. **\$240,000**



Shaner Hill Drive - 0.51 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. **\$69,000**

Kara F. Braddick, GRI, CRS, ABR, e-PRO
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RIVERMONT HEIGHTS SUBDIVISION LOTS FOR SALE



Pathfinder Drive, Lot 7

Building lot, .359 acres in Rivermont Heights Subdivision. Winter views of the Blue Ridge Mountains. Water available. Shared maintenance of gravel driveway for Blk 5, lots 3-7. Listed below tax assessment! **\$10,000**

Cresthill Drive, Lots 2, 3, 4

Three building lots totaling 1.179 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Easy access to Buena Vista, Lexington, and I81. Water and sewer available. **\$24,000**



Pathfinder Drive, Lots 3, 4, 5

Three building lots totaling .89 acre in the Rivermont Heights Subdivision in Rockbridge County. Easy access to Buena Vista, Lexington and I81. Water and sewer available. Gravel driveway in place with shared maintenance by Lots 3-7. Views of the Blue Ridge Mountains in winter. Priced below tax assessment. **\$26,000**

Cresthill Drive, Lots 13, 14

Two inside building lots totaling .79 acres and offering views of the Blue Ridge Mountains. Located in the Rivermont Heights Subdivision near the Maury River. Water and sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment. **\$29,900**



Cresthill Drive, Lots 7, 8, 9

Three building lots totaling 1.44 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment. **\$39,000**

Lori Parker, ABR, E-PRO
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214 S. MAIN STREET, LEXINGTON
JamesRiverRealtyVA.com
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Janie Harris | BROKER
540.460.1932



30 Edgewood

Beautiful brick ranch just on the edge of Lexington, easy one level living, 4bedrooms , kitchen , den , formal dining room, living room, large patio opening onto a gorgeous landscaped yard accessed and all by a wide paved driveway. **\$629,000**



UNDER CONTRACT

10772 Sam Snead Highway Hot Springs

Welcome to "The Patch." If F. Scott Fitzgerald had a mountain retreat, this would be it! A unique combination of rustic elegance, this gorgeous home is one-of-a-kind. The stunning formal living room opens onto a stone patio & is framed with floor to ceiling windows allowing the natural light to emphasize the marble fireplace & gleaming hardwood floors. Above the multi-car garage is a private 2 bedroom, 1 bath apartment. The manicured 3 acre lawn has mature plantings, a pergola, & is just perfect for entertaining. Located just moments from the Homestead, this property is a once in a lifetime opportunity. **Call Mary Beth for more information. 540.460.0753. \$705,000**



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Janie Harris | BROKER
540.460.1932



Fox Road

Tucked away on close to 3 wooded acres in one of the prettiest sections of the county is this cute country rancher with loads to offer. Surprisingly roomy with a Large eat in kitchen, den, formal living room 3 bedrooms and 2 full baths. Freshly painted interior, new carpeting in the bedrooms and several updates along with a back deck and above ground pool. Conveniently located to Lexington, Raphine, and Staunton and priced at **\$345,000**

UNDER CONTRACT



Borden Road

Great mid century modern home with lots of room and very close to Lexington. Pretty yard with garden space and flowering trees.
\$249,000

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155 THOMAS ROAD Exceptional Contemporary home on two tracts totaling 11.21 acres in the Collier Hills area! With over 3200 square feet of living space, this spectacular home has three bedrooms, two and a half baths, recreation room and office. The open concept kitchen, dining and living area take full advantage of the beautiful viewsheds of the North Mountain Range and Green Hill. The interior is meticulously finished with quality woodwork, tile floors, stainless appliances and ample storage. The exterior has Dryvit siding, copper roof, attached two car garage and landscaping with all the touches you would expect in a home of this stature. Some of the fine features are a Tulikivi fireplace made from original Finnish soapstone, heat pumps with propane backup/hot water and Star Link Internet. Relax in style inside or out on the screened porch with four season mountain views! **\$775,000**



UNDER CONTRACT

525 TURKEY TROT DRIVE Phenomenal Passive Solar home on 16.41 acres with expansive views of the Blue Ridge only minutes from Lexington! With almost 3600 sq ft of living space, this well-built home has three bedrooms, two and a half baths, spacious kitchen, open living areas with beautiful windows, screened porch and two decks overlooking the mountains! Built in 2005, this contemporary is highlighted by an attractive basement to roof Finnish masonry fireplace/stove and a variety of wood species for natural trim and accents. This highly energy efficient home's exterior is Smartside engineered wood with ICF walls, radiant floor heat and mini split for AC. Full array of appliances, central vacuum, network wiring and Century Link internet service for the in-home second floor office. **\$629,900!**



SOLD

2105 JACKTOWN ROAD LEXINGTON Turn-key oasis! This move-in ready brick home awaits you in an enchanted setting of almost 4 park-like acres! Privately situated just 7 miles to downtown Lexington, the 3 bedroom, 2 bath home has been meticulously well maintained and updated. Numerous updates include kitchen appliances, flooring, windows, walk-in shower, water filtration system and reinforced foundation. Recent improvements include custom horse/livestock and equipment building, new horse/livestock fencing, new dog yard, roof-top solar panels, landscaping, extensive driveway stone and parking areas. Enjoy an expansive attached two car garage with ample storage area. The outdoor pavilion area offers unlimited entertainment opportunities including a professionally built wood-burning pizza oven. Fiber optic internet. This turn-key oasis is nestled in the foothills of iconic House Mountain. **\$399,000**



SOLD

COWPASTURE RIVER! Inspiring, hard to find frontage (340') on the Cowpasture, only 20 minutes west of Lexington! Enjoy the views, serenity and easy access for fishing, swimming and tubing on this pristine river! Known as Sharon Manor at 4323 Nicelytown Road, this immaculate 8 room house has a large kitchen, full array of appliances, eat in area, formal dining room, living room, family room, bonus room, three large well-appointed bedrooms and two and a half baths on a well maintained 3.97 acre tract. Hand crafted in 2007, there are approximately 2823 square feet of living space and an additional 1271 square feet of unfinished living area in the full above ground basement. Heat pump system, attached two car garage, separate outbuilding, public water, conventional septic and fiber optic internet in an absolutely beautiful setting with views of the river and surrounding mountains! **\$419,900**



448 LIME KILN ROAD Craftsmanship, convenience and charm await you in this move-in ready Lexington home! Walk to campus, downtown, Woods Creek Trail & all your favorite places. Situated on almost half an acre with paved driveway & off-street parking plus a garage with attached storage. The mostly open & level lot offers a fenced backyard, garden area & room for pets & children to play. This well maintained home offers a classic large front porch, covered back porch, custom flagstone patio & walkway plus additional custom stonework. 3 large bedrooms with wood floors & 1 bath. Extensive renovations from 2010 to present include new wiring, gas furnace, heat pump, central cooling, windows, paint, tile floor, custom kitchen cabinets, generator hook-up, 3 solar panels w/battery storage, vinyl siding, water-filtration system & much more. **\$322,500**



UNDER CONTRACT

2254 SAM SNEAD HIGHWAY Charming 5 room cottage, conveniently located just south of the Cascades Golf Course, is situated on one and one half acres. The home has a new roof, new gutters and gutter guards, new replacement windows, vinyl siding, paved driveway, electric heat, and public water. The living room has a brick fireplace with propane logs. Eat-in kitchen comes with appliances. Four season sun porch is perfect for relaxing and enjoying the view! Several outbuildings including a one car garage, root cellar and greenhouse, woodshed and workshop. **\$145,000**

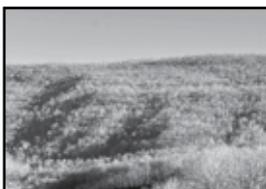


UNDER CONTRACT

O PEARL RIDGE FANTASTIC 8.59 acre building site in Collier Hills! Awe inspiring vistas of the North Mountain range from the end of the cul de sac for this hard to find, affordable acreage tract. State maintained road, underground electrical service and protective covenants/restrictions highlight just some of the features. Includes several acres that could be easily cleared for open area and a shared pond on the property boundary. Create your own homestead and enjoy the views! **\$119,900**



HORSE MOUNTAIN CONSERVATION AREA Only 40 minutes west of Lexington! (Exit 21/1-64) Conservation themed large acreage tracts are an ideal escape for hunting, hiking or weekend getaway. Private, yet accessible, these are the remaining offerings of the original 20 tracts. There is an HOA that was never enacted, the tracts are in Conservation Easement with one dwelling per tract, and ownership entitles usage of a 1,329 acre "common area" that has miles of trails and frontage on the Jackson River. Plat and topos available for each lot.



LOT 8.....77.38 acres.....**\$199,900**
LOT 9.....86.73 acres.....**\$215,000**
LOT 11...60.54 acres.....**\$152,000**
LOT 12...45.54 acres.....**\$139,000**
LOT 13...75.82 acres.....**\$189,900**
LOT 14...75.56 acres.....**\$189,900**

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UNDER CONTRACT



821 ONEIDA TRAIL Nestled in the heart of Covington, this charming single-family home features 3 bedrooms, 2 bathrooms, and 1,749 square feet of comfortable living space. Abundant natural light floods the interior, creating a warm and inviting ambiance. The open floor plan seamlessly connects the living room, dining area, and kitchen, making it ideal for family gatherings and entertaining. Outside, the generous yard provides ample space for gardening, play, or relaxation. Includes a convenient one car garage! Built in 1963, this home exudes historic charm while offering modern amenities. **\$169,900**



317 GATEWOOD DRIVE Located in the Mountain Grove community, this 3.41 acre recently surveyed mini-farm has a Circa 1900 frame farmhouse in need of renovation and TLC. There are multiple accessory buildings also needing various degrees of repair. Wonderful location where recreational opportunities abound both in Bath County and at nearby WV attractions. Lake Moomaw, Dominion Recreation Lake, trout fishing, National Forest and Greenbrier River Trail all within a short drive. Incredible views of the Little Back Creek Valley! **\$129,900**

SOLD



104 CLARKSON LANE MILLBORO Immaculate 5 room, 1 bath home in the Village of Millboro! Turn key ready, this home has been remodeled and exceptionally well maintained with 900 square feet of living space and full unfinished basement on a spacious 0.84 acre lot. Comfortable rooms with newer Trane XR heat pump and Generac gas generator, side deck, paved drive with carport, public water/sewer and BARC fiber optic internet! Walking distance to Elementary school and recreational facilities. **\$109,900**



715 N ALLEGHANY AVENUE Covington Spacious one story brick ranch with four bedrooms and two bathrooms conveniently located to the downtown area. Newer shingle roof, updated electrical and fenced front and back yard are some of the features offered with this new attractive listing. There is a single car garage attached and two car carport with alley access. Heated and cooled by heat pump and supplemented with a gas furnace in the open kitchen area. **\$169,000**



305 CHESTNUT STREET Completely renovated and updated classic (Circa 1915) two story dwelling in Covington! With up to five bedrooms and one and a half baths, there is plenty of living space in this eight room 1800 square foot home. This structure has had many improvements including new roof, vinyl windows, refinished pine flooring and a fresh coat of paint! Updates include heating system (including heat pump), electrical, plumbing, new kitchen and a deck! Public water/sewer and move in ready! **\$164,900**

SOLD



1421 FRANKLIN AVENUE Custom built 1.5 story vinyl sided home in Parklin Heights! Built in 1950, this home boasts four bedrooms and two full baths, living room with gas fireplace and over 2,000 square feet of living space including full basement. Improvements consist of newer architectural roof and replacement windows for energy efficiency. Paved driveway, lower level garage, fiber optic internet along with both public water and sewer on a quarter acre lot! **\$137,900**

FRESH ESTATES PARTIAL LAND LISTINGS

TBD CARL PHILLIPS LANE COVINGTON Beautiful 0.52 acre campsite on Potts Creek featuring a large shelter, outbuilding, and like new camper. Shelter has 200 amp service. Electric hookup for camper that conveys with purchase. Property allows the owner to swim or kayak Potts creek while getting away for some R&R! Plenty of parking and a great spot for family reunions and picnics. **SOLD \$45,000**

2.97 ACRES IN THE VILLAGE OF MILLBORO! Fantastic "site ready" building lot in the Crooked Spur Subdivision. Two lots combined to give ample room for home, outbuilding(s) and wooded buffer. On state maintained Chevy Chase Rd, there is public water, sewer, underground electrical service and high speed fiber optic internet service available. Well established neighborhood with protective covenants and walking distance to the elementary school and pool. **SOLD \$49,900**

0 PEARL RIDGE Fantastic 8.59 acre building site in Collier Hills! Awe inspiring vistas of the North Mountain range from the end of the cul de sac for this hard to find, affordable acreage tract. State maintained road, under 10 minutes to Millboro. Covenants/restrictions highlight just some of the features. Includes several acres that could be easily cleared for open area and a shared pond on the property boundary. Create your own homestead and enjoy the views! **UNDER CONTRACT \$119,900**

TBD SAM SNEAD HIGHWAY 20 acres more or less of prime mountain land conveniently located just south of the Cascades Golf Course. All forest land with a good mix of hardwoods and pine running to the top of the ridge with several possible building sites and great views. Many possibilities for this mid-sized and affordable parcel! **\$159,900**

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LANA NICELY Associate Broker



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SPRINGBRANCH ROAD

Privately situated on 12.37 wooded acres in Rockbridge County, this spacious custom home built in 2005 offers over 3,100 sq ft of living area with 3 bedrooms and 3.5 baths. The home enjoys a contemporary split-floor plan featuring a light-filled great room with cathedral ceiling, hardwood floors, gas fireplace and French door access to the partially covered rear deck overlooking mature gardens and a Koi Pond. An open concept kitchen with abundant cabinetry, is flanked by a large dining room and bay-window breakfast area. Private deck access complements the master suite with walk-in closet, adjacent bath with double vanity, soaking tub, tiled shower, and nearby laundry area and half-bath. Two additional bedrooms share a roomy guest bath with tile floors and custom vanity. A large family room and full bath are found on the lower level along with a vast unfinished storage/workshop area offering potential for additional finished space with high ceilings, above grade windows and walk-out access to the back yard. Additional highlights include a two-car attached garage, covered front porch, Trex decking, 400 AMP electrical, high speed fiber optic internet, Generac generator, wood stove, Greenhouse and Byler Storage shed. A MUST see to appreciate all this one-owner property has to offer. **\$625,000**



36TH STREET

An easy walk to downtown Buena Vista, and Southern Virginia University from this sweet 3bedroom-2bath ranch on a large lot. Contemporary split-floor plan features light-filled living room opening to a generous kitchen with all appliances & adjacent dining area. A master suite with full bath, two additional bedrooms, hallway bath and separate laundry room round out the package. Enjoy the outdoors from the cozy front porch, rear deck and wooded back yard. Recent updates include flooring, lighting, new dishwasher & water heater. Public water & sewer, off street parking, underground pet-containment fencing, and generous storage building. Come see all this property has to offer! Great opportunity for first-time buyers. **ONLY \$189,900**



AVALON LANE

Lovely, mid-century brick ranch situated on 1.19 acres only minutes from downtown Lexington and near-by Virginia Horse Center. Soak-in commanding views of the Blue Ridge from the covered front porch or east-facing windows throughout the home. Easy single level living offers generous dining and living rooms, updated kitchen with breakfast nook leading to the covered rear patio making for ease of entertaining. The spacious family room is perfect for game nights and family-time. Rounding out the package are 3 bedrooms, 2 baths and dedicated office space. Partial basement, storage building, paved driveway, and large garden spot. This one-owner home has been lovingly cared for and is now ready for new owners to create lasting memories here! **\$345,000**

BEECH HILL

It really is all about VIEWS and LOCATION for this contemporary 2bedroom/2 bath log home situated on 6.76 manicured acres only 2 miles from downtown Lexington, offering the ultimate in convenience and stunning mountain and sunset views. Enjoy the warmth of wood floors and log walls throughout the nearly 2,000 sqft of living area featuring an inviting great room with stone fireplace, modern kitchen with updated appliances, and light-filled dining area. Take in the awe-inspiring views from the spacious guest bedroom or the bay windowed seating area in the generous master suite with nearby laundry. Additional highlights include cable TV & Internet, public water, new roof in 2020, water heater 2023, Heat Pump in 2024, and handicap accessibility! Kick-back and enjoy the peaceful surroundings from the covered front, side, and back porches, and patio with firepit. Awesome opportunity at **\$529,000**



POPLAR PLACE LANE

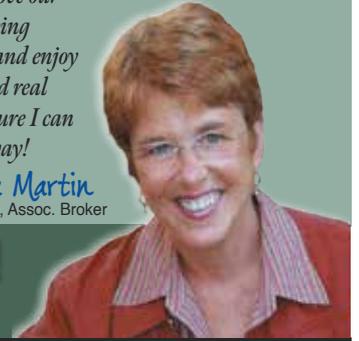
8.22 acs only 3 miles from downtown Lexington. **\$161,000**

BUFFALO TRACE

6.74acs in The Woodlands. Well in place, perked for 4bedroom home. **\$169,900**

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

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Realtor®, Assoc. Broker



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NEW!

**331 Lloyd Tolley
Nat. Bridge Station**

141.6 acres \$715,000

- 1870's Farmhouse
- 2,700 ft², 4 BR, 2 BA, greenhouse off the kitchen
- Multiple outbuildings & equipment sheds
- Idyllic, clear stream runs along front of the property.

NEW!

**64 Stonewood Trace
Lexington**

2.09 acre \$650,000

- Stately home on 2 acres, only 2 mi. from Lexington
- 3,044 ft², 3 Bedrooms, 3 Full Baths, 2 Half Baths
- Large decks with Mt. Views. 42' x 18' inground pool.
- 2 bay detached garage, rock walls, landscaping

**1 Chamberlain Loop
Lexington**

.10 acre \$569,000

- Custom built in 2017 in Weatherburn Sub.
- 1,796 ft² with 3 Bedrooms, 2 Full Baths
- Premium quality. 1st floor Master Suite.
- Less than 1 mile to downtown Lexington.

NEW PRICE!

**1464 Blue Grass Tr.
Lexington**

.57 acres \$525,000

- Formerly 1880's North Buffalo General Store
- Masterfully restored into a one-of-a-kind property
- 2,880 ft² living space. 3 Bedrooms, 2 Baths
- 1,400 ft² great room, covered porch, detached workshop

NEW!

**1 Unexpected Lane
Lexington**

6 acres \$Call Us!

- Renovated Farmhouse on 6 acres with stream
- 2,505 ft², 3 Bedrooms, 1.5 Full Baths
- Numerous outbuildings, garden spaces
- Colliers Creek flows along edge of property

**TBD Park Place
Lexington**

2.46 acres \$225,000

- Commercial building site with views of House Mt.
- Located on Rt. 11, 1.5 miles from I-81 junction.
- 100' x 130' level, graveled fenced area with gate.
- Downtown Lexington is an easy 10 minute drive.

Why choose The Paula Martin Real Estate Team?



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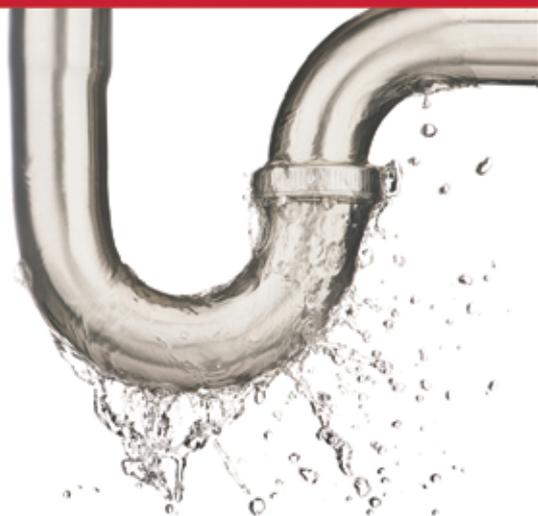


Additional Photos and Details at www.ThePaulaMartinTeam.com!
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245 VISTA LINKS

2BR Townhouse conveniently located to Lexington and Buena Vista, Virginia. Quality construction with hardwood floors, granite countertops, stainless steel appliances, tile shower, and open floor plan. There is also room to grow with a full unfinished basement. Sale subject to lease.



UNDER CONTRACT

255 VISTA LINKS

Beautiful 2 BR townhouse with a full unfinished basement giving you lots of room to grow! Hardwood floors, tile shower, granite countertops and stainless steel appliances in the kitchen. Open floor plan, deck off of the living area, and attached garage. Sale subject to lease that ends 5/1/24.



SOLD

1242 ROSS ROAD, LEXINGTON, VA

One owner home! This brick ranch is just one mile from Historic Lexington. It is situated on a full unfinished basement and offers hardwood floors, ceramic tile in the kitchen and bath, a Florida room, a one car garage, and a nice out building. Being sold "as is", but is clean and ready to move in!



523 MT ATLAS ROAD

Fresh coat of paint on the interior! This 2 BR 1 Bath cottage is located just 1 mile from Rt 11 and minutes from Historic Downtown Lexington, VA. Large level lot with 2 car detached garage/ workshop.

This home has been in the family for many years, and is now ready for a new family to make it home. Hardwood floors throughout with Vinyl in the kitchen and bathroom. Full unfinished basement.



BUCKLAND LOTS 7, 8, 9

Located just 1 mile west of Historic Lexington, Virginia. There are three lots which each have a great homesite as well as a wooded area teeming with wildlife. Views of both the Blue Ridge Mountains and House Mountain. These lots are available from \$74,900 or they can be combined for a great value to create a prestigious home site just minutes from schools, shopping, hiking, and parks.

Lot 7 4.5 acres \$79,000

Lot 8. 3.2 acres \$74,900

Lot 9 6.42 acres \$89,900



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Real Estate Property Taxes are Due June 5, 2024

Things to Know About Property Taxes

Taxes can run in the thousands for homeowners and are typically due twice a year. Escrow accounts can help by making 1/12th of the estimated cost each month but keep an eye on the escrow account statement because sometimes loan servicers fail to pay on time and pass the incurred fees onto the homeowner, according to the U.S. Department of Housing and Urban Development.

- **Tax Assessor Calculates Property Tax.** A tax assessor attaches a property value to your home and makes adjustments based on local rules to determine the assessed value. Property tax is determined by multiplying the assessed, taxable property value by the mill rate (the mill rate is a figure that represents the amount per \$1,000 of the assessed value of property) and then dividing that number by 1,000. If the mill rate is 7 percent and a residence has a taxable value of \$150,000, then the tax bill would be \$1,050.
- **Pay Attention to Assessments and Reassessments.** Find out if the home will be reassessed upon sale, when the next reassessment will occur, if exemptions apply or if there is tax relief available. The assessor compares your property to similar properties that have sold in the area and make adjustments based on variables that make your property more or less valuable.
- **Pay Your Taxes on Time.** Property taxes not paid on time are subject to interest and payments that can result in the government placing a lien on your home. If you sell your home and it has a lien on it, any proceeds from the sale of the home go toward the unpaid property taxes.
- **You Can Deduct Property Taxes from Your Federal Income Taxes.** You can itemize deductions on your federal income tax return and deduct the amount you paid in property taxes. If you pay property taxes with an escrow account you can deduct only the amount that went to the government, not the total of what you paid into the account.
- **You Can Appeal Your Assessment or Property Value.** If you plan on appealing your property tax assessment, take a look at comparable properties in the same tax classification. Find homes that are about the same age, size and similar amenities that are paying less in taxes. Also, pay attention to the timeframe in which you can appeal your assessment. You can usually find this information on a county's assessor's website.

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NEW LISTING - LYNDHURST- Ranch home with 3 bedrooms, 2 baths. Spacious open floor plan. 2 car garage. Rear deck. In ground pool, needs re-pair. Situated on 3.48 acres. #179588. **\$185,000**

Rockbridge Co.-Irish Creek Hideaway. 3 bedroom, 2 bath home on 3.39 acres could be just what you are looking for in a home, camp, vacation getaway or even a weekend retreat that could be a rental for income. Adjoining the National Forest this is a great property for hunting and yet convenient to Lexington, Buena Vista, Blue Ridge Parkway or the Interstate. You will love the carport and the well cared for landscape. **\$239,900**, this cozy abode is just waiting for you. Make an appointment today to see this affordable country property.



AUGUSTA COUNTY - Ranch home with open floor plan, Kitchen/LR/DR combo. 3 BRs, 2 baths, 1st floor utility room. Full partially finished walk out basement with approx. 20' x 25' family room, rough-in for a 3rd bath and 1 car garage. Convenient location just minutes south of Staunton and quick interstate access. All situated on 2 acres. **\$299,900.** #647219

STAUNTON-Beautifully landscaped 1952 brick Cape Cod style home. Formal living room, library/study/BR, dining room, gorgeous retro designed kitchen, Primary suite on the first floor. 2 more BRs and a bath upstairs. You will love the 3 Season enclosed porch. Paved parking at the end of the driveway. Full unfinished basement with garage. Nice storage building . **\$399,900.** #644525



RUSTIC RETREAT-Rare rural retreat. Looking for that weekend getaway or hunting cabin. Small cabin with open great room on main floor and large loft bedroom. Situated on approx. 1 acre level lot. Minutes from National Forest and Fishing areas. Located in the Deerfield Area. **\$79,900.** #635003

STUARTS DRAFT- 19 rolling open acres zoned Business/Multifamily. A rare find. Frontage on two streets. Public utilities available. **\$550,000.** #640152

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