

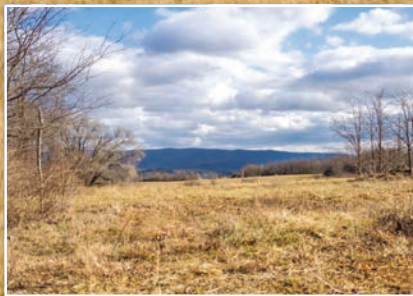
# BLUE RIDGE PROPERTIES

CHARITY COX REAL ESTATE WITH LONG & FOSTER

*See page 7*



**Beautiful new construction on half acre in Waynesboro!  
Huge, open floor plan, basement, garage! This one has it all!**



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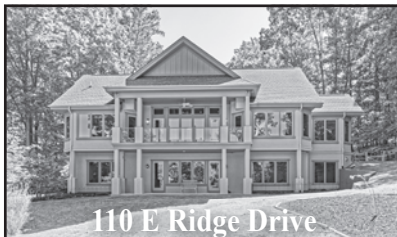
# James Wm. Moore Real Estate Co.

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**



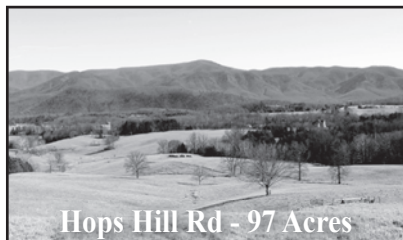
**110 E Ridge Drive**

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**



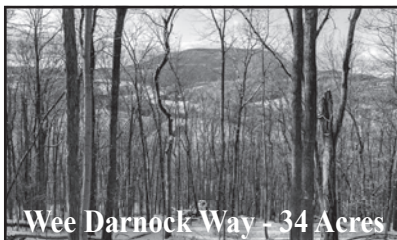
**815 Ross Road**

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**



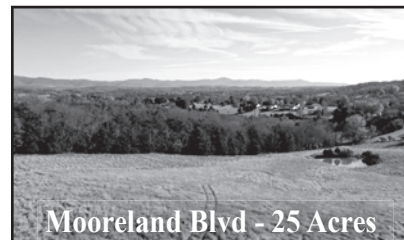
**Hops Hill Rd - 97 Acres**

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 wood-ed area. Existing well in place. **\$495,000**



**Wee Darnock Way - 34 Acres**

Over 34 acres fronting on Jacktown Rd. and Wee Darnock Way in Spring Farm Farnettes offers outstanding House Mountain views and mature hardwoods less than 10 minutes from downtown historic Lexington, W&L, and VMI. 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**



**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**







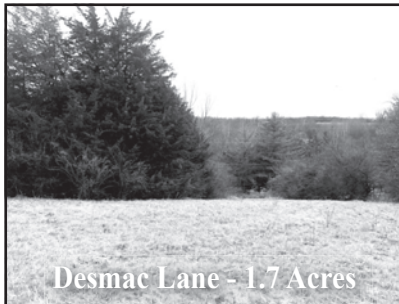
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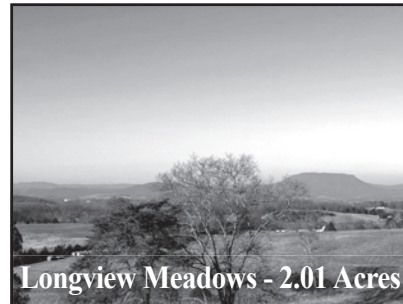
**E Ridge Drive - 2.13 Acres**

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**



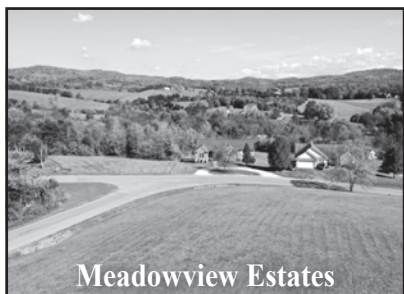
**Desmac Lane - 1.7 Acres**

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**



**Longview Meadows - 2.01 Acres**

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



**Meadowview Estates**

Elevated building lots with sweeping pastoral views minutes from downtown Lexington, W&L, VMI, and the Virginia Horse Center. Lot lays well and has the highest elevation in neighborhood. Underground utilities including public water and sewer available. Adjoining lots available! Seller will offer discount for purchasing all three. Custom home design plans available. Seller financing available. **\$44,900**



**Shepherd Drive - 2.3 Acres**

Highly desirable 2.3-acre residential building lot located less than 2 miles from downtown Lexington on Shepherd Drive. Gently sloping property with scattered hardwoods offers the opportunity to build your dream home with long range Blue Ridge Mountain views and an exceptional combination of privacy and convenience. **\$59,900**



**Forest Grove Rd - 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. Seller financing available! **\$64,500**

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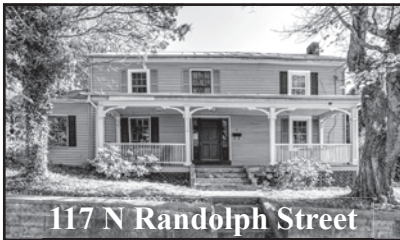
**1519 S Main Street**  
Amazing location, amazing house! Located in the heart of downtown Lexington, this 3 BR, 3 BA home is ready for you to move in. Wonderful living room with fireplace and wood floors, spacious dining room with wood floors and updated kitchen with stainless appliances. First floor 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. **\$484,000**



**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**



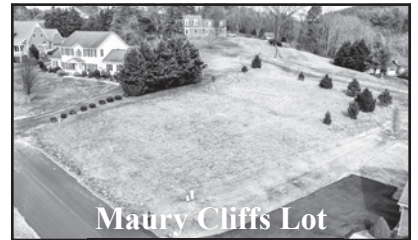
**REDUCED!**  
**906 Providence Place**  
Located in the Providence Hill neighborhood, this contemporary home has so much to offer! Main level offers formal dining with built-ins, formal living room, and family room with fireplace, sunroom and eat-in kitchen. Second floor hosts master bedroom with newly renovated master bathroom, 3 bedrooms and full bath. Enjoy the back deck overlooking the in ground pool. Side yard is newly fenced in and adds green space. Double car attached garage and several parking spaces. **\$374,000**



**117 N Randolph Street**  
Step back in time into one of the original homes on Randolph Street! Built in 1819, this 4 bedroom, 2 bathroom home has so much to offer. Living room with fabulous wood floors and fireplace, 1st floor bedroom, eat-in kitchen, laundry room off and office. Curved staircase, trim and original wood floor. Covered front porch overlooking Randolph Street and covered back porch. Huge city lot with plenty of yard space ideal for additional parking or gardening. A block off Main Street! **\$219,000**



**319 N Lewis Street**  
A fantastic opportunity to own in the City of Lexington! Ranch style home with a partially finished basement. Main floor offers living room, dining area, kitchen, three bedrooms and one full bathroom. Walk out basement includes a family room, sitting room, full bath, laundry space and spacious storage room. Property has been wonderfully kept! Enjoy affordable living in the City of Lexington and being walking distance to local schools, parks and downtown. **\$189,000**



**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**



**Unity Drive - 2.92 Acres**  
Situated amongst 100 acres of green space, enjoy building your next home on this 2.9 acre parcel. Wood lot is nestled against an open meadow and adjacent to various walking trails. Subdivision offers a total of twelve private lots, all surrounded by green space. Deeded access to the Maury River offers the perfect opportunity for outdoor recreation. Enjoy fine country living in Rock-bridge Baths with walks to the post office, views of the mountains and glimpses of wildlife! **\$38,500**



**UNDER CONTRACT!**  
**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**



**UNDER CONTRACT!**  
**647 Honey Hollow**  
Escape to this move-in ready, 3 bedroom, 2 bathroom home in the Collierstown area. Situated on 3 acres, home is on a sunny knoll with an open front yard and wooded back. This house has a living room, dining room, eat-in, fully renovated kitchen, family room with a gas fireplace and a master suite. Ranch style home offers full one level living. Enjoy the outdoors on the covered front porch or on the open back deck. Brand new metal roof, HVAC unit and hot water heater. **\$167,900**

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







# James Wm. Moore Real Estate Co.

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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**



**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 & sewer available.

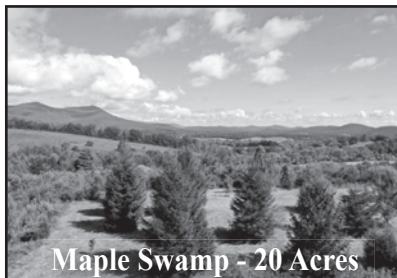
**\$96,000**



**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.

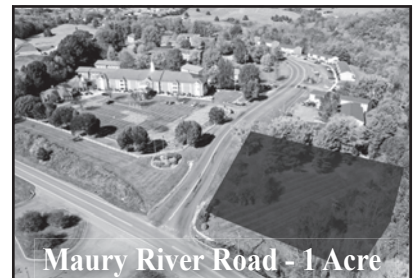
**\$150,000**



**Maple Swamp - 20 Acres**

Over 20 acres of rolling property with awe-inspiring panoramic mountain views located only 15 minutes from downtown Lexington. Highly desirable mix of wooded and open land with scattered trees presents many opportunities to site a home with privacy and long-range vistas. Rare opportunity to acquire one of Rockbridge County's premium locations and building sites. Septic approved!

**\$187,500**



**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**

**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**

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## 84 STINGY HOLLOW ROAD Staunton \$499,900

Dare to be different! Looking for something with personality & a story? A once lonely & abandoned bank barn scooped up in the early 60's by an engineer & his wife both with creativity.. looking for something other than ordinary.. transformed this place with love turned it into a unique HOME! Original posts & beams exposed, hardwood floors throughout, huge rooms, 2 wood burning fireplaces & character galore! Offering over 3600 sq ft (BUT do check out the enormous awesome attic if you need more) Full of natural light- sitting right where it was originally planted overlooking Middlebrook area farms! As though the house was not enough the land will take your breath away! VIEWS, other hilltop building sites, enormous timber, come make your mark!

## 633 LEGRANDE AVE Waynesboro \$445,900

PELHAM new construction! Just what the doctor ordered! Checks all the boxes on your list, one level, full walk out basement, hardwood floors EVERYWHERE (except bathrooms) no icky carpet... 3 bedrooms, 2 full baths, bonus room over garage could serve as 4th bedroom or craft room? You decide! O-P-E-N floor plan is ideal for entertaining! Back porch is covered and overlooking a field with no backyard neighbors PERFECT for your morning coffee (aaahhh...) Half acre lot gives you plenty of elbow room in a wonderful and established neighborhood! Nestled at the end of a low traffic street. New home gives you a one year builders warranty so no worries there either. Pick your colors, make it your dream home! Now is the time, don't wait!



## 1113 W JOHNSON STREET Staunton \$154,900

Who says good things don't come in small packages?! Come check out this adorable little city cottage! Stripped down to the studs- this home is BRAND NEW and ready for you! (Even new trusses!) Rest easy with new everything, fresh "Magnolia home" feel, crisp white cabinets with glass tile backsplash, large great room ideal for entertaining, 2 bedroom, 2 bath! Perched high on a high in Staunton, located across the street from a community center complete with basketball court! Walk or bike to downtown Staunton for shopping & dining! Would be a great full time home or even a quaint Airbnb! Why in the world would you pay rent when you can OWN a sweet bungalow like this?



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**FORGE ROAD**  
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**SOUTH LEE HWY**  
4 bedroom / 4 baths 26 acres **\$539,500**



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**MAURY HILLS DRIVE**  
3bedroom/3.5 baths 4.9 acres **\$396,000**



**VIRGINIA STREET**  
3bedroom/2.5 baths 4 city lots **\$189,000**



**CLAN ALPINE WAY**  
3bedroom/2 baths 7 acres **\$239,400**

## LAND LISTINGS

**WHITE ROCK ROAD** – 4 acre building lot Kerrs Creek Community **\$49,500**

**FOREST HILL VIEW** – 9.5 acre building lot just outside Lexington **\$169,000**

**RAPPS MILL LANE** – 24 acres at the base of Camp Mountain in Southern Rockbridge. Prime recreational property. **\$75,000**

**WADDELL ST** – One of the few remaining parcels of vacant land in the City of Lexington. 2.392 acres with convenient access to the U.S. Route 11 and Main Street Corridor. Elevated site with mountain views is zoned Residential Multifamily 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 \$229,500**



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**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 Honeycomb Cottage and can be sold furnished. Relax on the Period wrap around porches overlooking your 2.84 acres in a gorgeous setting. **\$985,000!**



**515 RAPP'S 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. **\$329,900**



UNDER CONTRACT

**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**

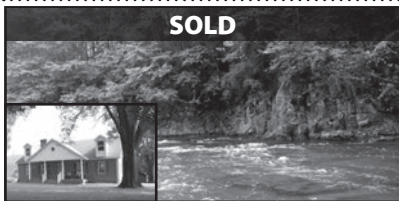


UNDER CONTRACT

**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' X 6' 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**



SOLD

**ON THE COWPASTURE RIVER!** 15864 Indian Draft Road 175.91 acres with almost 3200' of frontage on one of Virginia's most pristine rivers! Adjoining the Coursey Spring State Fish Hatchery, this acreage is protected by a Conservation Easement and offers both privacy and outstanding mountain and pastoral views. Improved by a 2340 square foot brick home with three bedrooms, one full bath, country kitchen and full basement. There are several functional outbuildings, machine shed and hay storage facility. There is no better escape! **\$689,900**



**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](http://www.freshstates.com) for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.

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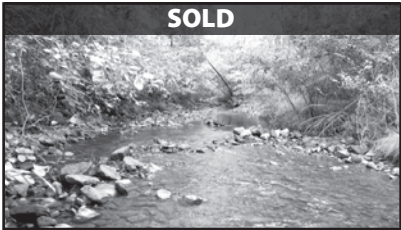
**150 JACKSONS FLAT COVINGTON** This 3 bedroom 2.5 bath property offers incredible breathtaking panoramic views from the open deck and screened in porch. Enjoy the convenience of single floor living, and the open concept of this 2356 sq ft property situated on a 12+ acre secluded lot in the Jacksons 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**



**423 PINE STREET CLIFTON FORGE** Offering both commercial and residential opportunities, this solid brick single level structure constructed in 1994 offers 1824 square feet of finished space. Present layout, is ideal for offices or a small medical practice. Includes 4 exam rooms with counter and sink, 3 half baths, waiting room, clerical office space, private office space, kitchen and utility room combination, there is parking space included that is approximately 60' x 37.5'. The property is located on the corner of Commercial and Pine just 2 blocks from historic downtown Clifton Forge. **REDUCED TO \$99,900**



**1427 CAROLTON DRIVE** This immaculate move-in-ready 5 Bedroom 3 bath home is situated on 2 lots and located in the Fairlawn area of Covington. The first floor of this large home has everything one needs for single floor living with 3 bedrooms, 2 baths and laundry area. Property amenities include hardwood and tile floors, partially finished basement, den with gas logs, brick exterior, covered patio, sun deck, attached 2 car garage and tons of storage space! **\$279,000**



**23.70 ACRES ON MILL CREEK!** Long road and creek frontage on this wooded parcel in the Mill Creek Valley. Protected by a Conservation Easement, this tract allows one home with auxiliary buildings and no subdivision. Fish for trout in your own backyard, or hike to the National Forest on a deeded 10' walking easement. Beautiful location and wonderful potential home or camp site. **\$89,900**



**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. Outstanding yard fronting Route 39 with mature trees, shrubs, and flowers! **\$179,900**



**123 INDIAN HILL ROAD MILLBORO** Just off Route 42 close to the Bath/Alleghany border, this 1997 Manufactured home is in excellent condition with a location to match. 4.16 acres adjoining the National Forest with nice views of Rough Mountain and the Cowpasture River valley. With just over 1500 sq ft of living space, there are 6 rooms, two full baths and a beautifully remodeled kitchen with full array of appliances. Among many improvements are an updated Carrier Heat Pump, high speed internet, replacement windows and attractive free standing wood stove. Enjoy the quiet front porch! **\$109,900**

## 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. **\$359,900**

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**CHURCHVILLE AREA**-2 Story home with 4 BRs, 3.5 baths, 1st floor family room w/FP. 2 car attached garage. Situated on 6 partially wooded acres. \$ 269,900. #608015



**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. MIs # 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



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



**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



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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 \$33,000



## 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.

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

Price reduced to \$39,000



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1935 Borden Grant Trail

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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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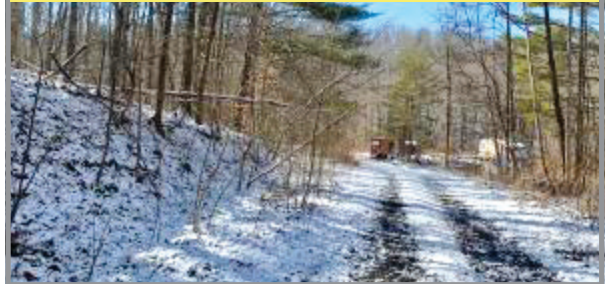
## NEW LISTING



### 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. **\$71,000**

## NEW LISTING



### 857 Stoney Run Buena Vista

Ready to build on is this 9.400 acres with well and 2 bedroom septic and electricity - wooded for privacy. **\$65,000**

## SOLD



### 22 Ashley Court

Minutes from town is this 2 bedroom 2 1/2 bath townhouse with sliding doors off kitchen to patio for outdoor entertainment and great views!  
Call today. **\$149,000**

## SOLD



### 221 Massie Street

Two story home with 3 bedroom 2 and 1/2 baths situated on a corner lot with large spacious rooms central air and only minutes from downtown and schools.

## SOLD



### 673 Long Hollow Road

Affordable fixer upper with large living room and kitchen - large bedroom that is an addition - storage building and nice level lot. **Price \$42,000**

## SOLD



### 648 Stoney Run

Great piece of land for starter home, vacation home - No Deed Restrictions.  
**Price \$35,000**





# 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 \$229,500**



**WIDE GAP ROAD – LOOK NO FURTHER FOR YOUR PRIVATE RETREAT!** 2.64 acres offer exceptional privacy and abundant and diverse wildlife. Off the grid cabin provides a **PEACEFUL HAVEN** for a weekend get-away. Just outside Historic Lexington along the meandering Blue Grass Trail and near the trout waters of Buffalo Creek. **AFFORDABLE AT ONLY \$37,500**



# 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**



**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. Septic approved. Easily adapted to recreational usage with abundant and diverse wildlife. **\$49,500**



**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**



**RAPPS MILL** – Prime recreational property at the base of Camp Mountain in Southern Rockbridge County. 24 acres of wooded land with seasonal views offers exceptional privacy with abundant and diverse wildlife, making this a HUNTER'S PARADISE or a PEACEFUL HAVEN for full-time living. A meandering drive along South Buffalo Road to nearby by Historic Lexington or the quaint town of Buchanan and near the trout waters of Buffalo Creek. **MAKE THIS YOUR OWN PRIVATE RETREAT FOR ONLY \$75,000**



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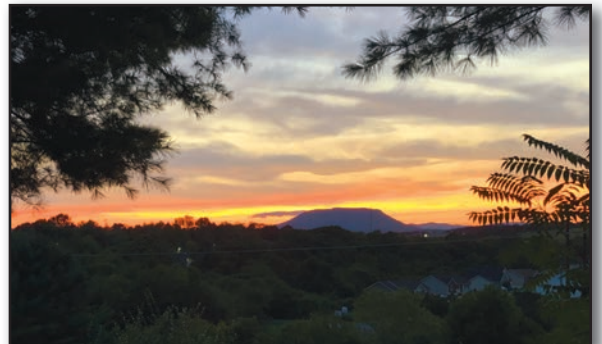
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**103 W. Preston Street**

Charming home in a great location to the center of downtown Lexington. The house has great bones. Vision along with creativity will reward the purchaser investing in this 3 bedroom, two bath residence. \$279,000



**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. \$299,000



**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



**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



**620 Marshall Street**

Handsome 5 bedroom 4.5 bath home with a contemporary open floor plan and has excellent spaces for multiple home offices. The finished lower level is set up with media room, game room and several flex work spaces for the entire family. Located on a quiet cul-de-sac, this southern facing energy efficient home also has an attached, oversized 2-car garage. \$795,000



**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. \$2,250,000



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**216 N. Randolph**

Excellent opportunity to own a home within walking distance to Historic Downtown Lexington, VMI, and W & L. This 3 bedroom, 1 bath home has a been a rental, but would also make a great single family home. There is metal roof and a fenced yard. \$74,000



**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 sq ft 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 manager'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 and automatic waterers and run-in sheds. The 120'x175' sanded outdoor arena is just steps away from the barn. \$459,000



**14 W. Washington Street**

Large retail space on the street level has half bath and has been freshly painted with new flooring. Upper level offers a rented two-bedroom apartment with private entrance from rear parking lot. The 1289 sq ft apartment is rented. Lot is 32'9 x 42' and offers one dedicated parking space in the rear and ample street parking in the front on W. Washington Street. \$329,000

**– LAND –**

- **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
- **Ridgeline Way – Lot 7** – Beautiful valley and western mountain views will be yours from this elevated wooded lot just minutes from downtown Lexington in established subdivision of quality homes. 8.30 acres. \$74,900
- **Ridgeline Way** - Excellent building site on 9.36 acres, located at the end of the private road. View of the Blue Ridge Mountains to the East and the Alleghenies to the West. Approved drain field for a 3BRhouse. \$78,000
- **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



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**Sloan House**

Own a piece of Lexington history in the heart of the downtown! The Sloan House sits in the epicenter of the city within steps of all the main street fun. Situated on an impossible-to-find oversized lot currently used for parking, the potential abounds for companion structures on the .25 acres. The property is zoned C1 and located directly across from the Visitors Center and right downhill from Davidson Park - which regularly holds concerts and gatherings. The back section of the property adjoins the municipal parking garage making this an ideal office or business space, while the mature trees and serene park-like setting would make for great future residential spaces. **\$799,000.**



**35 Stoneview Circle, Lexington**

Stately split foyer just over 1 mile from Lexington, provides space for multigenerational living complete with full living room, formal dining, 3 bedrooms, all season sunroom, and laundry on the first level with separate living quarters on the ground floor. Nice level yard with plenty of space for outdoor entertaining. **\$299,000**



**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**



**210 Boyd Street, Buchanan**

Don't miss your chance to own a classic home for an affordable price! This spacious 2 story home has been updated while retaining the original features. Wood floors, period staircase, formal living and dining rooms, and a study with a working wood burning fireplace flanked by built-in bookshelves and stained glass windows. Two-year-old metal roof and a rocking chair ready front porch with mountain views. The large fenced yard is ideal for pets, gardening, or play. **\$229,000**



**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**



**10.2 Acres Borden Grant Trail**

Over 10 acres in Fairfield with a large open field and wooded knoll perfect for a home site or two. Easy access to public water and the entire parcel has been recently surveyed and clearly marked - for easy showing. Great buy for a pretty property convenient to 81 without the view of or noise from it. **\$107,900**



**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.

**UNDER CONTRACT**



**Large Tract at Warm Springs, Virginia**

629 acres of Great hunting, views and seclusion. The property is only minutes to The Homestead Resort, Jackson River trout fishing, and Lake Moomaw. Great location to enjoy The Alleghany Highlands. **\$598,000**

**NEW LISTING**



**Pico Road - Buchanan, Virginia**

Easy access to this beautiful building tract in the country. It has great views of the Blue Ridge Parkway. there is a new well drilled and perk site for the septic system. Saddle your horses and ride out the driveway to the horse trail head next door. Long road frontage makes it easy to divide the property. There is a small pond and plenty of wildlife on the property. **\$319,000**



**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**

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Real Estate Services

**Catherine Elkins**  
Property Manager  
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Historic Dutch Inn  
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**TO BE BUILT SIMILAR TO**



**Lot 27 Saddlebrook Ridge**

NEW CONSTRUCTION! 3 BR 2 BA with large crawl space located just minutes from Historic Lexington, schools, and shopping. Over 6 acres of open green space for the community. Laminate flooring, granite countertops in the kitchen, cultured marble counters in the bathrooms.

**TO BE BUILT SIMILAR TO**



**Lot 26**

TO BE BUILT! 3 BR 2 Bath on one level with 2 car garage. Laminate flooring throughout, granite countertops, choice of colors and cabinet style if contract is received before selections have been made by the builder. \$237,000 includes a lighting allowance and an appliance allowance. Scheduled for a May 2021 completion.

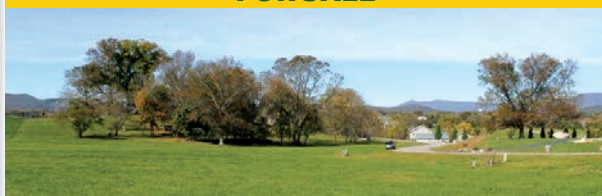
**TO BE BUILT SIMILAR TO**



**Lot 16 Saddlebrook Ridge**

TO BE BUILT! This home is scheduled for a November start date and will be completed Spring 2021. This home is slated to be a 3 BR 2 BA ranch similar to 100 Thoroughbred Circle. Other plans and lots available. Call for details. **Offered at \$199,900**

**FOR SALE**



**Lot 60 The Ponds**

Lovely 1/2 acre level lot in The Ponds at Lexington. Located just one mile from Historic Lexington, VA and a short walk to the Maury River, the Chessie Trail, shopping, and schools. Indoor pool, outdoor pool, club house available for use by all owners. Owner/Agent. **Offered at \$59,000**

**Land Listings**

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

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

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

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

[www.howardhannarentals.com](http://www.howardhannarentals.com)





**Kimberly Hostetter**  
 540.460.9182  
 hostetterkimberly@gmail.com



**Zack Rhodenizer**  
 434.851.7399  
 zackrhodenizer@gmail.com

UNDER CONTRACT



**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 X 40 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.

**\$1,900,000**



UNDER CONTRACT



**79 PINNACLE LN**

**\$165,000**

Centrally-located townhome w/ panoramic views of the Blue Ridge Mountains. Well-designed floorplan w/ 3 BRs, 2 1/2 BAs, 1530 sq. ft. & a low maintenance lifestyle. Move-in ready & offers ample storage space, a large master BR suite w/ walk-in closet, upgraded stackable washer & dryer and private deck. Only 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.

NEW LISTING



**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. Detachable 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!

**LAND LISTINGS**

**TBD HARMONY DR. \$90,000**

2.36 acres zoned for business use, located on the north side of Rockbridge County. Several established businesses nearby.

**581 STONER HOLLOW RD \$89,000**

26.4 wooded acres on Southern side of Rockbridge County. Price reduced well-below assessed value.

**TBD S. BUFFALO RD. \$22,000**

Elevated 2-acre wooded building lot along S. Buffalo.



**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!



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[www.YourRockbridgeConnection.com](http://www.YourRockbridgeConnection.com)

**Paula Martin**  
Realtor®, Assoc. Broker



- Circa 1909 in Lexington city limits
- 3,146 sq. ft. living space
- 4 Bedrooms, 3 Full Baths
- 34' x 17' detached 3 bay garage/storage
- 1 minute to downtown Lexington



Majestic two-story Classical Revival beauty available for the first time ever! Set amid the shade of towering maples and surrounded by mature boxwood, this 1909 stone/pebble stucco home shows its years with an elegance of a time gone by. Lounge on the large front porch and watch as the world goes by. This grand dame is as beautiful inside as out, featuring a spacious entry hallway, hardwood floors, and master craftsman quality woodwork. A first floor master suite features a vaulted ceiling and a walk-in closet.



- Historic home Circa 1875
- 2,200 sq. ft. with 3 Bedrooms, 3 Baths
- Situated on .58 acres in center of Brownsburg
- Mature landscaping, vegetable garden
- Situated between Staunton & Lexington



Come live in this elegant, historic Brownsburg home, circa 1875. Enjoy the wrap around covered porch, and picnic in the pretty back yard, with mature landscaping and vegetable and flower gardens. Welcoming entry foyer leads to a charming, cozy parlor with lovely fireplace. A 2nd floor parlor leads to 3 bedrooms, including a large Master suite -which offers a large bath with jetted tub, glass surround shower, water closet and walk-in closet.



- Famous "Painted Lady", Circa 1890
- 2,528 sq. ft. with 4 Bedrooms, 2 Full Baths
- Beautifully renovated (list on our website)
- Situated on lovely, large city lot
- A few blocks to Southern Virginia University



A Victorian masterpiece. Originally a church parsonage, it has been beautifully preserved with updated enhancements. Hardwood floors throughout. New windows, washer/dryer, heating & air with individual room controls, and water heater. Walking distance to the park, flood wall nature trail, middle school, SVU, and restaurants. Timeless touches from the past blend perfectly with comforts of today. One of the most unique homes in the area.



- 3 Bedrooms, 2 Full Baths
- 1,864 sq. ft. Finished living space
- Newly refinished original oak floors
- 18' x 24' detached carport. 16' x 12' shed
- <5 minutes to downtown Lexington



Sit on the wrap-around porch of this charming, well maintained brick cottage and take in the sweeping panoramic views of the Shenandoah Valley's rolling fields and mountains. 2+ acres of private country setting with mature trees provide a cool summer canopy of shade. Mostly fenced yard offers abundant safe play area for children and pets. Also, sun drenched sites perfect for gardens. Large front windows bathe the living and dining rooms with light. Come visit this idyllic retreat just a few minutes from town.



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



*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!

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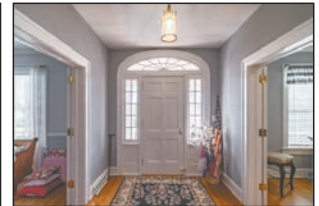


**4190 South Lee Hwy.  
Natural Bridge**

**10.38 acres**

**\$897,000**

This spacious, Colonial Revival home is set on 10.38 acres, completely enclosed by 3 and 4-board fencing perfect for horses. The setting of the Ogden Mansion is in the midst of Lexington's "horse country", surrounded by views of the Blue Ridge Mountains to the East, and the Alleghenies to the West. Extensive landscaping. Gorgeous interior trim. For a list of upgrades, renovations and room sizes, check our website. The property includes a 3-bay garage/workshop with a beautiful 3 bedroom, 2 bath apartment above –perfect for family or as an Airbnb. Glorious patio with covered pavilion allows outdoor meals, gatherings, or just a contemplative moment amidst this peaceful, glorious setting.



**The Paula Martin Team is delighted to welcome  
Jessie Taylor, Realtor®**



(Left to Right) Jessie Taylor, Realtor®, Paula Martin, Realtor®, Toree "Cavalier" Martin, Steve Martin, Realtor®

We welcome this New Year along with a new member to **The Paula Martin Team**, Jessie Taylor!

Jessie was raised in Rockbridge County, earned a degree in social work from Appalachian State University. Having lived as far and wide as Hawaii and Argentina she landed back in Lexington, finding this community to be unparalleled.

Jessie enjoys creating in a variety of mediums, her favorite being wood-fired pottery alongside her father. She is excited to follow in her Grandmother's footsteps as she steps into the world of Real Estate. Jessie looks forward to connecting with you and working with people in the place she loves most.



Call Paula today! Tell me what you're dreaming about!  
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