

*Happy Thanksgiving!*

# BLUE RIDGE PROPERTIES

KIMBERLY HOSTETTER WITH LEXINGTON CONNECTION REAL ESTATE

*See page 20*



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**NOVEMBER 2020**

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

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**James Wm. Moore**  
**Real Estate Co.**

28 South Main Street  
Lexington, Virginia 24450  
[www.jwmre.com](http://www.jwmre.com)  
540-463-7080



**Rolling Meadows - 1.5 Acres** Gorgeous Blue Ridge Mountain views from this 1.58 acre residential building lot in desirable Rolling Meadows subdivision of Rockbridge County. Located minutes to Lexington and Buena Vista with convenient access off of I-81 and I-64, the property borders Rolling Meadows' Green Space providing protection and amenity value to the property. Priced to sell! **\$25,000**

**Cedar Hill Lane - 1 Acre** One acre residential building lot fronting on Mill Creek with additional frontage on two hard-surfaced, state maintained roads including Valley Pike with easy access and close proximity to Lexington, I-64, and I-81 in Rockbridge County, VA. **\$29,900**

**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**

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

**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 Road - 5.9 Acres** Almost 6 acres located minutes from historic downtown Lexington, Virginia offers long range southern and eastern views with a highly desirable mix of hardwoods and open land. There are multiple options for siting your dream home. A small brook crosses the rear of the property. Located in the high quality Stagecoach Crossing neighborhood with its pastoral setting. Seller financing available! **\$64,500**

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

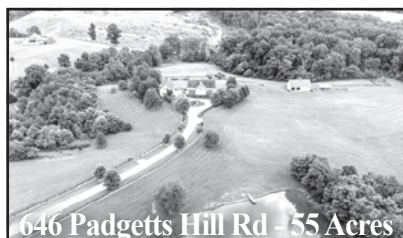
**Will Moore, ALC | [will.moore@jwmre.com](mailto:will.moore@jwmre.com) | 540-460-4602**





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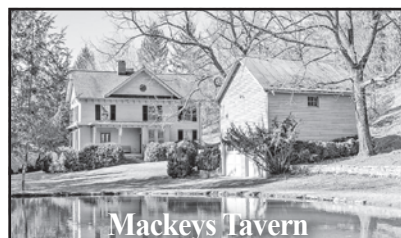
**646 Padgett's Hill Rd - 55 Acres**

Inveraray Farm offers a pastoral setting with long range mtn views less than 15 minutes from downtown Lexington. Features over 4,800 SF of living space in a highly functional and open floor plan with gourmet kitchen, 5BRs, 4.5BAs, exercise room, and steam room. 55 acres of pasture and forest with large pond, fruit orchard, and garden. 3 car garage with guest cottage and barn with hay loft, horse stalls, & tack room. **\$825,000**



**12 Heritage Drive**

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



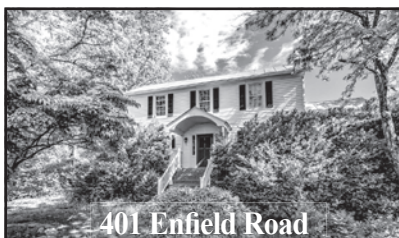
**Mackeys Tavern**

Located only 5 miles west of Lexington, this impeccably restored c.1770 stone tavern with frame addition completed in 1883 sits over 5 park-like acres overlooking spring-fed pond and year-round stream. 4 BR/2.5BA including a large master with exposed wooden beams and timeless wide plank hardwood floors. Stone steps lead down to the stone walled cellar with its commanding fireplace and thick chestnut mantel. Spacious LR, foyer, DR, library, and updated kitchen. **\$599,000**



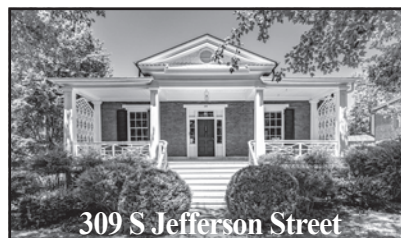
**815 Ross Road**

Brick Colonial residence on hilltop setting surrounded by mature trees and mountain views. 5 bedrooms, 3 full baths, and 2 half baths. Updated open kitchen, expansive family room 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**



**401 Enfield Road**

Historic residence privately situated on 2.224 park-like acres within the City of Lexington just one mile from downtown, W&L, and VMI. Well-manicured grounds offer limitless potential for enjoyment and entertaining with impressive pastoral and mountain views, gazebo, large gardening space and shed, and mature trees. 4BR home features gorgeous hardwood floors throughout, massive formal living room and study with fireplaces on first floor. Hot tub in enclosed spa room surrounded by windows and natural light. **\$435,000**



**309 S Jefferson Street**

The White-Badgett House, built in 1854, serves as one of Lexington's most exemplary historic residences prominently located on Jefferson St. a short walk from downtown, Washington and Lee, and VMI. Originally constructed for distinguished Lexington resident, William White, in the Greek Revival style, the White-Badgett House offers large rooms with high ceilings, stunning decorative mouldings, hardwood floors throughout, copper roof and gutters, detached garage, and many period historical elements. **\$429,000**



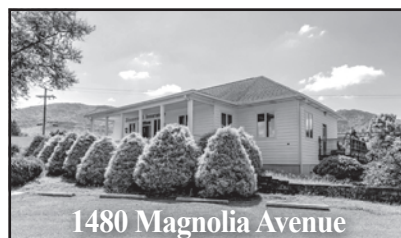
**304 S Jefferson Street**

Stately historic Lexington residence with irreplaceable, walkable downtown location features 3,876 SF, 10' ceilings, hardwood floors throughout, and many additional period architectural features. 5BR/4BA including expansive master suite and 1BR/1BA upstairs apt. Private screened-in porch and back yard surrounded by brick wall. Off street parking with two car detached garage. Rare opportunity to preserve and renovate a significant Lexington Residential Historic District property. Sold as-is. **\$349,500**



**210 Shepherd Drive**

Premier location just minutes from historic downtown Lexington offers long range panoramic mountain views, open concept, vaulted ceilings, and one level layout. Main living level contains almost 2,500 SF of finished space featuring hardwood floors, new carpet, butler's pantry, and an expansive private rear deck. Large office may easily convert to a third bedroom. Lower level is home to a two car garage and two unfinished spaces that serve as storage. **\$339,000**



**1480 Magnolia Avenue**

Highly visible office property in excellent condition offers strong income stream and flexible future use potential. Located on a high traffic corner of downtown Buena Vista, Virginia, the property is well maintained and ideal for general office use. Currently leased to Stonewall Insurance, there is adequate off-street parking and land that could accommodate additional development. **\$299,000**

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







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**66 Wind View Lane**

Log home built in 1987 offers an open floor plan with living room, kitchen, dining room, 2BR/2BA and a sunroom off the master. Detached two-car garage has a 1BR/1BA apartment, the property also includes a 3-bedroom, two bath 2005 Manufactured home. 57-acre farm offers endless opportunity for hunting, horses, cattle, and sheep. The 8-stall barn built in 2002 includes power and water, kitchenette, half bath, office and loft for hay storage. Indoor/outdoor riding arena, another 6-stall barn and multiple run in sheds. In-ground pool. **\$690,000**



**206 White Street**

Charming home built in 1915, located within walking distance to downtown. This 5BR/3BA home offers many updates and move in ready. Large entry foyer is light and welcoming. Formal LR boast wood burning fireplace with original tile and decorative cover in meticulous condition. Beautiful pocket doors into formal dining. Updated kitchen, laundry doubles as mud room with built-in cabinets, and full bath round out main floor. Screened porch overlooks private fenced yard. Finished attic has full bath, sauna, 2BR and flex space. **\$544,000**



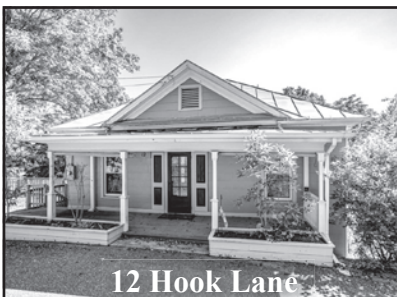
**55 Deer Fox Run**

This property offers a 3600+ SF 4 BR/3 BA updated home, a guest cottage with 3BRs/1BA, a Quonset hut workshop all on 48+ acres with a spring-fed pond just minutes outside historic Lexington. Main residence provides one-level living with master suite, office, LR with stone fireplace, DR, kitchen with large quartz island, guestroom and bath. Newly completed lower level includes rec room, home theater with wiring for surround sound, laundry, 2 bedrooms, and large bath. Hiking trails, pond with fish and mountain views. **Call Lori \$435,000**



**713 Thornhill Road**

Charming 2 bedroom cottage on the creek within the city limits awaits its new owner. This home is move in ready, updated kitchen and baths, hardwood floors, large deck and great outdoor entertaining space are some of the great attributes of this home. Make an appointment and see it today, it won't last long. **\$185,000**



**12 Hook Lane**

Great location! Virginia Military Institute, Woods Creek and Chessie Trail just around the corner from this 3 bedroom 2 bath home. Wood floors, large kitchen, central air. This home is move in ready. **\$167,000**



**1775 Cedar Avenue**

Enjoy mountain views from your front porch of this 4BR/3BA, 2200 SF, two-story home. First floor includes DR, LR, kitchen, master/office, full bath, laundry, and sunny mudroom with access to fenced back yard. Master suite with private bath, walk-in closet, and bonus room; 2 bedrooms, full bath, and a bonus area on the 2nd floor. Many updates include plumbing, electrical, replacement windows, siding, and insulation, central heat/ac. Home has retained original features such as front door and heart pine floors. Call Lori **\$159,000**

**Rona M. Bruce, ABR, GRI, CRS, e-PRO • 540-460-3826**  
**Lori Parker • 540-570-9007**







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**80 Buckland Drive**

A Tom Beebe constructed, custom built Southern Living home on 5.34 ac. Architectural details including curved staircase, 10 ft. ceilings, white oak wood floors and custom doors. LR with double sided gas FP into the den, office and DR. Upgraded kitchen with marble and Virginia granite, stainless appliances and walk in pantry. Master suite includes curved tile shower, double vanities, oversized soaking tub and walk in closet. 4 garage spaces and tons of storage. **\$799,000**



**6 Courtland Center**

Situated on a cul de sac in the Providence Hill area, this gorgeous home has space galore and is an entertainer's dream! Main level hosts beautiful formal LR with fireplace, expansive kitchen, plenty of storage, dining area and FR with fireplace. First floor is home to idyllic master suite with sitting area, spacious bath and access to home gym. 2 large BR with private baths on 2nd floor. Basement level has 2BR, full bath and walks out to the fenced in back yard. 2 car detached garage. **\$660,000**



**2645 Sterrett Road**

Circa 1775, historic Sleepy Hollow, is truly a one of a kind property, located just outside the village of Brownsburg. Formal dining, eat-in kitchen and family room with wood burning fireplace. 2nd level hosts library, formal living room, sunroom and master suite with remodeled full bath. 2 BR, office and full bath on upper level. Original details including an old milk sink, original beams, 7 fireplaces and wood floors. Guest house offers 2BR, bath, kitchen and living room. **\$549,000**



**519 S Main Street**

Amazing location, amazing house! Located in the heart of downtown Lexington, this 3 BR, 3 BA home is ready for you to move in. Wonderful living room with fireplace and wood floors, spacious dining room with wood floors and updated kitchen with stainless appliances. First floor office with plenty of built-ins and natural light. Master bedroom has walk in closet, sitting area and sink. Newly finished third floor makes for the perfect family room, spacious and connects to half bath. **\$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**



**40 Marl Ridge Road**

Located within a couple miles from downtown Lexington, this 4 bedroom home is perfectly situated on 2.84 acres. Large living room with fireplace and vaulted ceiling, spacious eat-in kitchen with tons of storage and serving areas, first floor master suite and 3 guest rooms. Lower level hosts the perfect family room, along with additional bonus room and massive amounts of storage. Front deck, back patio equipped for outdoor movies, storage buildings and two fire pits. **\$394,900**



**66 Breckinridge Court**

Space galore! This 5 bedroom, 3 bathroom home is located on a spacious .84 acre lot in the Mt. Vista Sub-division. Home hosts living room, dining room, large family room, master suite and two guest rooms on the main floor. Lower level has two additional bedrooms, full bathroom and family room. Plenty of storage in various closets throughout and great outdoor storage in the two car garage underneath the house. The lot presents the perfect opportunity for gardening! **\$315,000**



**2474 Laurel Avenue**

Situated on an elevated lot in Buena Vista, this home embraces the incredible mountain views! Classic home offers spacious living room, formal dining room, family room with built in bookshelves and eat-in kitchen. Recreation room perfect hang out space or exercise room. Second floor hosts fantastic master suite complete with walk-in closet and private bathroom. Back brick patio, attached double car garage and storage building. **\$284,000**



**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**







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**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**

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

**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**

**Sallings Mountain - 79 Acres** Almost 80 acres of prime recreational mountain land with exciting elevation change and mature hardwoods on Miller Mountain. Property fronts on state maintained hard-surfaced road with entrance in place. Dense oak trees produce abundant food source for deer, turkey, and black bear. **\$99,900**

**Bayberry Lane - 3 Acres** Over 3 acres of prime unimproved land located seconds from historic Lexington, Virginia. Hilltop building site provides sweeping views, an ideal wooded/open mix, and public water and sewer. This is a rare opportunity to own a large, private lot with exceptional convenience. **\$150,000**

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

**Wee Darnock Way - 34 Acres** Over 34 acres fronting on Jacktown Rd. and Wee Darnock Way in Spring Farm Farmettes offers outstanding House Mountain views and mature hardwoods less than 10 minutes from downtown historic Lexington, Washington and Lee University, and the Virginia Military Institute. The property features a well-established access road and access to electricity. Two separate tax parcels provide additional value. Highly desirable, private location with abundant wildlife. Rare opportunity! **\$249,000**

**Hops Hill - 97 Acres** 97.76 acres of gently rolling upland pastures provide sensational views of the Blue Ridge Mountains and Falling Spring area of Rockbridge County. Located on a quiet country road in one of Virginia's most scenic farming valleys, this premier property includes a level hilltop building site, productive crop field, and nice wooded area. Existing well in place. **\$495,000**

**Downtown Lexington Commercial Lot -** Undeveloped commercial land parcel in Lexington's Downtown Historic Preservation District one block off of N. Main St. Property consists currently of 17 parking spaces leased to the City of Lexington with access off of Henry St. and Randolph St. C1 Commercial zoning provides for a wide range of uses. **\$250,000**

**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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# *Picture yourself at the ROCKBRIDGE RESERVE*



Browse local real estate from your new home away from home! All the comfort of a mountain town and a cozy, yet luxurious home sitting atop its own little hill. Enjoy mountain views from every window and you won't believe the sunsets! Soak up the country air and starry nights with a glass of whiskey by the firepit. This quiet, family friendly house is a stone's throw from downtown Lexington, and the colleges VMI, Washington & Lee and SVU, and is very close to the Virginia Horse Center. Near the Blue Ridge parkway, wineries, breweries and historical landmarks. Great for a relaxing couples weekend, family getaway or artist retreat.



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**Chy Clark**  
Realtor/Owner  
**540.570.7158**

### NEW LISTING



#### 2359 W. Midland Trail

Beautiful two story home situated on 4.50 acres with detached two car garage. Open stairway large living room, dining room, master bedroom and bath on both levels. Hardwood floors throughout. A must see! **Price \$299,000**

### NEW LISTING



#### 418 Morningside Drive

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

### RACEY ACRES



#### 2629 Edgewood – Buena Vista

Beautiful 5 bedroom 4 bath brick rancher in Racey Acres subdivision with a walking trail to Southern Virginia University - enclosed sun room and full basement with lots of storage. **\$249,000**

### TOWNHOUSE–REDUCED



#### 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**

### REDUCED



#### 2406 Birch Avenue – Buena Vista

Charming home situated on a corner lot near SVU with detached garage and lots of storage in basement.. **Price \$119,000**

### UNDER CONTRACT



#### 648 Stoney Run – Buena Vista

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



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### New Listing



## Commercial Property!

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

Offered at \$499,000

### Attention Horse Lovers!

Bring your horses and come to beautiful Rockbridge County, VA! This impressive, quality home at the end of the long driveway includes an open, bright great room including living room with f/p, dining room and breakfast area with access to attached dbl garage, patio at rear and full basement below. Three bedrooms and two baths complete the one level living home. There is a 30'x72' six stall barn. The property is totally fenced w/cross fencing incorporating 4 separate open pastures. One can enjoy the sun rise over the Blue Ridge Mountains from the long, 4 column front porch with your morning coffee! Conveniently located just minutes from historic Lexington and the Virginia Horse Center.

Offered at \$599,000



### New Listing



Come build your home on a lot with a view! 1.72 acres in Rolling Meadows Subdivision. This subdivision will appeal to you if you are looking for a home place with a rural appeal, with covenants that help to protect your property values. Conveniently located to both Lexington and Buena Vista, with quick access to Interstates 81 & 64. Great location, terrific views!

Price \$57,500.00

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Call 540-463-7157

Call Jeff Mason

540-461-0210



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



# FLINT REALTY LLC



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Lana Nicely, Assoc. Broker  
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**SOUTH LEE HWY** – Dreaming of a spacious home in a secluded & peaceful location, look no further than our hilltop paradise! 4,300sf ranch tucked away on 27 wooded acres. Enjoy one-level living w/ 4 bedrooms & 4 baths. Cathedral ceiling great room w/ stone FP opens to wrap-around deck overlooking a large back yard. Kitchen w/ breakfast nook, separate dining, den/office & two laundry areas. Spacious Master suite exits onto private rear deck for morning coffee amidst the splendor of nature & abundant wildlife. Partially-finished basement w/ rec-room, workshop & storage leads to a covered patio. Grounds feature storage shed, covered parking & 4-stall stable. Located in the southern end of the Shenandoah Valley near the Natural Bridge State Park, Blue Ridge Parkway & just 10mins from Historic Lexington, VA.

**Offered at \$539,500**

**RUSTIC RIDGE** – 5 bedrm 3.5-bath two-story traditional on elevated site enjoys unparalleled panoramic views of the Blue Ridge Mtns from the heated in-ground pool & covered porch. Nestled on 3.62 acs in the desirable Forge Road community just minutes from Lexington or Buena Vista & easy commute to points North & South! Thoughtful design features large living & dining areas on 1st floor & more casual ground level walk-out complement a large family room w/ easy access to in-ground pool & pergola covered patio. 5th bedrm & full bath offers potential for 2nd master or in-law suite. Separate office building with 5-bay garage is suited for home-based business or guest quarters. Come enjoy all the many amenities too numerous to mention and **PRICED BELOW APPRAISED VALUE AT ONLY \$499,000**

**UNDER CONTRACT**



**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**





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**BROWNSBURG** – 3 story brick home built in 1794 with 18 acres. Original pine floors, carved mantles, transoms over several 1st floor doors and beautiful carved stair case. Original doors and locks with fluted trim, 3 bedrooms 2 baths and wrap around porch. 10 ft. ceilings on first and second floor. Barn with loft and shed for parking, asphalt driveway and parking area, shop building and large chicken house that would make a great studio. Many more features to this historic well maintained home in Brownsburg. **\$625,000**



**RHODES COURT** – Come check out this sweet little gem tucked away on a private cul-de-sac in a quiet in-town neighborhood. Convenient to Washington & Lee and VMI and an easy walk to the Chessie Trail and historic downtown Lexington. 2-bedroom 1-bath ranch features living room, eat-in kitchen and dining room easily converted to third bedroom. Spacious, light filled rooms with refinished wood floors and many recent updates including freshly painted interior, updated bath, replacement windows, doors & trim. Upgraded electrical box and recent roof all combine to make it move in ready. Full walk-out basement provides ample storage and potential for additional finished space. Partially fenced yard and 12'x16' covered porch offers a cozy spot for entertaining or relaxing. **Offered for \$169,900**

**WILSON HOLLOW – COME CHECK THIS OUT!** 53 acres located along a quiet country road in one of Virginia's most scenic farming valleys. Rolling pasture and woods is livestock friendly with fencing, barn, outbuildings, and stream. Premier hilltop building site(s) enjoying SPECTACULAR long-range mountain views in beautiful Rockbridge County. RESTORER'S dream with 1935 valley farmhouse and circa 1800 log home. Come check out the VIEWS and all this property has to offer for well below assessed value at only **\$254,000**

**REDUCTION**





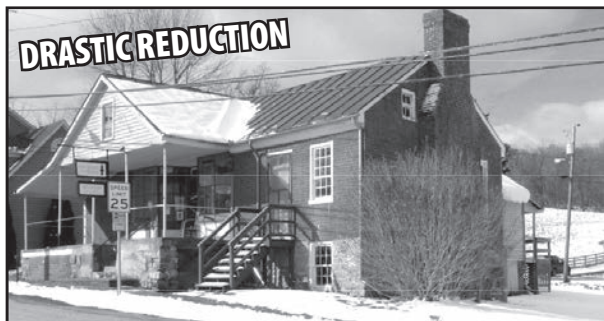
# FLINT REALTY LLC



Mike Flint, Broker  
540-377-6380 • 540-460-3460  
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41 Otterbein Farm Lane  
Spottswood, Virginia 24476  
540-377-6380

Lana Nicely, Assoc. Broker  
540-463-9520 • 540-460-7256  
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**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**



**RAPHINE** - Great investment property ½ acre (±) corner office lot zoned B-1 with 130° of frontage on Raphine Road and additional frontage on Frost Lane. First floor leased to U.S. Post Office. Second floor 1 bedroom 1 bath apartment with living room and kitchen. Lots of parking area and 2 bay garage could provide additional income. **\$175,000**



Picture your property here  
Considering selling but have questions?  
Call for a complimentary  
Listing consultation  
Inventories are low  
There has never been a better time!

## LAND & LOTS

**TOM ALPHIN** 196 acres of woods and open pasture located at the base of the House Mountain. Spring fed creeks, abundant wildlife and spectacular panoramic views. **\$499,000**

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



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





# LANA NICELY Associate Broker



**FLINT REALTY**  
Spottswood, VA

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lnicely@ntelos.net

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

**NEW PRICE**



**WILSON HOLLOW – DON'T MISS OUT ON THIS ONE!** 53 acres located along a quiet country road in one of Virginia's most scenic farming valleys offers peace and serenity. Rolling pasture and woods is livestock friendly with fencing, barn, outbuildings, and stream. Premier hilltop building site(s) enjoying SPECTACULAR long-range mountain views in beautiful Rockbridge County. RESTORER'S dream with 1935 valley farmhouse and circa 1800 log home. Come check out the VIEWS and all this property has to offer for well below assessed value at only **\$254,000**



**SOUTH LEE HWY** – Dreaming of a spacious home in a secluded & peaceful location, look no further than our hilltop paradise! This spectacular ranch offers over 4,300sf of finished space tucked away on 27 mostly wooded acres. Enter from the covered front porch and enjoy the comforts of one-level living with 4 bedrooms & 4 full baths. Cathedral ceiling great room with wood-burning stone fireplace opens to the wrap-around deck overlooking a large back yard. Roomy kitchen with breakfast nook, separate dining, den/office & two laundry areas. Spacious Master suite with soaking tub exits onto the private rear deck for enjoying morning coffee amidst the splendor of nature & abundant wildlife. Partially-finished basement with rec room, workshop & ample storage leads to a covered patio beneath the 1st level deck. Grounds feature storage shed, covered parking and 4-stall stable. Conveniently located in the southern end of the Shenandoah Valley near the Natural Bridge State Park, Blue Ridge Parkway and just 10 miles south of Historic Lexington, VA. **Offered at \$539,500**





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**LONG & FOSTER REAL ESTATE**

16 Gosnell Crossing, Suite 200 • Staunton, VA 24401



## 633 LeGrande Avenue Waynesboro

- Pelham new construction on half acre lot!
- 2450 sq ft, 3 bedrooms, 2 baths, OPEN floor plan!
- LOADED with character, full walkout basement!
- Large covered back porch, 2 car garage!

**ONLY \$450,000**

## 1515 Stover School Road Greenville

- True log home on almost an acre lot!
- 4 bedrooms, 2 baths, 2580 sq ft, full unfinished basement
- Brick kitchen floor, hardwoods, woodstove, 2 fireplaces
- Huge detached garage, extra build lot available.

**ONLY \$329,900**



## 167 Courtney Woods Lane Stuarts Draft

- Custom built home on 3 private acres
- 2290 sq ft, 3 bedroom, 2 bath, OPEN floor plan!
- Only 10 minutes from Appalachian Trail
- Custom kitchen with granite, full unfinished basement

**ONLY \$349,900**



**SO MANY SOLD LISTINGS! INVENTORY IS LOW!  
PLEASE CONTACT ME TO GET YOUR HOME SOLD!**



**SOLD**

**Greenville**  
**ONLY \$ 599,900**



**SOLD**

**Staunton**  
**ONLY \$449,900**



**SOLD**

**Waynesboro**  
**ONLY \$ 299,990**



**SOLD**

**Verona**  
**ONLY \$349,900**



**SOLD**

**Waynesboro**  
**ONLY \$399,900**



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

### UNDER CONTRACT



**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**



**1511 MILL CREEK ROAD!** One of the most recognizable properties in eastern Bath, the 'Siding Hill' farmhouse has some of the most spectacular southern/western exposure and sunset views in the region! The original structure, built in 1885 has a faux stone addition, upgrades and approximately 2250 sq ft of living space. There are 7 rooms, 2 full baths, multiple fireplaces and partial hardwood floors. Situated on 3.92 acres, the viewshed is protected by a Conservation Easement. There is a separate guest house/artist Studio an old character barn and a beautiful Jeffersonian serpentine brick wall blended with mature maple trees. **\$259,900**



**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**



**8883 SAM SNEAD HIGHWAY CIRCA 1899**, the Hot Springs Victorian Inn has over 6000 sq ft of living space! Nestled among mature trees, this historic Victorian has 11' Ceilings, well-appointed rooms and updated amenities on three fantastic levels. With 7 bedrooms and 5.5 baths, there is plenty of space to continue the business, create a family retreat or indulge yourself. Includes a separate Honeymoon Cottage and can be sold furnished. Relax on the Period wrap around porches overlooking your 2.84 acres in a gorgeous setting. **\$985,000!**

### UNDER CONTRACT



**4530 MILL CREEK ROAD** 106.01 acres of woodland with Little Mill Creek and log home in the Mill Creek Valley! With almost 1800 square feet of living space over a full basement, this dwelling has three bedrooms, one and a half baths, hardwood/tile floors and a stone fireplace in the living room! Detached two car garage with second story storage/studio. The acreage is protected by a Conservation Easement and is close to National Forest. Many quality touches in the heart of one of our favorite valleys. **Priced to sell at \$369,900!**



**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**



**TBD DISTANT LANE** 210 exciting acres near Mill Gap VA! Mostly wooded with some open acreage (30 +/-), the ultimate secluded property, reached by deeded easement and rising to the top of Back Creek Mountain at elevations over 3800 feet. Expansive views of the valley, trails, small spring streams and even old orchard trees. Improved by a storage building, gravity spring and installed two bedroom conventional septic system. Perfect location for hunting/hiking and the weekend retreat. **\$359,900**

### UNDER CONTRACT



**125 GREAT NORTH MOUNTAIN!** 70.00 acres of open/wooded land in Northern Rockbridge County! Situated almost equally between Lexington and Staunton this property has approximately 25 acres of open land, mature woods and large stocked pond! Multiple building sites with one division allowed. Residence is a lightly used 1998 manufactured home with over 1500 sq ft of living space, well/septic and auxiliary storage building and detached garage with work area. Very nice interior with three bedrooms, two full baths, stainless appliances, fireplace, and heat pump HVAC. Can be sold furnished. Multiple trails, isolated fields and a wildlife haven! **\$349,900**



**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!**

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# FRESH Estates & Country Properties, Inc.

Visit our second office location at  
245 West Main Street Covington, Virginia



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

**\$99,900**



**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.

**\$119,000**



**UNDER CONTRACT**

**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**

## FRESH ESTATES PARTIAL LAND LISTINGS

**NATIONAL FOREST!** 1.84 acre site adjoining the National Forest with road frontage on Route 614 near Burnsville. Wooded, small wet weather creek and level cabin site.

**\$25,000**

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

**\$25,000**

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

**SOLD**

**\$39,900**

**4.63 ACRES** with deeded National Forest access is a highlight of this wooded tract in the Mill Creek Valley. This wooded acreage has a new 300' well, has been previously approved for a conventional three bedroom septic system and is within easy walking distance to the National Forest. Very nice topography and nice views to the south.

**\$39,900**

**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**

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

**\$69,900**

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

**UNDER CONTRACT**

**\$69,900**

**74.70 ACRES** in the Horse Mountain Conservation area! Interior wooded tract, steep topography with GPS marked building site, views and beautiful spring rhododendron. As part of the Conservation Area, this wooded tract enjoys all the benefits of the "Common Area" and protective covenants.

**SOLD**

**\$189,900**

**90.88 ACRES** in the Horse Mountain Conservation area! This interior wooded tract has beautiful topography and grants access to over 1300 additional acres of hunting/hiking private land. No HOA fees, yet protective covenants that prohibits further subdivision.

**SOLD**

**\$215,000**

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

**SOLD**

**NEW PRICE \$249,900**

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### 52 Foliage Lane

Remarkable historic home, c. 1850 log structure surrounded by enchanting outbuildings, large trees & gardens. The home is 3000SF & includes a charismatic 2-story American Chestnut log cabin w/ a large stone FP & wide plank floors. 40+ acres of pasture w/ Blue Ridge views to the east & western views to the Alleghenies. A horse barn, spring house, chicken coop, workshop & carports. Extremely private and only 7 miles to downtown Lexington. \$749,000



### 711 Stono Lane

This handsome historic chapel has been thoroughly restored to its original Gothic Revival aesthetic. The interior has been reinterpreted as a single family home which features a large central gathering room with an open kitchen, a single bedroom, full bath, two balconies, a utility room, outdoor patio and fine custom trims. Located within walking distance to Lexington, VA. \$750,000



### 15 Evergreen Tree Drive

Excellent home situated on 1.09 acre lot with a first floor master suite and 3 additional bedrooms on the second floor. This brick home has partially finished basement with a two-car garage and a paved driveway. The living room has a brick fireplace on opens up onto the back deck overlooking the private yard. Conveniently located minutes from downtown Lexington. \$399,000



### 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



### 143 McClure Blvd

Come take a look at this lovely home, new carpet installed throughout 09/09/2020! Excellent Blue Ridge Mountain Views from this 3 bedroom/3.5 bath home. The 6.9 acre property comes complete with 2 car attached garage and large porch and decks. There is a 4 stall horse barn with electric and water. This property is surrounded by larger farms. Conveniently located in Northern Rockbridge County between Lexington and Staunton. \$389,000



### 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. \$315,000



**J.F. Brown**  
REAL ESTATE SERVICES



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#### 58 Furrs Mill Road

A renovated pre civil war home with all original woodwork, six fireplaces and a fantastic gourmet kitchen. Main level has large country kitchen, and den, living room and dining room. Second level offers two master suites. Lower street level has sitting room, bedroom and bath. Off street parking, super convenient to W&L and VMI. This home overlooking the Maury River is a great investment! \$389,000



#### 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



#### 1455 Brownsburg Turnpike

Enjoy spectacular eastern distance views from your full-length front porch or enjoy the solitude and wildlife found looking over the pond from the back porch on this 70 acre farm. Open floor plan home features 40' vaulted ceilings & comfortable layout including 3 BRs and 2 full baths. This horse farm is immaculately maintained, and there is also a 950 SF office/guest cottage. \$725,000



#### 251 Bobwhite Road

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

### — 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
- **Pinehurst, Lot #31** – Long distance mountain views to the blue Ridge are yours from this property on 0.50 acres located just a few minutes from downtown Lexington. \$43,000
- **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
- **Ridgeline Way – Lot 10** This 10+ ac. parcel has well in place, is perked for 3BR septic, and has road and building site already cleared. \$81,900



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# Kimberly Hostetter

540.460.9182

hostetterkimberly@gmail.com



**2588 BIG HILL ROAD**

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

**\$1,900,000**



**79 PINNACLE LN**

**\$169,000**

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.



**2614 CEDAR AVE.**

**\$265,000**

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.



**815 E. 25th ST.**

**\$279,000**

4 BR, 3 BAs & over 2,900 square ft w/ 0.45 acres. The newly-remodeled gourmet kitchen features custom-built cabinetry, quartz countertops, subway tile backsplash, 6-burner gas cooktop, double ovens, new stainless steel appliances, hickory hardwood flooring and more.

## 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.



**15 MAURY HILLS DRIVE**

**\$398,900**

Picturesque cabin on 6.47 acres with a pond and located in the desirable Rockbridge Baths area. Custom-built home w/ 3 BR, 2 BA and open floor plan concept. Enjoy views of the Blue Ridge Mts, right across from the Maury River and only 5 miles from Goshen Pass.



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**Lexington REAL ESTATE Connection**



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

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



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- 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.



- Home custom built in 2008
- 1,890 sq. ft. of one floor living
- 3 Bedrooms, 2 Full Bathrooms
- 1,477 sq. ft. walk-out lower level + garage
- Additional detached 24' x 24' garage/workshop



Ultimate in privacy. Your mountain retreat is tucked into the North Mountain range, just west of Lexington. 4 acres perfect for homesteading. Lovely home built in 2008, boasts covered porches and open patios, flower and vegetable gardens and views of Big House Mt. Fresh air, starry skies and absolute quiet, and you aren't even camping! You have all the convenience of a well built home. Also, detached 24' x 24' garage/workshop with power. High speed internet is already connected.



- 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



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### Hurricane Creek

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



### Frame Shop -Main Street

This is a great location on Main Street that has a lot of walk-in traffic. It has curb appeal and brick walls inside that have a very distinctive small town feel. It is currently a frame shop and owner will negotiate contents separately. There is a 63X45' separate lot for additional parking or storage. **\$95,000**



### 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**



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## 802 Borden Road - Lexington

Drive up the paved tree lined entry to this lovely 4 bedroom home situated on 5 open acres within 2 miles of Lexington city limits. Fabulous chef's kitchen, enormous 1st floor master suite, formal dining room, private study, second master suite upstairs along with 2 additional spacious bedrooms and a TV entertainment/family room. Numerous special features including an in-ground pool with changing area and 1/2 bath. **\$749,000**



## 210 Boyd Street - Buchanan

Don't miss your chance to own a classic home for an affordable price! This former Manse of the Buchanan Methodist Church is a spacious 2 story home that 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**



## 45 Kilvarock Lane – Lexington VA 24450

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**



## 3.87 Acres Buffalo Trace

Last lot available in the Woodlands! Gorgeous private wooded building lot in the very popular Woodlands and only 8 miles to Lexington. Property is surrounded by adjoining farm acreage which is in conservation easement for protected view shed. **\$79,000**



## 2370 S Buffalo Road - Lexington, VA 24450

Have you been looking for a place to relax, farm and fish, hike or hunt? Look no further! This lovely home provides mountain views, pasture and woods, and an abundance of space. This spacious one story home features a large eat-in kitchen, a sun room overlooking the land, and a full basement with interior and exterior access that could easily be finished and provide a separate living space should you need it. Three BR & 2 BA, including a master with en suite bath featuring a gorgeous subway tiled shower with dual shower heads. Buffalo Creek runs through the property and provides a perfect place to fish. There is flat pasture, perfect for cattle or horses. Behind the home is plenty of wooded land for those looking to hunt or hike. This is perfect for those who love the outdoors! **\$490,000**



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**SPOTTSWOOD AREA-** Brick 2 Story Brick home with 3 BRs, 2 baths, extra large family kitchen, 1st floor family room with FP, Full basement. Outbuildings with plenty of storage. Paved drive. Situated on 6.7 acres with great view of the Blue Ridge mountains. Convenient location between Staunton and Lexington. Additional Land available. \$ 329,000. #605729



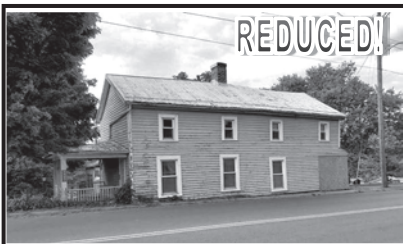
**WINTERGREEN RESORT AREA-** Multilevel home featuring 5 BRs, 5 1/2 baths. Open floor plan with LR/DR/Kit. Combo with FP, Family room with FP. Multiple decks. 2 Car garage. **\$349,000.** #605393



**NEW LISTING! 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



Charming Award Winning (2015) 2 story in Staunton. Modernized kitchen and baths but still offering historic details of this 3 BR 2 bath home. 2nd floor porch for enjoying your solitude. Home has wood floors, good storage, stainless appliances. Can walk or ride the trolley to enjoy all that Downtown or the City Parks have to offer. **\$ 248,000.** #603599



**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. **\$ 67,900.** #605102



**NEW LISTING-Rockbridge Co.-** Ranch with 2 BRs, LR, Eat-in Kitchen, spacious family room. Large enclosed 3 seasons porch. Situated on 1.2 acres. \$ 69,900. #607900

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**5.7 Acre lot.** Open. Recent survey & perc for 4 BR home. View of the mountains. Convenient location between Staunton and Lexington. \$ 79,900. # 605742

**1.6 acre building lot.** Open, level, partially fenced. Small barn. Located between Staunton and Lexington. \$ 49,900. #605748

**STAUNTON-**Undeveloped 1 acre lot off end of Gay St., **\$ 22,000.** #180277

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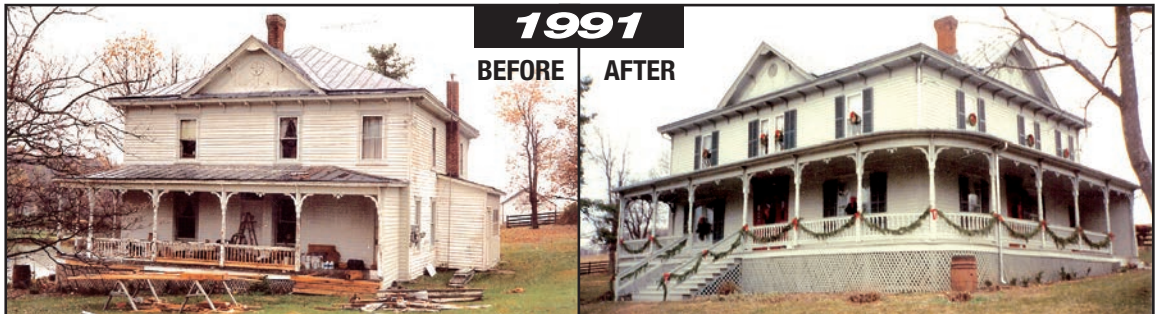
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