

Happy Halloween!

BLUE RIDGE PROPERTIES

FRESH ESTATES & COUNTRY PROPERTIES, INC.

See pages 14 – 15



**Custom Log Home on 106
Wooded Acres on Little Mill
Creek! Fantastic Property in
One of Our Favorite Valleys!**

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



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

FREE
OCTOBER 2020

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

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



James Wm. Moore
Real Estate Co.

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



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**

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**

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 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**

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**

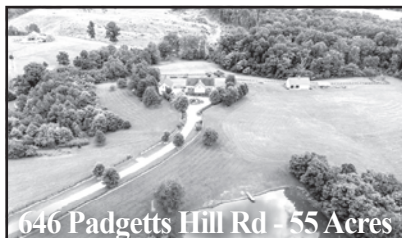
Will Moore, ALC | will.moore@jwmre.com | 540-460-4602





James Wm. Moore Real Estate Co.

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



646 Padgett's Hill Rd - 55 Acres

Inverary 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**



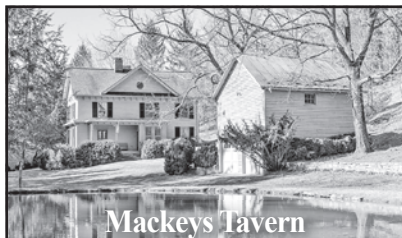
421 Honeysuckle Hill

Stately brick residence on over 1.6 park-like acres walking distance to downtown and Woods Creek Trail. Designed by renowned architect, Pendleton Scott, property showcases architectural details such as Flemish bond brickwork, slate roof, and crown mouldings. Gourmet kitchen with eat-in area, formal dining, and library with wood burning fireplace, LR with gas fireplace, bedroom and full bath. 3BR, 2BA including suite with walk-in closet upstairs. FR with kitchenette, office, laundry, and garage on lower. **\$739,000**



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**



Mackey's 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**



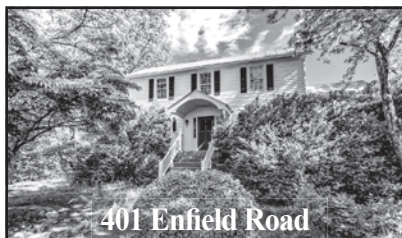
815 Ross Road

Brick colonial residence on hilltop setting surrounded by mature trees and mountain views. 5 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**



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. **\$449,000**



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**



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**

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





James Wm. Moore Real Estate Co.

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



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. **\$675,000**



501 Lime Kiln Road

Very special property offering limestone main house and guest cottage has been meticulously restored! English style basement hosting open kitchen w/ built in china cabinet, stainless appliances and eat-in area. Formal dining, family room, full bath and utility room. Upper level has living room, office, 2 bedrooms, loft and full bath. Gorgeous details throughout including multiple fireplaces, woodwork, wood floors and windows. Carriage house offers 1BR, 1BA, LR and kitchen. **\$599,000**



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 LR. **\$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 BR has walk in closet, sitting area and sink. Newly finished 3rd 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**



40 Oakridge Lane

Situated on 3.35 acres with fabulous mountain views, this home offers wonderful living space. Formal living room, dining room, kitchen, family room and utility room all located on first floor. Second floor has large master suite with spacious bath and a connected office. Two guest rooms and additional full bath finish off second floor. Huge unfinished, walkout basement is perfect for finishing or suitable for a workshop or storage. Partially fenced in backyard. **\$339,000**



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**

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





James Wm. Moore Real Estate Co.

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



NEW PRICE



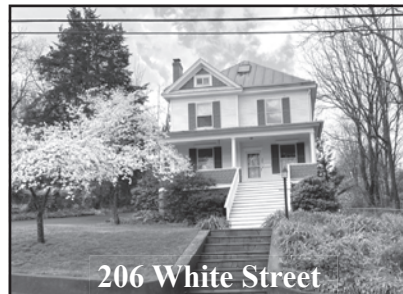
55 Deer Fox Run

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**



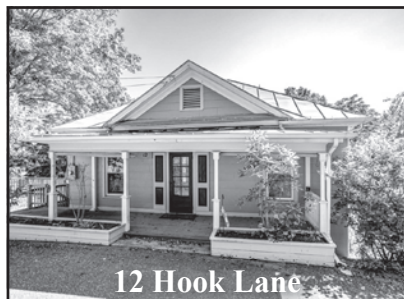
66 Wind View Lane

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. **\$556,000**



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**



407 Overlook Circle

Tucked away on a private lot within Lexington city limits this 4BR/3BA home offers country living at its finest. Main floor master suite with fireplace, built-ins, crown molding and walk in closet with en-suite bath and private entrance to screened porch. Sunporch and dining transition nicely into living room boasting a fireplace, built-ins and a large picture window. Kitchen includes updated flooring and new appliances. 3 bedrooms and full bath upstairs. Basement provides a full bath. Woods Creek trail a short distance away. **\$389,000**



59 Meadowview Drive

Enjoy one level living in this lovely 4BR/2.5BA home. Great floor plan offers formal living room with wood burning fireplace, dining room, and large kitchen that flows nicely into the family room with a nice brick hearth with flue for woodstove, small wet bar and a door to the deck and back yard. Master suite with walk-in closet, full bath and sitting area has sliding doors to the outside. Three additional bedrooms and full bath round out this great home. Situated on 0.99 acres. Large shed has electricity. **\$294,000**

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





James Wm. Moore
Real Estate Co.

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



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

Green Hill - 21 Acres 21.6 acres of highland meadow with spectacular building sites and dramatic views of the surrounding Allegheny Mountains and farming valley. Property is located in the Collierstown area of Rockbridge County close to Lake Robertson (fishing, swimming, tennis, camping) and vast areas of National Forest, offering a multitude of recreational amenities. Fifteen minutes from downtown Lexington, W&L, and VMI.

\$139,000

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

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

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



Your Future.
Your Home.
Your Agent.

TORIA BROWN
REALTOR



32 DRY HOLLOW ROAD

Charming Log Cabin on a private 74 acre farm. Enjoy the bubbling of the nearby creek while sitting on either of the homes covered porches. See the cozy comfort of the open concept cabin with an excellent layout and amazing entertaining spaces. The rolling land has many wonderful views and ample opportunity to spot deer, fox, and other wildlife. Come to the farm, see the beauty, and feel right at home!

\$499,000



19 Myers Corner, Suite 101, Staunton, VA 24401 • Cell 540-460-3246
Office 540-943-0085 • toria@odrva.com • Visit: www.tbrown.odrva.com
Firm licensed in Virginia and West Virginia



VIRGINIA MOUNTAIN MORTGAGE

NMLS #476841

A DIVISION OF BANK OF BOTETOURT

MEET OUR MORTGAGE LOAN PROFESSIONALS



SHARON COOPER

Mortgage Loan Originator

NMLS #447853

540.458.3715

scooper@vamtnmortgage.com



**65 EAST MIDLAND TRAIL
LEXINGTON**

VAMTNMORTGAGE.COM

YOUR NEIGHBOR YOUR COMMUNITY YOUR LOCAL LENDER

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

SARAH DUDLEY

Senior Loan Officer, NMLS ID#214966

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



221 S. Main St, Lexington, VA 24450



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



Melissa Hennis
Managing Broker, ABR
540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins
Property Manager
540.817.0207
Ckelkins@howardhanna.com



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



PENDING



38 Mill Court

Spacious 3 bedrooms, 2 1/2 bath home located on a cul-de-sac just outside Lexington city limits with public water and sewer. There is a 28 x 28 multi purpose room. Don't miss out! **\$299,500**

PENDING



147 Boundary Line

3 bedrooms, 3 baths well maintained brick ranch. Large open floor plan, attached one car garage, large master suite, new sunporch with custom blinds and hardwood floors and tile throughout. **\$259,900**

FOR SALE



To be built similar to

Saddlebrook Ridge Lot 16

TO BE BUILT! This home is scheduled for a August 2020 start date and will be completed in the December 15, 2020. 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. **\$199,900**

FOR RENT



55 Holly Park #111 and 112

Spacious high end 2BR, 2Ba single level apartment including a living room, dining room, kitchen with all appliances, washer and dryer and deck with a view overlooking the Maury River. **\$1200/month**

FOR RENT



5 Edmonson Avenue

Beautiful 3 bedroom, 2 bath home located in historic downtown Lexington. Hardwood floors throughout, updated kitchen, great yard and patio in back. **\$2000/Month**

FOR RENT



9 Memorial Lane- Commercial Property

Over 2100 sq ft of office and retail space available on route 60 East of Lexington, VA. Plenty of parking, and a warehouse is available to rent as well. With two offices and a conference room upstairs and two large spaces downstairs, this would be a great office space with retails downstairs or a great law office with reception downstairs. Covered porches on front and back. **\$3000/ month**

www.howardhannarentals.com



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

REDUCED



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**



SOUTH RIVER ROAD – ROCKBRIDGE: Located along the banks of the SOUTH RIVER with your own PRIVATE SWIMMING AND FISH HOLE, this Circa 1845 2-story Valley Farmhouse awaits your TLC. Nearly 2,000sqft offers good space with 4-bedrooms, one and one-half baths, large living room and eat in kitchen. Pine floors, mantles, and period woodwork throughout. Recent updates include baths, tin roof, replacement windows & exterior doors. Generous, covered-front porch, large partially fenced yard, and man-cave/she-shed. Whether you're looking for an investment or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history while relaxing to the sounds of the river flowing by. **\$199,000**



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**



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 **\$269,000**

NEW LISTING





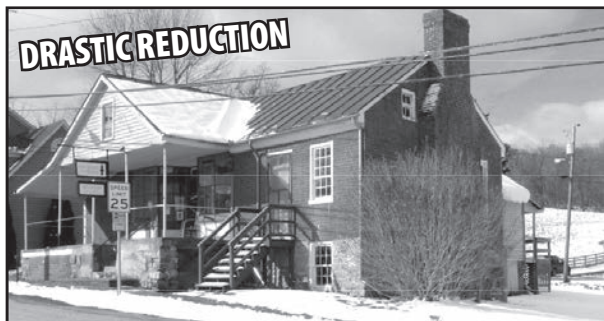
FLINT REALTY LLC



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**



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**

Dedicated to Being **Your Personal Mortgage Banker**

JOHN CAMPBELL

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

540-461-2072

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



John Campbell is a local, experienced mortgage banker with Atlantic Bay Mortgage Group®. He understands the stresses associated with homebuying and is dedicated to helping you every step of the way, while providing an enjoyable journey from start to finish. Working with Atlantic Bay presents a wide variety of loan products for a customizable lending experience that caters to your individual needs. John knows what goes into creating a successful mortgage process, and he is ready to lend you piece of mind through your homebuying experience.

ATLANTIC BAY'S LENDING PRODUCTS

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



NMLS #72043 (nmlsconsumeraccess.org)



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

FRESH

Entering our 39th Year!
12187 SAM SNEAD HWY, WARM SPRINGS, VIRGINIA



Estates & Country Properties, Inc.

www.freshstates.com

(540) 839-3101

ALLEGHANY, HIGHLAND, BATH &
ROCKBRIDGE COUNTIES

Larry W. Fresh, Broker

Washington & Lee Class of 1980

(540) 997-5219 • fresh@cfw.com



• Residential • Farms
• Commercial

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

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

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

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

Maggie Perdue
(540) 968-3069 • perduemagnolia@gmail.com

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

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



8883 SAM SNEAD HIGHWAY CIRCA 1899, the Hot Springs Victorian Inn has over 6000 square feet 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

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**



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**



SOLD

490 SWOPE LANE Horseman's dream farm on over 28 acres with private setting and expansive Rockbridge County Blue Ridge Mountain views. Open floor plan offers 3 bedrooms, 2 baths and large covered screen porch. Walk-out basement is plumbed for kitchen and bathroom. Horse facilities include five stall center-aisle stable, tack and feed room, wash stall and hay storage. Heated tack and feed room has laundry and bathroom facilities. Multiple pastures well planned for equine safety and comfort. Private location **\$599,000**



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

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 sq ft of living space, there are 9 BRs, 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. **Offered well below tax assessed value at \$625,000!**



306.11 ACRES IN MOUNTAIN GROVE! The Bonner Tract is a landmark property in Western Bath. The acreage is a combination of bottomland with long fertile frontage along Little Back Creek to game-rich woods rising to the top of Little Mountain with full National Forest frontage. Divided by Mountain Valley Road (Route 39), this property is under Conservation easement allowing one division. Serene setting in quaint idyllic community. Close to Lake Moomaw and eastern WVA attraction. **\$389,900!**

Please visit us at www.freshstates.com for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.

FRESH Estates & Country Properties, Inc.

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



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



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 MILL CREEK 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.

\$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. Also has a 100' 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 perk site and no restrictions. Very nice affordable parcel in great location.

\$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.

\$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.

\$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!

NEW PRICE \$249,900

Please visit us at www.freshstates.com for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.



Kimberly Hostetter

540.460.9182

hostetterkimberly@gmail.com



NEW LISTING!

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.

\$2,350,000



NEW LISTING!

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.



NEW LISTING!

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.



UNDER CONTRACT

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.



UNDER CONTRACT

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.



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

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



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



- 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.



- Authentic log home built in 2018
- 2,000 sq. ft. of one floor living
- 3 Bedrooms, 2.5 Bathrooms
- 2,000 sq. ft. walk-out unfinished basement
- 10 min. to Lexington. Fiber internet available



Longview Meadows is a rural subdivision with stunning views over-looking Lexington and the signature mountains of Western Rockbridge County. Less than 10 mins to Lexington or Buena Vista. Enjoy an elegant country lifestyle in a beautifully constructed, one level custom-built, super insulated log home. You'll appreciate the setting sun over the Allegheny Mountains from your gracious, covered, front porch. 30' x 40' garage/workshop.



- 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, watercloset 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, floodwall 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.



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



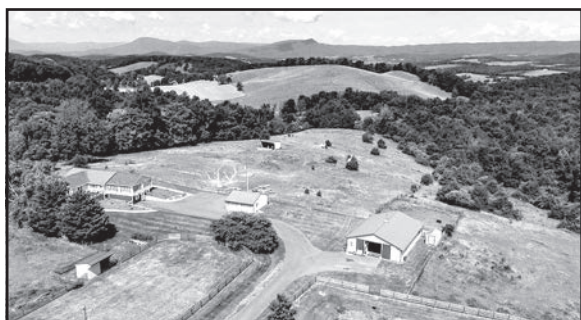
370 Spring Run Lane

SAFELY set high in the Shenandoah Valley between the Blue Ridge & Allegheny Mtns., on 144 private acres, this Elegant Home has 1st Floor MBR, eat-in kitchen, dining, living areas, & den w/stone FP. The 2nd Floor has living areas, office, bedrooms & baths. Large garage/shop; Gazebo, gardens, inspiring Views; Pond & meandering Stream at this End of Road location, yet is within 1/2 hr. of 2 College towns. \$1,650,000



618 Marshall Street

One of Lexington's stateliest homes, this elegant Dutch colonial, built in 1927, is situated on a double lot in a quiet Lexington neighborhood within walking distance of schools and downtown. This beautifully renovated home offers 4/5 bedrooms, 4.5 baths with slate floors and Carrera marble, gourmet eat-in kitchen, formal living and dining room, library, family room with custom built entertainment center, office and laundry room with full custom cabinetry. \$772,500



1403 Ridge Road

Beautiful home situated on 10 acres with excellent mountain views. The updated home has 3 bedrooms on the main level, including a master suite with all the amenities. The kitchen opens to the dining area and to the spacious living room. The basement offers plenty of flexible finished space including 2 BRs & office. The 4-stall horse barn includes wash rack, rack room, feed room all with mountain views. Located between Lexington & Staunton. \$599,000



1104 Borden Grant Trail

A wonderful family ranch on 5+ acres less than 15 minutes from Lexington. This home has been beautifully maintained and offers 3 bedrooms, 2.5 baths, formal living and dining rooms along with a large family room and an eat in kitchen. The property offers a nice mix of open field and woods along with a 2-car carport and a separate 2 room workshop both with electric. The workshop also has an attached covered bay high enough for an RV! \$249,000



Furrs Mill Road

Historic estate located just 2 miles from Lexington along the Maury River. This 50 +/- acres sits atop a high meadow with views of the Blue Ridge Mtns., and a perfectly framed House Mountain. This well maintained home (ca.1815) has 3 bedrooms, 2 baths, updated kitchen, and wide center hall. A stone cottage, with bedroom, bath, and kitchen sits nearby. Riding ring, stable, outbuildings, pasture, and woodlands compliment this most unique property. \$1,750,000



1650 Turkey Hill

Magnificent country estate. The paved driveway lined with four board fences leads to the custom built home in the middle of 111 acres. The house has over 5,000 square feet with numerous custom features. The farm has perimeter fencing, auto waters, large shop, equipment barn, garages, just to mention a few of the amenities. A must see estate with a variety of uses. \$975,000



J.F. Brown
REAL ESTATE SERVICES



540-464-1776

6 East Washington St.
Lexington, Virginia

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



802 Bowyer Lane

Classic brick house located on 0.92 acres in the Providence Hill area of Lexington. This home offers a gracious entrance, spacious LR with FP, DR, cozy breakfast room, family room and half bath on the main floor. LR opens onto a lovely covered porch and brick patio. Upper level features a master bedroom with full bath, 3 additional bedrooms with a spacious hall bath. Additionally this house offers a separate one bedroom, one bath apt. with a great room and FP. \$335,000



803 McMath Circle

Classic 2 story home located on a quiet cul-de-sac in the Providence Hill neighborhood. Private setting on large tree shaded 0.59 acre lot adjoining the Lexington Golf & Country Club. Gracious foyer, formal LR, DR, FR, eat-in kitchen, rec room, 3 fireplaces, 4 bedrooms, 3.5 baths, hard wood floors and a screened porch. This quality built home offers a wonderful combination of space, style and location. \$397,500



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



14 W. Washington Street

This wonderful Commercial Building is located in the heart of downtown Lexington's historic district. 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 square foot 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. \$385,000

— 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. \$44,000
- **Wind River** – Beautiful, elevated building sites with pasture and trees located in Wind River Farms west of historic Lexington. River access to the 3.8 acre common area and 5,000' of access on the Maury River. Recently installed fiber optics with BARC electric. \$65,000 each
- **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. \$54,000
- **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 acre. \$74,900
- **Fox Road** – Beautiful building lot that is perked for a 4 bedroom house. The 3.44 acres is 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



J.F. Brown
REAL ESTATE SERVICES



540-464-1776

6 East Washington St.
Lexington, Virginia

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



Connie Clark
Broker/Owner
540.570.7157



City & County
REAL ESTATE

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



Chy Clark
Realtor/Owner
540.570.7158

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**

ON THE RIVER—UNDER CONTRACT



125 Furrs Mill Road – Lexington

Wow right on the river - beautiful old two story home situated on the river with off street parking - nice large rooms and so close to downtown and schools. Great getaway home! Past Airbnb income. **\$199,000**

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**

NEW LISTING



2406 Birch Avenue – Buena Vista

Charming home situated on a corner lot near SVU with detached garage and lots of storage in basement.. **Price \$139,000**

LAND LISTING



TBD Edgewood Drive – Lexington

10 wooded acres in the desirable subdivision of Cedar Grove - priced at assessed value of **\$123,100**

NEAR VMI



19 Hook Lane

Located on a dead end street off Main Street next to VMI. Charming older 2 bedroom, 2 bathroom home with enclosed porch and easy walking distance to downtown. **Price \$116,500**



Charity Cox

540.294.5682

charitybucky@aol.com
www.homesweethome4u.net



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



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



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!

(Photo similar to new construction)



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



22 Brookmere Court – Staunton

- Custom built home in Spring Lakes!
- 5013 sq ft, 4 bedrooms, 3.5 baths, open floor plan
- Main floor master, rock floor to ceiling fireplace
- Full basement with family room and kitchenette

ONLY \$449,900

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



Greenville
ONLY \$ 599,900



Stuarts Draft
ONLY \$279,900



Waynesboro
ONLY \$ 299,990



Verona
ONLY \$349,900



Waynesboro
ONLY \$399,900

PHOENIX CONSTRUCTION, LLC

328 W. Midland Trail Suite A
Lexington, Virginia 24450



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



PAT HENNIS 540.784.0131 or 540.464.1133

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

COLONNA

& ASSOCIATES, INC.



25 S. Main Street
Lexington, VA



Wolletta Colonna
540.461.4000

CALL US ...

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

540.463.7157
www.ColonnaAssociates.com



Jeff Mason
540.461.0210

New Listing



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

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



YOUR - OWN - BIN - INC.

Mini Storages

132 Units. 5x10 to 10x25.

Low monthly rates.

Fire Resistant, Security Fence.

McCorkle Drive, Lexington, VA.

Call 540-461-0210

RENTALS:

Commercial, Residential, Apartments

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

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

**JAMES
RIVER
REALTY**



214 S. MAIN ST, LEXINGTON
jamesriverrealtyva.com
540.463.2117



Janie Harris | BROKER

540.460.1932



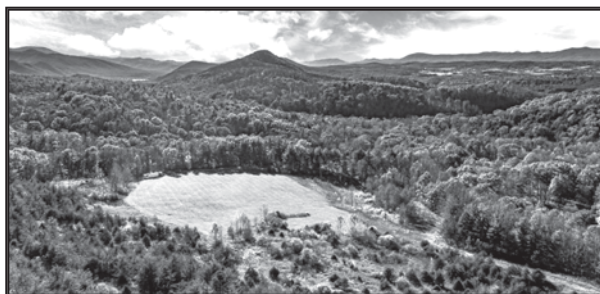
802 Borden Road - Lexington

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**



New! 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**



67 Acres, Wert Faulkner Hwy - Natural Bridge

Calling all hunters, developers or recreationalists! These contiguous parcels form 67.45+/- acres of the finest hunting and recreational land in Rockbridge County. Fields, woods, a spring-fed watering hole, and a network of trails are interspersed throughout the property. A corner of the property even joins the National Forest opening up thousands of more acres. Long road frontage affords the opportunity for numerous home sites with splendid views. Easy access to Lexington, BV and Lynchburg. **\$389,000**



3.87 Acres Buffalo Trace

These acres are bordered by open space and farm land under conservation easement protecting and maintaining beautiful mountain views of Short Hill and House Mountain. Unique opportunity for a one-of-kind homesite near Lexington. Owner financing possible, call agent for details. **\$82,500**



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 3 bedroom, 2 bath home features a large eat-in kitchen & a full basement with interior & exterior access that could easily be finished. Buffalo Creek runs through the property providing a perfect place to fish. There is flat pasture, perfect for cattle or horses. This is perfect for those who love the outdoors! For more information call Mary Beth at 540.460.0753. **\$475,000**



Kenny Sexton

540.969.9465

jamesriver@verizon.net

214 S. Main Street • Lexington, VA



Mt Joy

Probably the second most historically significant property in Botetourt Co. The homesite has history back to early 1800's. There is 6 bedrooms, 2.5 baths, 4 gas fireplaces in beautiful tile coal fireplaces. It has 4200 sf with custom updates in kitchen and baths but keeping with the feel of a previous era. Original hardwood floors, gorgeous stairway and spiral staircase that goes from basement to the attic. Relax to the mountain views on 6+ acres. Close proximity to James River and Blue Ridge Parkway. This is a Short Sale. **\$397,000**



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**



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- \$289,000,

Tract C: 7 acres for \$28,900

Kenny Sexton 540.969.9465

Scott Hake 540.435.1454

Serving Rockbridge, Bath, Allegheny, Augusta, Botetourt and Roanoke Counties

BISHOP REALTY



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

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



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



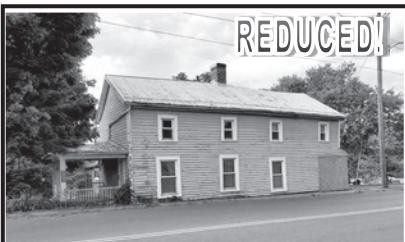
WINTERGREEN RESORT AREA- Multilevel home featuring 5 BRs, 5 1/2 baths. Open floor plan with LR/DR/Kit. Combo with FP, Family room with FP. Multiple decks. 2 Car garage. **\$349,000.** #605393



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

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.**

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

NEW LISTING! 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



LANA NICELY Associate Broker



FLINT REALTY
Spottswood, VA

540.463.9520 • 540.460.7256
lnicely@ntelos.net

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

NEW LISTING



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 **\$269,000**.





**Charles W.
Barger & Son**

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

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

Call Or Fax
For Quotes
FAX #463-2108

HOT LINE TO DISPATCHER
463-2109
LEXINGTON, VA

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



GOOD ADVICE

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



THREE CONVENIENT LOCATIONS

209 South Main Street – Lexington
540.463.7719

2155 Magnolia Avenue – Buena Vista
540.261.2200

703 N. Coalter Street – Staunton
549.885.8189

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



Nationwide®
is on your side



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



FARRIS BOOKKEEPING

"The Lord detests dishonest scales, but accurate weights find favor with Him" ~Proverbs 11:1

***Go Outside and Enjoy the Fall Weather!
Call Farris Bookkeeping!***

**3 BOOKKEEPING PACKAGES, ADD ON OPTIONS, AND
PAYROLL TO CHOOSE FROM – ALL PACKAGES
INCLUDE A QUICKBOOKS™ ONLINE SUBSCRIPTION**

- ◆ Masters of Science in Accounting ◆ QuickBooks™ ◆ ProAdvisor
- ◆ Specializing in Small Businesses & Non-Profits

Kara Farris • 872 Forge Rd • Lexington, VA 24450

Normal Bookkeeping Hours:

Monday-Wednesday: 1:00-3:00 • Thursday-Friday: As Needed

Emails will be responded to within 24 hours



farrisbookkeeping@gmail.com • Phone: 540-784-8540 (call & text)

BLUE RIDGE PROPERTIES

**Are you searching for
the perfect home for your
family to watch the changing
leaves and celebrate the
upcoming holidays?**

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

DUKE'S

ANTIQUE CENTER

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

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

FIND US ON

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

**OPEN 365 DAYS A YEAR • 9AM-6PM
540.463.9511 • DUKE SNYDER**

"Emporium for Everything!!!"

Bridget McClung delivers mortgages with a local, caring touch.

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

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

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



Bridget McClung²

Vice President, Mortgage Loan Officer

540.462.6724

bridget.mcclung@cornerstonebankva.com



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

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

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

MEMBER
FDIC



◆ **CornerStoneCares** ◆
www.cornerstonebankva.com

¹CornerStone Mortgage Services NMLS #509209

²Bridget McClung NMLS #453518

Wherever you are, we're *here!*

Whether you need:

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

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

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



**Bruce Gardner
Insurance Agency**

Representing **ROCKINGHAM INSURANCE**

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



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



**Farris
Fundraising
Services, LLC**

Is here to help you!

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

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

DREAMING OF *Country Living?*



FARM CREDIT KNOWS THE WAY!

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

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

LOANS FOR:

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



FARM CREDIT

*Loans for
Farms, Homes & Land!*

800.919.FARM (3276)

FarmCreditofVirginias.com

