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# BLUE RIDGE PROPERTIES

**PAULA MARTIN TEAM**

*See page 7*

**18 Beautiful Acres Features Dramatic House and Garden Cottage with Pool & Pool House Only 15 Minutes From Lexington.**



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**FREE**  
**SEPTEMBER 2022**

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

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



# James Wm. Moore Real Estate Co.

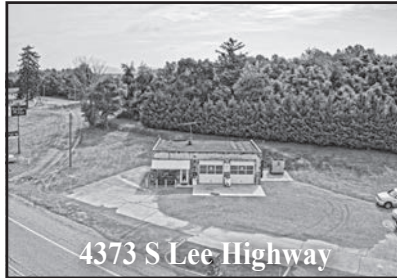
28 South Main Street  
Lexington, Virginia 24450  
www.jwmre.com  
540-463-7080



**Forge Rd - 5 Acres**

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

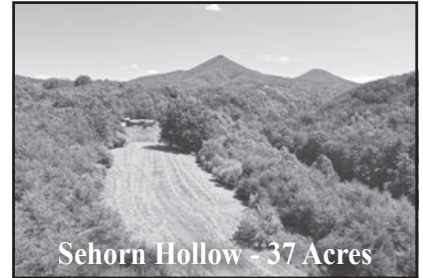
**\$595,000**



**4373 S Lee Highway**

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

**\$399,000**



**Sehorn Hollow - 37 Acres**

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

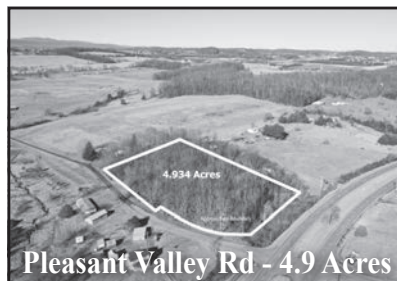
**\$275,000**



**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.

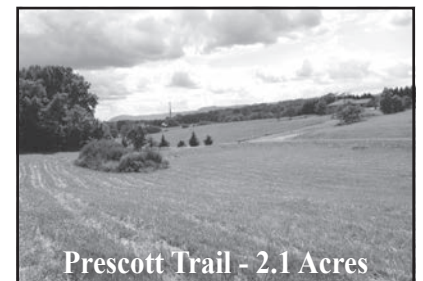
**\$150,000**



**Pleasant Valley Rd - 4.9 Acres**

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

**\$72,500**



**Prescott Trail - 2.1 Acres**

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

**\$34,900**

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





# James Wm. Moore Real Estate Co.

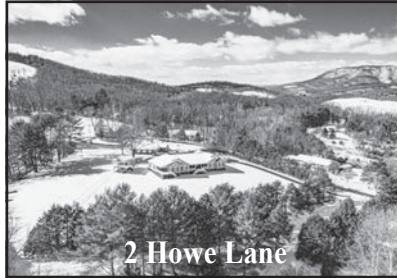
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Forest Grove Rd - 21 Acres

21 acres of rolling forest and rejuvenated field offers an incredibly private building location less than 10 minutes from downtown Lexington, Washington and Lee University, Virginia Military Institute, and the Virginia Horse Center. Fronting on a hard-surface, state-maintained road, the property features many potential building locations, abundant wildlife, low land use taxes, and fiber internet availability!

**\$174,900**



2 Howe Lane

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

**\$535,000**

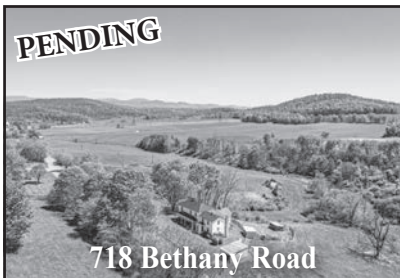


**PENDING**

8 Augusta Court

Immaculate custom home with one level floorplan, spacious master suite, and relaxing screened porch pleasantly overlooks Lexington Golf and Country Club's scenic pond and 18-hole golf course. A short walk to the clubhouse offering tennis courts, restaurant, swimming pool, and practice facilities. Situated on a quiet residential cul-de-sac on over one-half acre just 5 minutes to downtown Lexington, the luxurious living experience includes highly desirable features such as high ceilings, hardwood floors, and crown molding. Attractive grounds and outdoor spaces adjoin the parklike common area of The Greens featuring a running stream and stocked pond!

**\$525,000**



**PENDING**

718 Bethany Road

Classic Virginia farmhouse incorporating its original c. 1775 hand-hewn log structure gracefully situated on almost 20 rolling acres in a picturesque Rockbridge County farming valley between Kerrs Creek and Alone Mill offers a rare restoration opportunity! Property consists of productive pasture, over 1/3 mile of road frontage on two quiet country roads with several inviting building sites, outbuildings, and a bold spring. Log structure has been protected for many years by wood clapboard siding. Fiber internet available and no deed restrictions!

**\$399,000**



218 Miller Street

Well maintained brick home on a quiet residential street in the Lexington City limits offers a functional one-level floor plan with plenty of private back yard space. Recent upgrades include new roof, windows, doors, siding, paint, and all new carpet and floors. Floor plan includes light filled living room and kitchen, dinette, 3 large bedrooms, one full bath, and generous laundry/storage room. This home is move-in ready and is a highly desirable location walking distance to Carilion Rockbridge Community Hospital, Kroger, and restaurants and shopping locations along E. Nelson St. and Walker St.

**\$225,000**



515-517 S Main Street

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

**\$299,000**

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





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

28 South Main Street  
Lexington, Virginia 24450  
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540-463-7080



**65 Raphine Walnut Lane, Raphine VA**

Renovated 1898 farmhouse on 3.13 acres built by a McCormick family member still retains its historic charm. Located in the village of Raphine this 4 BR/4 Bath, 2828 Sq Ft home, once used as a B&B, offers quiet country living with an easy commute to cities & attractions. Admire the sunrise/sunset from a covered porch, splash into the pool, destress in the hot tub, savor alfresco dining under the pergola, then gather around the firepit at dusk. 1st floor offers a spacious parlor, family, dining, kitchen/breakfast, and full bath. 2nd floor provides 4 BRs, 3 baths, storage and laundry closets, and covered back porch. Two offices provide added Sq Footage. 1st and 2nd floor offices have been finished in the adjacent building behind the main house adding an additional 325 Sq Ft of finished space. Home has a walk-up attic accessed through the 2nd floor bath. The circle drive off the lane leads to a detached garage with concrete floor and ample space for 2 cars plus storage/workshop area. Additional driveway and parking off of VA 606/ Raphine Rd provides plenty of parking space for your family or guests (previous parking area for B&B). Updates include new siding in 2020; new porch flooring, 400 amp electrical service; zoned heating and cooling; replacement windows; new lighting; renovated kitchen with open shelves, white cabinets, granite countertop, stainless appliances, gas cooktop, and new pendants over island; new vanities in 2nd floor master and hall bath; downstairs office finished in former servant's quarters, updated electrical, plumbing & HVAC; RANA fiber internet. Pool updates include new filter and pump installed 2 years ago, new electrical run to garage this past yr. Don't miss your chance to own a bit of history in the charming village of Raphine, just minutes to historic Staunton, Lexington, Washington & Lee University, Virginia Military Institute, and area attractions!

**\$489,999**



**470 Saddlebrook Rd, Lexington VA**

Welcome to Hunter's Heaven! This 4 bedroom, 3 bath, 2873 sq ft home on 27.91 acres has the privacy and mountain views you dream of. Located just 9 miles from historic downtown Lexington, the country setting with easy access to I64 makes it perfect for a year-round residence or vacation retreat. The first floor boasts cathedral ceilings in the great room, wood stove, and access to large deck; kitchen with oak cabinets and Silestone counters; large master bedroom with ensuite, large walk-in closet, deck access; two additional bedrooms, guest bath, large laundry rm, two-car garage. The finished basement has a large rec rm; bedroom with ensuite bath and walk-in closet; office; two large utility/storage rms; walk-out access to patio area complete with rubber mulch play area for the kids.

**\$535,000**

**Lori Parker, ABR, E-PRO**  
540-570-9007 · lori.parker@jwmre.com





# James Wm. Moore Real Estate Co.

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207 Paxton Street

Stately home with a fantastic floor plan, located in the Providence Hill neighborhood. Welcoming foyer, which leads to the gracious living room with fireplace and plenty of natural light. Formal dining, study, entertainer's kitchen, family room with built-ins and breakfast room. 3 bedrooms, 2 full baths and one-half bath on the first floor. Second floor has massive master suite with cedar closet, dressing room, separate baths and laundry. Double car garage offers storage and large finished bonus room over garage. **\$725,000**



15 High Meadow Drive

Located in the lovely Maury Cliffs subdivision and situated on a gorgeous one acre lot! First floor hosts a large dining room, formal living room, open kitchen with breakfast nook and family room with fireplace. Second floor has three individual suites, including a master and includes a massive bonus room. Walk out basement is finished with large family room with fireplace, two additional guest rooms, full bath and massive storage. Lower patio overlooks back yard and has large hot tub. Deeded access to the Maury River. **\$714,000**



1190 Walnut Avenue

Adorable, upgraded three bedroom, two full bathroom home in the City of Buena Vista! Main living room has brand new flooring and is open to the dining area and newly remodeled kitchen. First floor master suite and connecting laundry area. Second floor hosts two bedrooms and one full guest bathroom. Lower level has flexibility for lots of uses, including a gym area, office, storage, etc. Roof is just one year old! This property is a must see and move-in ready! **\$210,000**



High Meadow Dr. - .52 Acres

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



Shaner Hill Dr. - .51 Acres

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



**PENDING**  
510 S Main Street

Downtown convenience at its finest! This beautiful home located on Main Street is just a couple blocks from the heart of downtown Lexington. Built in 1912, this home has so much to offer. The welcoming foyer leads to the formal dining room and spacious living room, all with wood floors. Eat-in kitchen is a very nice size with plenty of natural light. First floor also hosts bedroom, full bathroom and family room. Second floor is home to three bedrooms a full bathroom and an office. Property has a one bedroom, one bathroom guest house which has had a solid rental history. An exciting opportunity to own a lovely home in downtown Lexington! **\$525,000**



**PENDING**  
19 Poyntz Place

Main floor is home to a living room, dining area and open kitchen, along with a half bath and laundry area and master suite. The second floor has a sitting area at the landing, a full bath and two generously sized bedrooms. Walk out basement hosts two additional bedrooms, laundry hookup, full bathroom and full kitchen. Basement could easily be rented out or used as separate living quarters. New storage building offers additional storage space. A must see property! **\$375,000**



**PENDING**  
108 Oakview Drive

Located on a cul-de-sac and in the City of Lexington, this charming brick ranch home has so much to offer. The main level offers living room with fireplace and built-ins, open, updated kitchen with eat-in area, master suite, two guest rooms and a full bathroom. The basement is partially finished and offers additional living space. Additional bonus room with Murphy bed offers flexible space. Lower level also hosts tons of storage and the laundry area. **\$329,000**



**PENDING**  
5598 Forge Road

Wonderfully refreshed home on 1.2 acres! Exciting opportunity to move into this three bedroom, two full bathroom home. Home has an open floor plan with living room with new carpet, open kitchen with brand new cabinets and eating area. Situated on one level there is a master suite, two guest rooms and a full bathroom. The exterior of the home has been fully repainted. **\$139,000**

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





# City & County REAL ESTATE



**Connie Clark**  
Broker/Owner  
**540.570.7157**

2 East Washington Street • Lexington, Virginia  
540.463.7400 • [connie@cityandcountyrealestate.com](mailto:connie@cityandcountyrealestate.com)

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



### 1475 N Lee Highway Highway

Great location just past Walmart - Brick Rancher with 3 bedrooms and 2 baths on Main level Basement has 2 additional bedrooms and a half bath - one car garage.

**Price \$259,000**



### 22 Marble Lane

Two story home in need of renovations situated on .13 acre (additional building lot can be purchased separately) Walking distance to downtown and schools.

**Price \$95,800**



### 1 Maple Lane

Charming 1929 stucco home right off Main Street that features 4 bedrooms 2 baths Upstairs was once a 1 bedroom apartment - this past year was a student rental with excellent income - new roof and completely painted exterior - walking distance to downtown and schools. Carpet allowance to have it replaced or removed.

**Price \$375,000**

# BLUE RIDGE PROPERTIES

Thank you for being there for  
Blue Ridge Properties for the last  
32 years!

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



Details for our Home and Land listings at:  
**www.YourRockbridgeConnection.com**

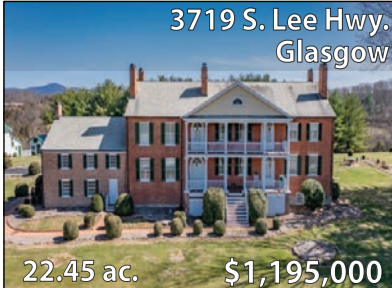
**251 Little House Lane  
Lexington**



**\$1,250,000**

- 18.25 acres with mountain and valley views!
- Main House @ 3,150 ft<sup>2</sup>, 3 bedrooms, 2 full baths
- Pool House @ 1,408 ft<sup>2</sup> • Garden Cottage @ 1,064 ft<sup>2</sup>
- 40'x16' private pool • 15 min. To Lexington.

**3719 S. Lee Hwy.  
Glasgow**



**22.45 ac.      \$1,195,000**

- Originally built in the late 1700s
- 4,413 ft<sup>2</sup> plus outbuildings on 22+ acres
- 4 bedrooms, 3 full baths, 2 half baths
- 10 original working fireplaces

**801 Stonewall St.  
Lexington**



**\$849,000**

- Adjacent to golf course in Providence Hill
- 4,962 ft<sup>2</sup>, 5 bedrooms, 4 full baths
- Mature landscaping/trees. Screened porch
- Finished lower level. Huge family room.



Jessie Taylor, Realtor®

Paula Martin, Realtor®

Steve Martin, Realtor®

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

**Here are some good reasons!**

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

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

*Pearls  
from  
Paula...*

**3 Common Real Estate  
Myths for Sellers**

- 1. You must sell your current home before buying your new one.**  
**The truth:** Talk to your lender about pathways to buy a home prior to selling yours! In today's market, having a place to go will help make the transition less stressful. It can also help in the marketing and sale of your home by selecting a few choice pieces of furniture for staging and cleaning out the rest.
- 2. The highest offer is always the best offer.**  
**The truth:** While it's nice to get more money for your home, sometimes taking an offer with fewer contingencies or more flexible terms can be the better option. For example, in a higher offer with a home inspection contingency you may end up spending more in repairs requested and other expenses than what might make the higher price worth it.
- 3. List high to leave negotiation room.**  
**The truth:** Pricing your home competitively increases the chances of you attracting lots of traffic!! Overpricing will result in you sitting on the market for longer and could lead to multiple price reductions before finding your buyer.

**Office: 540.463.2016**

**Mobile: 540.460.1019**



For Updates, follow us on  &  @PaulaMartinTeam



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

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- *USDA Loan*
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Jeff Mason  
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### 701 Thornhill Road

This charming home built in 1922 on the south end of Historic Downtown Lexington is an example of significant architecture of days gone by. The full length, covered, front porch opens to a small entry and steps to upper level, large front DR on the left and large LR on the right. The main level also boasts a master BR with adjoining bath, a den/office with access to a full-length, deck at the rear. Sarah's Run, an active creek beyond the sprawling back yard can be enjoyed as well by the numerous large windows throughout the home. The 2nd level locates another master BR, 3rd BR and 2 large unfinished storage rooms with a hidden stairwell to the kitchen below. The cavernous concrete basement includes many storage areas. The included, additional lot is totally fenced in. Priced to sell "as-is".

~~\$359,000~~ - \$340,000

### Commercial Property!

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



### Mt. Vista Subdivision

Very nice, cleared lot, within 5 minutes of downtown Lexington makes it possible to enjoy country living with all the conveniences to schools, shopping and eating places. Walking, biking, and enjoying the gorgeous Blue Ridge Mountains and surrounding country side is a big plus. It's all there...and it's very affordable! **\$33,000**

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Located in the Historic Dutch Inn • 114 W. Washington Street • Howardhannarentals.com



### 160 THOROUGHbred CIRCLE

Conveniently located Ranch constructed in 2019 with 3 Bedrooms plus and office and 2.5 baths. Laminate flooring throughout. Granite countertops in the bathrooms and kitchen. Vaulted ceilings in living spaces, large laundry room, stainless steel appliances. 2 car garage with covered front porch and rear deck. 2x6 exterior framing, gas fireplace, stone and vinyl exterior.

Offered at \$340,000

### NEW CONSTRUCTION AT SADDLEBROOK RIDGE!

- Prices starting at \$270,000 for 3 BR 2 BA single family homes
- Laminate flooring throughout. Granite countertops, stainless steel appliances.
- Conveniently located to Historic Lexington, shopping schools, and I81/I64.
- Construction has begun and completion is planned for Spring 2023.

**CALL FOR MORE DETAILS!**

### UNDER CONTRACT



### 1190 REID ROAD

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

### FOR SALE



### 361 PANTHER FALLS ROAD, VESUVIUS

Custom built 5 bedroom 3.5 bath contemporary home situated on 152 acres surrounded on three sides by National Forest with mountain views and over 3000 feet of Pedlar River frontage. Easy access to I64 and I81. Guest cottage over three car garage offers an additional 2 bedrooms and 1 bath. Superior Wall foundation with EIFS exterior with copper roof, brass screened porch, Trex decks, Emtek door hardware, Custom made cabinets, many built in's, 4" white oak flooring, stairs, and custom woodwork throughout. High efficiency boiler for heating and hot water, dual system heating with heat pump for upper living area. Rais Danish high efficiency soapstone woodstove is the centerpiece of the living room. Large windows throughout the house to take advantage of the views. Everything you want in a mountain retreat and just minutes from Historic Lexington. Must be pre-qualified to schedule a showing. **\$1,590,000**

### Land Listings

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

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

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

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



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





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Spottswood, VA

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lnicely@ntelos.net

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



### BUNKER HILL MILL RD

An easy 10-minute drive to restaurants, shopping and schools finds this sweet little cottage **COMPLETELY RENOVATED FROM TOP TO BOTTOM** and move in ready. Two-story plan offers cozy living room, light-filled kitchen w/soft close cabinetry and farmhouse sink, and beautifully remodeled bath. Freshly painted interior, new flooring, replacement windows, updated electrical, plumbing, and HVAC. Refreshed exterior with new roof. The ideal blend of old & new! A nearly one-acre lot provides plenty of room for expansion and large storage bldg./workshop. convenient to historic Lexington, downtown Buena Vista & the I-81 corridor. Perfect for first-time buyers at only **\$117,500**



### N. LEE HIGHWAY

Easy 10-minute drive finds this sweet 3bedroom-2bath ranch on 1.25 acres on the outskirts of Historic Lexington. **MOVE IN READY** traditional floor plan features light-filled living and dining rooms adjacent to nicely updated kitchen with abundant cabinets, stainless appliances & access to large rear deck for ease of entertaining. Roomy master suite has updated bath. Home recently renovated to include second bath, new lighting, refinished wood floors, updated electrical, plumbing, HVAC and sidewalks. Unfinished walk-out basement provides lots of storage and potential for additional living space. Enjoy the outdoors from the covered front porch, rear deck, and side patio. The hard work has already been done and is now ready for you to enjoy. All for only **\$299,900**



### FORGE ROAD

Cute brick ranch on almost half-acre lot surrounded by mountains and farmland in southern Rockbridge County, is priced right for first-time buyers. Features living room, fully appointed eat-in kitchen, large den with gas fireplace, office, 2-3 bedrooms, laundry/mud room and recently updated bath. Wood floors, central heat & air, replacement windows. Storage building, paved driveway, public water. Just minutes from historic Lexington, downtown Buena Vista, Natural Bridge Resort & State Park with easy access to Rt-11 & I-81 corridors. **All this for only \$145,000**



### SPLIT CIRCLE

**- WHAT A FIND -** located just outside historic downtown Lexington on 2.35 private acres just minutes from Lime Kiln Theatre and the campus of Washington & Lee University, is a quintessential example of mid-century modern architecture. A spacious 5 bedroom, 3.5 bath home offers one level convenience with large, light filled living room with fireplace, kitchen, dining area and expansive master suite with walk-in closet. Extra bedrooms easily adapt to his & her offices. Wood floors throughout living areas. Unfinished basement with second fireplace provides storage or potential for future expansion. Covered front porch and screened side-porch for relaxing and enjoying seasonal views. With some vision and TLC could be an amazing family home or your next **INVESTMENT at ONLY \$169,000**



### MT VISTA DRIVE

4-bedroom 3-bath brick ranch over finished walk-out basement on a double lot in the highly desirable Mt. Vista neighborhood just minutes from historic downtown Lexington, Washington & Lee and VMI. First floor features living room, with wood floors & gas fireplace, large eat-in kitchen with easy access to an expansive rear deck for enjoying the pastoral and mountain views, and master suite. Full walk-out basement provides space for a growing family or apartment/in-law suite potential with family room, kitchenette, 4th bedroom, full bath, office/bonus space and storage area. Attached garage. ~~\$289,600~~ **SIGNIFICANTLY REDUCED \$255,000**



### FORGE ROAD

An easy 15-minute drive from downtown Lexington finds this sweet 3bedroom-1.5bath brick ranch on an elevated site in a quiet, rural neighborhood on the southern end of Rockbridge County. The home features an eat-in kitchen with access to the covered rear patio for relaxing or entertaining, large living room overlooking mountain and pastoral views. On the lower level you'll find a spacious family room & multi-purpose rec/bonus room. Lovely wood floors, replacement windows, updated HVAC in 2020 and new roof in 2022. Public water, paved driveway, and storage building. Easy access to Rt-11 & I-81 corridors. **Come make it yours for only \$199,900**

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**SOLD**

**178 SLAT MILL LANE, FAIRFIELD** A rare offering of superior quality, one-level living, mtn views, privacy & convenience await you in this nature-lover's estate on over 29 acres. First time on the market, this exceptional custom-built brick home with sunrise mtn views & open & wooded scenic acres is located between Lexington & Fairfield, 2.5 miles to Rt. 11. Gracious living of over 2880 sq ft w/ 4 BR's, 2.5 BA's, large den w/ brick fireplace & built-in book shelves, dining rm, living rm, & eat-in kitchen. Cherry cabinets. Wood floors. Master suite has large bath, double vanity & whirlpool tub. Designed for aging-in-place, wide hallways offer comfortable living & entertaining space. Light-filled rooms to enjoy nature from every window. Garden & orchard areas, meadows & hardwood forest create a sanctuary for birds & wildlife. Well-suited for horses. Wide interior stairs lead to huge walk-out basement plumbed for bath & ready to be finished. 2 unfinished bonus attic rooms. Attached 2-car garage. 24' x 36' outbuilding. Fiber-optic & whole-house generator. Make this superior hidden oasis your own. **\$899,000**



**UNDER CONTRACT**

**WINDHAVEN FARM** overlooking Shenandoah Valley is this custom built brick ranch on 15.45 acres. This picturesque home has a spacious floor plan with 2 master bedrooms, 3 full and 1 half baths, detached 2 car garage plus a workshop! Quality construction with crown molding and parquet flooring. Bring your horses and guests to stay at the lovely 2 stall Barn with a 2 bedroom apartment above. Only 3 miles from Lexington!



**25 EDGEWOOD COURT DRIVE** This Northridge resort home has beautiful views of the golf course! With 2698 square feet of living space, this home features 4 bedrooms, 3 baths, great room with cathedral ceiling and fireplace, eat-in kitchen, outdoor deck, and custom built library/den addition also with fireplace. Built in 1980, this home has its own two car detached garage that is maintained by the HOA as part of the monthly maintenance fee. Great location in the neighborhood with two heat pumps for both heating and cooling and public water/sewer. Priced below current tax assessment. **\$395,000**



**103 MOUNTAIN LAKE DRIVE** Custom built 4 bedroom 3 bath tri level home with two car attached garage in beautiful Mountain Lake near Covington. This home is situated on an acre of land with Potts Creek frontage! Features include hardwood floor, tile and carpet, large eat in Kitchen with formal dining room and Living room, large Den area with Fireplace and walk out patio to the backyard and creek. Relax and cool off with your own creek frontage just minutes from town! **\$269,900**



**SOLD**

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



**SOLD**

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



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



**UNDER CONTRACT**

**37 DEEPWOOD LANE** This cozy Northridge home is located in a quiet, wooded setting away from the golf course. With 1392 square feet of living space on 2 levels, this home features 2 bedrooms, 2 baths, dining room, kitchen, living room with fireplace and outdoor deck. A detached garage (1 bay for this home) is maintained by the HOA that is included in the monthly maintenance fees. Priced below current tax assessment. **\$225,000**



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

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# FRESH Estates & Country Properties, Inc.

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**LONGVIEW TOWNHOUSE #11** 1190 square feet of living space with 3 bedrooms and 1 1/2 baths. Located in the village of Bacova, this unit has solid rental potential, use as a vacation home or year round residence. HOA dues cover mowing, snow removal, trash pickup, public water and sewer. **\$95,000**



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



**3973 BRATTON RUN GOSHEN** Perfect camp/residence close to Goshen Pass for fishing/kayaking and the Wildlife Management area! Six rooms and two full bath cottage with over 1150 square feet of living space, large deck and situated on an acre fronting Brattons Run Road (Rt 780). Very nice detached outbuilding with workshop, mower/equipment storage and carport. Public water, conventional two bedroom septic and internet available! **\$85,000**



**426 WINDING WAY** A truly efficient starter with a very desirable lot on the river! This brick and vinyl home sits on an approximately 1 acre corner lot that adjoins the Jackson River in Jackson Heights, Covington. With an expansive backyard and rear deck with plenty of space, this home is set up to make the most out of a summer evening. With a smaller footprint of 960 square feet, it is designed for efficiency with solar panels and new tankless water heater. This home is in a convenient location, with a great lot for the asking price! **\$139,900**



**212 WOODLAND ROAD** Located in the Valley Ridge area of Covington, this gorgeous 3-bedroom 2 bath, brick home is absolutely stunning! From the eye-catching hardwood floors to the large open living area, this is the home people dream of and its absolutely move in ready. Features large enclosed sun room and screened back porch with great outdoor living area in a private beautiful setting. This beautiful home is offered at **\$299,900**



**23.70 ACRES ON MILL CREEK!** Long road and over 2000' of CREEK FRONTAGE on this wooded parcel with large pond in the Mill Creek Valley. With a Conservation Easement, that allows one home with auxiliary buildings and no subdivision, it is a perfect area for potential permanent home or weekend camp site. Fish for trout in your own backyard, access Walker Mountain or hike to the National Forest on a deeded 10' walking trail accessing Chestnut Ridge. Awesome recreational property! **\$99,000**

## FRESH ESTATES PARTIAL LAND LISTINGS

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

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

**3.0 ACRES IN THE VILLAGE OF ASHWOOD.** Beautiful level lot with both public water and sewer available! Multiple homesites and division possibilities. **\$69,000**

**10.93 ACRES ON MILL CREEK ROAD!** Adjoining the Walker Mountain National Forest Tract on two sides, this is the perfect wooded building site! With no restrictions and long road frontage along Mill Creek (Rt 640), this parcel offers great topography and mature trees. There is an elevated, but easily accessed building site tucked between the National Forest boundary lines giving maximum privacy for a modest sized tract. Expired conventional perk site and views of Chestnut Ridge. **\$79,900**

**0 ACADEMY HILL ROAD** Own a piece of "Little Switzerland", 40.92 acres in Monterey, Virginia! This beautiful tract of land is already approved for a 4 bedroom home with conventional septic system, ready to build the home of your dreams. A beautiful lay of land with mature hardwoods and great building sites. **Offered at \$184,900**

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

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**6673 Irish Creek Road, Vesuvius**

Aptly named Mountain Haven by its owners, this 3 bedroom, 2 full bath cabin is situated on 60 acres. The property features a beautiful mix of meadows and woods with 2 spring fed ponds, meandering Irish Creek, and numerous hand hewn outbuildings, including a stunning 2 story barn crafted from reclaimed barnwood. This one owner cabin has newly updated kitchen and baths and a recent addition added a primary bedroom with ensuite bath and a fantastic loft space. The avid nature lover will be captivated by the many well- maintained hiking trails and the gardens planted with both flora and fauna in mind. Call Mary Beth at 540.460.0753 **\$649,000**



**11027 Cowpasture River Highway, Millboro**

Renovated and ready for a new owner. This cute home features deeded river access, new plumbing, new electric, new water heater, updated fixtures in the bathroom and kitchen, freshly encapsulated basement, and new pellet stove. The new bedroom suites and living room furniture convey. This darling bungalow is perfect for those looking for a getaway property or an affordable low maintenance full- time home. Call Mary Beth at 540.460.0753 **\$149,900**



**TBD Turnpike Road, Lexington**

Away from it all but not isolated, this beautiful 21+ acre lot in Collier Hills provides the perfect mix of open land and woods for a homesite with breathtaking views of House Mtn. The open pasture and small stream bordering the base of the lot follows along quiet Turnpike Rd and provides ample room for horses or other livestock as allowed in the covenants. **\$179,900**

**REDUCED PRICE**



**107 E Washington Street, Lexington**

Dramatic Price Reduction! Own a piece of Lexington history in the heart of downtown! The Sloan House sits in the epicenter of the city within steps of all the main street fun. Situated on an impossible-to-find oversized lot currently used for parking, the potential abounds for companion structures on the .25 acres. The property is zoned C1 (Seller would consider supporting the purchaser for rezoning to residential useage ) and is located directly across from the Visitors Center and right downhill from Davidson Park . Property adjoins the municipal parking garage and is an ideal office or business space, while the mature trees and serene park-like setting would also make for a great residential space. **\$519,000**



**125 Millers Landing, Glasgow**

Tranquility abounds in this oasis on the creek. Buffalo Creek cascades through the property and levels out to a peaceful lull just in front of this beautiful custom home. Lovingly built in 2010 with spacious rooms, wide pine floors, pine ceilings, a handcrafted stone wood burning masonry fireplace, and plenty of storage. The huge kitchen provides ample space for cooking and entertaining. The wide deck offers relaxing views of the creek and plenty of privacy. The fully finished attic currently serves as a playroom, but could be a 4th bedroom. High speed internet allows for working from home! The adjacent 36 acres provides spectacular mountain views and has potential for several home sites (nearly 40 acres total). It could also serve as pasture land for those looking to farm. This one of a kind home is a must see! Call Janie at 540.460.1932 or Mary Beth at 540.460.0753 to set up an appointment to see this property today! **\$785,000**





## Rory "Tater" Benson, REALTOR

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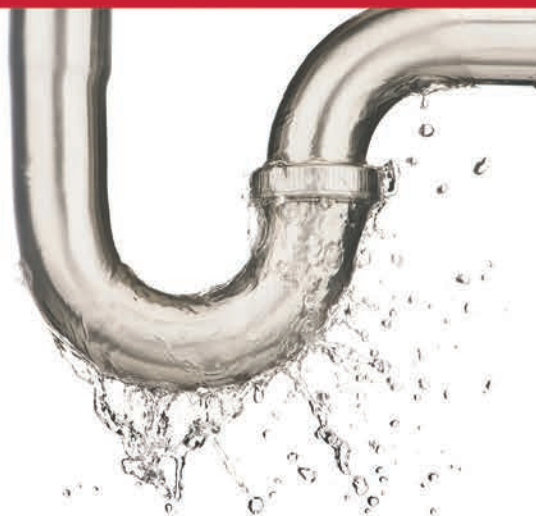


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**STAUNTON-Historic**  
Building zoned B-1 with office area with 2 half baths on the first floor. Upstairs you have 2 one bedroom apartments for additional income. Office was formerly used for counseling. Level lot. Property has off street parking plus a garage. Situated across from Thornrose Cemetery in Newtown area. Lots of potential here for various offices or businesses. Many historic features are still in place in the property. High traffic count. Call Debbie Shickel for a showings.  
\$ 315,000. #630418



**AUGUSTA CO.** - 2 STORY HOME in Wilson School District. 3 BRs, 2.5 baths. The primary BR features walk-in closet, balcony plus an ensuite bath with a jacuzzi-style tub and separate shower. Two other BRs round out the second floor along w/ a laundry closet. Main floor has kitchen, LR w/ gas FP, Formal DR and a deck with easy access from the kitchen. Also offers 2 car garage and a storage building and the backyard is fenced. Close to Waynesboro . Come take a look at this home. \$ 334,900.

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