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BLUE RIDGE PROPERTIES

MELISSA HENNIS WITH HOWARD HANNA

See pages 6 - 7

Whistle Creek Farm on Cold Run Drive in Lexington, VA



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SEPTEMBER 2024

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

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Brownsburg, VA

Level Loop (c. 1819) and its 145 acres comprise one of Virginia's most significant historic farms in a timeless country setting. With over one mile of Hays Creek, Level Loop's premier feature is its prominent Federal brick manor. **\$1,695,000**



307 Swope Lane

Premium 67+ acre legacy farm embodies the beauty of the Shenandoah Valley. Situated among its multi-purpose horse barns and livestock fields moments from the Village of Fairfield on a winding country road, the main residence offers one-level living with a multi-generational lower-level living space. **\$1,670,000**



111 S Jefferson Street

Well-appointed historic residence (c. 1820) centrally located in downtown Lexington features a rare turn-key residential opportunity in the C1 zoning district. Meticulously restored to the finest detail in 2007, the property offers supreme grace and charm. **\$1,295,000**



307 S Jefferson Street

This premier historic residence meticulously crafted in 1887 boasts a rare combination of stunning historic architecture and an irreplaceable, prominent location on S. Jefferson St. with high-end architectural details throughout. **\$838,000**



452 W Midland Trail

Red Hill (c. 1871), a distinguished Shenandoah Valley farm situated on over 40 acres less than two miles from downtown Lexington, features a stately historic brick manor with frontage on Whistle Creek and the Maury River. **\$795,000**



194 Bell Rd

Mile Tree Hill (built 1938) - This enchanting 10-acre estate offers one-level living on sprawling grounds among hundreds of boxwoods, formals gardens, and its famous Rock Garden, with easy walkability to downtown Lexington. **\$599,000**



7386 Sam Snead Hwy

Stately 1920s residence elegantly situated at the entrance to the Omni Homestead Resort and downtown Hot Springs offers 7 bedrooms and 3½ baths on three finished levels with countless sophisticated historic architectural elements. **\$599,000**



665 Saddlebrook Rd

Charming cottage privately situated in a country setting on over 10 wooded acres with views of House Mountain provides a highly desirable low-maintenance lifestyle with one level living opportunity and income potential. **\$449,000**



4373 S. Lee Hwy

PRICE REDUCED!! 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. **\$349,000**

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





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Lee Jackson Hwy - 37 Acres Some of the Shenandoah Valley's finest agricultural land showcases miles of sweeping, panoramic views the Blue Ridge Mountains. Gentle, rolling topography with southern exposures provides a blank canvas for an estate-quality equestrian farm, vineyard, or gentleman's farm. Privately tucked away out of view, this exceptional property is located off U.S. Rt. 11 in coveted southern Augusta County with easy access to the historic downtowns of Staunton and Lexington. **\$549,000**

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**

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

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

Mt. Vista Drive - 0.84 Acres Two adjoining elevated lots well-located in the Mt. Vista subdivision offer exciting potential for a new hilltop residence with beautiful pastoral views. Existing well and entrance provide substantial value. Conveniently situated just 5 minutes from downtown Lexington. **\$48,900**

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

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

Northpointe - 58 Acres Discover Northpointe: Your Premier Commercial Development Opportunity. Located strategically at the intersection of Exit 195 of I-81/I-64 and U.S. Rt. 11, Northpointe offers a prime 58-acre development site with B-1 Business zoning and public utilities. Boasting an average daily traffic on adjacent thoroughfares of 54,800 vehicles, this site promises unparalleled visibility and access ibility. **\$1,695,000**

Forge Road - 5 Acres Irreplaceable business location between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility and would serve as an ideal site for a hotel, retail, or mixed use development. Proximate to demand generators SVU, W&L, VMI, and the Virginia Horse Center. Food Lion and CVS anchor neighboring shopping center. Approved access and public utilities available. **\$595,000**

Boundary Line Lane - 1 Acre Commercial Development Site - Over 1 acre zoned B-1 business at Exit 195 on I-81 (48,000 average daily traffic). Site lays well with long frontage on state-maintained Boundary Line Lane offering visibility from U.S. Rt. 11 (6,800 average daily traffic). Located in close proximity to other successful businesses including Days Inn by Wyndham, Valley Storage, future Circle K, Quality Inn & Suites, Exxon, Howard Johnson by Wyndham, and TA Travel Center. Public utilities available. Minutes from Lexington, W&L, VMI, and the Virginia Horse Center. **\$249,000**

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509 S Main Street

A fantastic opportunity to own an 1800's home walking distance to downtown Lexington! This 5 bedroom, 2 bathroom home has been completely renovated and is ready for you to move in. Enter into the very spacious living room, complete with high ceilings, original trim and wood flooring. Modern kitchen includes pull out drawers, open shelving and a new butler's pantry. First floor also hosts dining room and primary suite. Second floor has 4 spacious bedrooms and brand new, upgraded bathroom with walk in shower, dual sinks and laundry. Fantastic open front yard with long sidewalk, which leads to the open front porch. Newly poured concrete patio and side deck.

\$659,000



930 Thornhill Road

A fabulous property located in the City of Lexington! This 5 bedroom home was renovated in 2010 and has so much space. Fantastic open floor plan with large kitchen offering tons of cabinetry and huge pantry, formal living room, family room and separate dining room. The office has beautiful built-ins and a wood burning fireplace. Wonderful master suite offering walk-in closet, master bath and access to the laundry room. Additional guest rooms located on the second floor, along with a guest bathroom. Outdoor space is amazing on the huge 1.3 acre city lot. Perfect space for outdoor activities, including a basketball court. Two storage buildings.

\$610,000



109 Wallace Street

Adorable 3 bedroom, 3 bathroom home in the City of Lexington! This wonderful home has been recently updated and is move in ready. Home offers a brightly lit living room with gas fireplace, formal dining room with built in shelves, and kitchen with plenty of workspace. A fantastic second living space in the family room, which leads to the spacious back deck. In addition, plenty of storage in the unfinished basement, which hosts laundry area and additional full bathroom. Backyard is fenced in and is perfect for outdoor play or a garden. Located across the street from Kids Playce Park and just a few blocks from downtown Lexington, this location is ideal!

\$359,000



3824 Lombardy Avenue

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

\$145,000



Waterloo Drive - 42 Acres

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

\$240,000



Turnpike Road - 2 Acres

Step into time in this amazing early 1800's barn on 2.04 acres! Once a working barn, now the options at your fingertips. Gorgeous old wood beams, flooring and original construction, you can see the original craftsmanship. The 2.04 acres captures Sugar Creek running through the bottom of the property. The area is perfect for gardening or hosting small animal. Potential for a long term lease on the adjoining pasture land, should you want \$240,000 additional pasture.

\$150,000

Shaner Hill Drive - 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**

High Meadow Drive - 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 owners association dues, but covenants in place. Maury Cliffs is located just minutes from Lexington with easy access to Washington & Lee, VMI and downtown Lexington. **\$65,000**

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KICKOUT: 9674 Maury River Road

Shay Lima is a multi-family property (vacation rental) being sold fully furnished. This 2085 sq ft home features 2 separate units. The first unit, "The Shay", offers 2 bedrooms, 2 baths, living/dining, and shared kitchen and laundry all on one level. The second unit, "The Lima", features 1st floor living/dining with gas fireplace and shared kitchen and laundry plus three 2nd floor bedrooms and one bath. Corner lot overlooking the BB Steam Track. The property is conveniently located near Goshen Pass, Goshen Scout Reservation, the Goshen/Little North Mountain Wildlife Management Area, the George Washington and Jefferson National Forests, historic Lexington, and the Virginia Horse Center. Improvements in 2023 include: new furnace with

ionizer, central AC, appliances, roof, windows, ceiling fans, refinished hardwood floors, new flooring, paint, septic inspection, water heaters. Don't miss out on this investment!

\$270,000

RIVERMONT HEIGHTS SUBDIVISION LOTS FOR SALE

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

Cresthill Drive Lots 2,3,4 - Three building lots totaling 1.179 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Easy access to Buena Vista, Lexington, and I81. Water and sewer available. **\$24,000**

Pathfinder Drive Lots 3,4,5 - Three building lots totaling .89 acre in the Rivermont Heights Subdivision in Rockbridge County. Easy access to Buena Vista, Lexington and I81. Water and sewer available. Gravel driveway in place with shared maintenance by Lots 3-7. Views of the Blue Ridge Mountains in winter. Priced below tax assessment. **\$26,000**

PENDING: Cresthill Drive Lots 13,14 - Two inside building lots totaling .79 acres and offering views of the Blue Ridge Mountains. Located in the Rivermont Heights Subdivision near the Maury River. Water and sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment. **\$29,900**

Cresthill Drive Lots 7,8,9 - Three building lots totaling 1.44 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment. **\$39,000**

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New Listing For Sale

List Price \$870,000

53 Cold Run Dr. Lexington, VA 24450

Rare opportunity just 2 miles from Historic Downtown Lexington, Virginia.

5 Bedroom 3 bath farm house situated on 18.46 acres on Whistle Creek. This property includes a five stall barn, two silos, a milking building with shop, well house, in ground pool with pool house, a large deck with hot tub, and plenty of space to expand. Owner is a licensed Realtor.



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NEW LISTING



53 COLD RUN DRIVE

Rare opportunity just 2 miles from historic Lexington, VA. This 5 Bedroom 3 bath farm house situated on 18.46 acres on Whistle Creek offers a five stall barn, two silos, a milking building with shop, a well house, an in ground pool with pool house, a large deck with hot tub, and plenty of space to expand.

Owner is a licensed Realtor. **\$870,000**

NEW LISTING



3267 TURNPIKE ROAD

Step back in time and experience the charm and beauty of this 1911 farmhouse that has been fully renovated in 2000. This picturesque home boasts three bedrooms, two bathrooms, and is surrounded by mature trees and landscape that will take your breath away. The equine facility is fully equipped and ready for horses with 15 matted stalls featuring rubber brick aisle, PVC safety bars, and six laned paddocks. Riders choose between a river bottom sand surface in the arena, or the turf jump field. The property offers unbelievable 365° mountain views of North Mountain, Green Hill, and the "saddle" between the House Mountains. Whether you're sipping your morning coffee on the back patio, or enjoying the sunset from the front porch, you'll never tire of the natural beauty. **\$1,200,000**



85 PINNACLE LANE

This 3br 2.5 bath townhouse is conveniently located to Historic downtown Lexington, VA, Washington and Lee University and Virginia Military Institute. It has mountain views from both the rear deck and the covered front porch. Some of the highlights of this property include an eat in kitchen, open living room, large primary bedroom with bathroom en suite, and two designated parking spaces. In addition, the full walk out unfinished basement offers many possibilities from storage to building it out in to another family room or bedroom with flex space. **\$249,000**

UNDER CONTRACT



4302 PLANK ROAD

This home is ready to be brought back to life! This 3 BR 1 Bath brick home was built in 1800 and is situated on over 36 acres of wooded and open land. Beautiful details in the trim, windows, and mantels. Come see what this house can be with a little TLC. **\$349,900**

PENDING



88 THOROUGHbred CIRCLE

Custom built move in ready 3 bedroom 2 bath contemporary ranch with open floor plan, vaulted ceilings, beautiful LVP flooring, laundry room with pantry and storage, floored attic for additional storage, fans throughout, extra large rear deck, one car garage, and beautifully landscaped fenced back yard with three raised bed gardens and located just minutes from Historic Lexington, Interstate 64 N/S and 81 N/S. NOTE: Internal photos coming soon! **\$304,000**

PENDING



245 VISTA LINKS

2BR Townhouse conveniently located to Lexington and Buena Vista, Virginia. Quality construction with hardwood floors, granite countertops, stainless steel appliances, tile shower, and open floor plan. There is also room to grow with a full unfinished basement. **\$289,900**



BUCKLAND LOTS 7, 8, 9

Located just 1 mile west of Historic Lexington, Virginia. There are three lots which each have a great homesite. Views of both the Blue Ridge Mountains and House Mountain.

Lot 7 4.5 acres \$79,000
Lot 8. 3.2 acres \$74,900
Lot 9 6.42 acres \$89,900

PENDING



304 SUMMIT STREET

Wonderful 3 BR 2.5 Bath home in the City of Lexington. First floor master suite allows for one level living. Two guest rooms and a bathroom are on the second floor. Located in Historic Lexington with easy access to downtown, shopping, schools, and parks. AC and hot water heater have been upgraded in the last three years. Move in ready! **\$297,000**



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95 FOREST PATH LEXINGTON Stately custom built brick mansion patterned after the Springs Industries founders home (1872) and having almost 10,000 square feet of living space! Completed in 2006, This marvelous dwelling features a ground floor master suite, four upstairs bedrooms, six full and two half baths. The impressive living area boasts 22' ceilings and a full height stone fireplace. Large commercial grade kitchen with cherry cabinets and an adjoining 32x22 dining area. Recreation room that can double as separate living space with kitchen facilities, full basement, matching 40x14 exterior wings for screened outdoor space and both Brazilian cherry hardwood and tile floors! Geothermal heat pumps, attached 3 car garage, 48x24 storage barn and all on 28.33 partially open and wooded protected acres **\$1,295,000**



2991 JACKSON RIVER TURNPIKE Magnificent! The only word to describe the setting of this 245.49 acre offering with tranquility and privacy. Everything anyone would want in a location that offers outstanding vistas, including views of Lake Moomaw from the ridgetop. Adjoining Conservation Easement lands, long time family holdings and the Gathright Wildlife Management Area adds to the serenity and protection. The acreage is both unrestricted and partial Conservation Easement with mature timber and unique rock formations. The structure is a well-built off grid 1300'+ cottage with one bedroom, a full bath, but plenty of room for additional sleeping quarters built around an existing stone home adding to the charm. Accompanying 30x28 metal garage/workshop with equipment canopy, with public water and electricity available to the tract. **\$945,000!**



116 DUSTYS ROAD COVINGTON Immaculate custom-built home on an acre in Alleghany County close to great recreation including Lake Moomaw, Jackson River, and the Jackson River Scenic Trail. Features include 9 bedrooms, 4 full baths, 2 half baths, family room, spacious great room, beautiful custom kitchen with tile floors and granite counter tops, high ceilings. Also, laundry on 1st and 2nd floors, game room, with ceramic tile, and Luxury vinyl and carpet throughout this extraordinary home. Large covered front porch and back deck for outstanding outdoor living spaces with gorgeous mountain views, back yard privacy, manicured lawn, beautiful landscaping and a total of 5 garage bays with premium 3 panel garage doors (one attached, and 1 detached) that include storage and work space. Over 6,000 sq. feet of living space! This is a true gem offered at **\$659,000**



25 EDGEWOOD COURT This stately North Ridge resort home has beautiful views of the Old Course at The Homestead! With 2698 square feet of living space, this quality home features 4 bedrooms, 3 baths, great room with fireplace, eat-in kitchen, cozy custom built library/den addition and outdoor deck overlooking the golf course. Built in 1980, this home has two heat pumps, public utilities and its own two car detached garage that is maintained by the HOA. **\$449,900**



448 LIMEKILN RD Premium location & new price! Turn-key Lexington home offers craftsmanship, charm & convenience. Walk to campus, restaurants, trails & more. On almost half an acre this well maintained home offers a country feel with in-town convenience. Enjoy off-street parking, paved driveway plus a garage with attached storage. Delight in your own fenced backyard with garden area & ample room for pets & children to play. You'll appreciate a classic large front porch, covered back porch, custom flagstone patio & walkway plus additional custom stonework. 3 large bedrooms with wood floors & 1 bath. Extensive renovations from 2010 to present include new wiring, gas furnace, heat pump, central cooling, thermal pane windows, paint, tile floor, custom kitchen cabinets, generator hook-up, 3 solar panels for subsidized electricity, water-filtration system & much more. Move-in ready. **\$299,000**



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



10926 JACKSON RIVER TURNPIKE This beautifully maintained, quality home on 1.91 tranquil acres near Bacova has over 2900 square feet of living space with exceptional upgrades throughout. The main level room count includes the living room with cathedral ceiling and fireplace, a dedicated office with built-ins, custom kitchen with handcrafted birch cabinets and quartz countertops, a formal dining room, two bedrooms, a full bath, and a lovely 400 square foot screened porch with slate floor. The lower level offers an additional bedroom, bath, family room, utility room and large storage area. The home also features hardwood floors, replacement windows, public water, K-guard gutters, heat pump with propane backup, extensive landscaping, paved driveway and detached 26X38 two car garage with carport. **\$359,900**



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

LOT 8.....77.38 acres.....**\$199,900**
LOT 9.....86.73 acres.....**\$215,000**
LOT 11...60.54 acres.....**\$152,000**
LOT 12...45.54 acres.....**\$139,000**
LOT 13...75.00 acres.....**\$189,900**
LOT 14...75.56 acres.....**\$189,900**

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UNDER CONTRACT

4700 DUNLAP CREEK COVINGTON Rare opportunity to own acreage, a home, character barn, pool and your own trout stream! With almost 1100 feet of Dunlap Creek, this 7.77 acre parcel fronts Route 159 and has beautiful bottom grassland. The board & batten ranch style home (Circa 1964) has 1580 square feet of living space over a full unfinished basement, seven rooms and one full bath giving ample space for residence or weekend retreats. The home has a full array of appliances, oil F/A heating system, AC heat pump, well and conventional septic system. 48x48 character barn is included with multiple outbuildings and a 32x16 in ground pool! Proud to offer a property with so many possibilities! **\$309,900**



148 DOE HILL ROAD MCDOWELL Enjoy a little slice of Highland County in this stick built 1950's home with vinyl siding, metal roof and kitchen appliances. The dwelling has over 1220 square feet of living space with three bedrooms and one and a half baths. Situated on 0.39 acres of fenced backyard with an established garden space, it is a beautiful setting with farmland in the rear. There is a 30x30 two bay garage with a 12x12 cedar sauna and workshop area plus an additional 12x60 storage shed large enough for tools and equipment. Served by public water and a conventional three bedroom septic system, this would be the perfect weekend getaway or a solid full time residence. **\$215,000**



SOLD

4819 NICELYTOWN ROAD Conveniently located between Clifton Forge and Lexington, this is the perfect downsize, starter or rental home! Older home (1955) with quality construction, painted brick exterior and much renovation over the recent past including replacement windows/eaves and guttering. This seven room home has three bedrooms, large living area, family/bonus room and kitchen with appliances with just under 1400 square feet of living space. With a full unfinished basement and single car attached garage, there is plenty of room for expansion. Includes a carport, several outbuildings. Oil F/A heat, older AC heat pump, conventional septic, public water and 0.80 acre. Well maintained and clean! **\$159,900**



UNDER CONTRACT

103 WOOD HOLLOW ROAD Manufactured home with additions on two level acres with beautiful mountain views! This home has had many updates over the years and offers 4/5 bedrooms and two bathrooms, spacious living room, and two kitchens! With this layout, you could easily utilize the additions as a mother-in-law suite with their own space! There is a covered front sitting porch, rear deck, fenced back yard and four out buildings for storage as well. Heating is by propane radiated heat, outdoor wood stove back-up as well as an indoor wood stove and window ac units to cool. There is also public water and a well on site. Convenient to I-64, this listing offers space and country living at an affordable price. **\$135,900**



317 GATEWOOD DRIVE Located in the Mountain Grove community, this 3.41 acre recently surveyed mini-farm has a Circa 1900 frame farmhouse in need of renovation and TLC. There are multiple accessory buildings also needing various degrees of repair. Wonderful location where recreational opportunities abound both in Bath County and at nearby WV attractions. Lake Moomaw, Dominion Recreation Lake, trout fishing, National Forest and Greenbrier River Trail all within a short drive. Incredible views of the Little Back Creek Valley! **\$89,900**



4023 DUNN'S GAP ROAD Affordable fixer-upper would make a great starter home or rental in a convenient location just north of Hot Springs in Mitchelltown. The two bedroom, one bath home features living room with fireplace, eat-in kitchen, enclosed back porch, rear deck, replacement windows, public water/sewer, and hot water baseboard heat from the outdoor wood furnace. 744 square feet of living space situated on 0.19 acre. Being sold "As Is". **\$86,900**

FRESH ESTATES PARTIAL LAND LISTINGS

TBD BEE TOWN ROAD Serene 12.58 acre parcel with pond and homesite ready for your vision. Public water and sewer are available at the street. Great recreation potential in a convenient location near Lake Moomaw, Hidden Valley, and The Homestead. Interior road and trails with great mountain views from the elevated home site. **\$94,900**

TBD WHIP-POOR WILL HOLLOW ROAD HOT SPRINGS Own a little piece of Warm Springs. This vacant tract offers privacy consisting of 39.14 surveyed acres surrounded by 360 degrees of woodland. This is a great parcel suitable for building or hunting with access through the property by an ATV trail. Located less than 20 miles from Lake Moomaw, a short 7-minute drive to the Jefferson Pools in Warm Springs, and a 15-minute drive to The Omni Homestead Resort with the amenities of golf, tennis, swim, lazy river, horseback riding, skiing, assortment of restaurants and more! **\$155,000**

TBD SAM SNEAD HIGHWAY 20.45 acre of recently surveyed prime mountain tract, conveniently located just south of the Cascades Golf Course. All forest land with a good mixture of mature hardwoods and pine. Gentle elevation to the ridge top with multiple building sites and great views! Many possibilities for this mid-sized and affordable parcel! **\$169,900**

TBD LOST CABIN ROAD 87.04 acres of mostly gently rolling woodland adjoining the George Washington National Forest! Reached by deeded 50' easement at the end of Lost Cabin Road, there is direct access to over 2300 acres of National Forest on the Little Mountain Tract, then continuing into Alleghany County. One of the closer parcels to both Lake Moomaw and the beautiful Jackson River Trail. There are multiple Interior trails(s), mountain views with clearing and even possible public water! **\$229,900**

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SOLD



25 Mut Lane, Fairfield

Completely renovated is this charming 3 bedroom 2 bath cottage situated on 2 acres with fruit trees and barn and several outbuildings. New heating system with central air, new roof and enclosed sunroom. Only minutes from the sweet town of Fairfield. **\$325,000**

SOLD



981 Padgetts Hill Road, Natural Bridge

Secluded and private is this 3 bedroom 2 and 1/2 bath home situated on a total of 8 acres (4 acres that is taxed separately.) Great room with fireplace, dining room and another dining area off the kitchen all on the main level. Walk up attic with vaulted ceiling that could be finished off. Huge basement with workshop and french doors leading outdoors. Two hot water heaters. Large back deck for entertaining. 20 x 12 storage shed. Whole house generator. Only minutes from town. **\$599,000**

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**70 Henry Hill Dr.
Fairfield**



- Stunning 4,700 ft² French country-style home on 12.25 acres
- Located in desirable Henry Hills subdivision.
- Fabulous Blue Ridge Mt. views, mature landscaping & gardens
- In-ground, heated pool with lanai. 28' x 14' workshop with power



**112 White St.
Lexington**



- The "essence of Lexington" historically & architecturally
- Built in 1885, solid brick, stone foundation, metal roof
- 5 Bedrooms, 3 baths, 4,546 ft²
- Lovely gardens and landscaping; off-street parking

**71 Woodridge Lane
Lexington**



- Elegant home in the Woodridge Subdivision
- 4 bedrooms, 2.5 baths, 2,079 ft²
- House Mt. Views. Easy access to Lexington, VMI, W&L
- 2 car garage, unfinished bonus room above

**63 Monacan Ct.
Lexington**



- 3,025 ft², 5 Bedrooms, 3 Full Baths
- 3 miles from downtown Lexington
- Located in established Mt. Vista neighborhood
- Situated in Cul-de-sac so no thru traffic!

**1252 Chestnut Ave.
Buena Vista**



- Nicely maintained in a great neighborhood.
- 1,456 ft² with 4 Bedrooms, 2 Full Baths
- Large back yard with Carport, Storage shed.
- Useable front porch, back deck. Mt. views.

Why choose The Paula Martin Real Estate Team?



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The Paula Martin Team are Realtors® licensed in Virginia. Information is deemed to be reliable, but is not guaranteed.



Real Estate Matters

Easy Ways to Get Your Home Ready to Sell

You may think you know the basics when it comes to getting your home ready to sell: remove clutter or personal effects, fix what's broken, and stage your rooms. But buyers can fall in – or out – of love with a home for any number of reasons, some so subtle that the buyers themselves aren't fully aware of their logic. If you really want to make your home attention-grabbing for all the right reasons, it's time to up your game with these outside- the-box tricks.

- 1. SET THE MOOD (LIGHTING)** Swap out your bright white lights bulbs for a soft and flattering wattage that invokes a cozy, yet welcoming feel. Opt for bulbs that omit yellow-toned and red-toned hues
- 2. WASH YOUR WINDOWS** Have your windows professionally washed, or devote an afternoon to washing them yourself, inside and out. Even on gray days, clean windows will let in more light and make your rooms sparkle.
- 3. MIND THE DETAILS** Small details can make your home look dumpy without you even realizing it. Freshen up rooms with new switch plates and outlet covers if yours are grubby from fingerprints or yellowed from age. Polish handles and hardware.
- 4. MAKE IT WELCOMING** You've got the curb appeal, but what about "walking up to the door" appeal? Invest in a new doormat and take time to scrub down your front door since it's probably covered with dust, dirt, and oils. Better yet, repaint it and add some new house numbers and a new porch light.
- 5. EMPLOY SCENTS** The old tried and true: bake a fresh batch of cookies to create a homey feel (or fake it with a scented candle). Employ soothing, spa-like scents like vanilla and lavender in bathrooms and bedrooms.
- 6. TIDY UP THE GARAGE** Install overhead or wall shelves to store bikes and sporting equipment. Create a workshop area in one corner – show buyers it's more than just a place to park cars.
- 7. PREPARE FOR SNOOPERS** Buyers will open your fridge, peek in you medicine cabinet and check under your sinks. Make sure these areas are tidy.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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Wolletta Colonna
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Jeff Mason
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Victoria Mason
540.461.0066



GREAT VIEWS

84 Mooreland Blvd., Lexington

This well-situated tri-level home offers 4 Bedrooms, 2 full bathrooms, 2 car garage and a newly fenced-in backyard. Step into the open floor plan of the main level, including a bright, airy kitchen with granite countertops, expansive fireplace, and direct access to the backyard and garage. Each room offers wonderful natural light and views of the valley. With a dedicated laundry space and open family/recreation room downstairs with newly updated flooring and sliding glass doors to the backyard, this home has great space all around. Not to mention the fantastic views of the Blue Ridge Mountains!

\$420,000



NEW LISTING

South Lee Highway

Commercial Building Lot in prime location. 1.69 acres nestled between Interstate 81 and US Route 11. Located in very close proximity to Exit 180, between Lexington and Natural Bridge. Features long road frontage on US 11. It's zoned B-1 for a wide array of permitted uses. Very high visibility. If you're looking for a place to start a business, you have to check this out!

\$250,000



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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WHISTLE CREEK

Majestic 1850s Farmhouse only 2.5 miles from the W&L campus and historic downtown Lexington. Located along the meanders of Whistle Creek on 2.6 well-groomed acres finds this two-story home, with spacious center hallway, that's been nicely RENOVATED FROM TOP TO BOTTOM offering 4-5 bedrooms & 3 full baths. An updated kitchen with stainless appliances and restructured baths gives modern convenience without sacrifice to the classic style that makes this home a standout in today's market. Multiple light-filled living spaces, rustic stone fireplace, beautiful wood floors, millwork, transoms and gracious stairwell accentuate the recent upgrades. Relax and entertain from the large, screened porch or pergola covered deck. Freshly painted roof, interior, and exterior, replacement windows, and dual-zoned HVAC system. Child and pet friendly with Play-set and large kennel. The perfect blend of old and new! **\$545,000**



OLD FARM ROAD

Looking for privacy AND convenience, it doesn't get much better than "The Enchanted Forest", a custom-built home tucked away on 12 wooded acres less than 10 mins from downtown Lexington. Easy single level living offers generous, light-filled living room with walls of windows overlooking the grounds and seasonal views of the House Mtns, dine-in kitchen, master suite with jacuzzi tub and 2nd bedroom/office with private bath. A large sunroom provides additional sleeping space as needed. Many custom features including skylights, built-ins, and wood burning stove. Relax around the in-ground pool or appreciate nature from the sunporch, decks and gazebo/conservatory overlooking the fishpond. Expansive grounds offer large areas for gardening, relaxing, nature walks and hobbies, with pool, workshop, artist studio, garden shed, carport and detached garage. A serene refuge for full time living, a weekend get-away, or possible Airbnb and located just 5 miles from Washington and Lee University and Virginia Military Institute. A MUST SEE to appreciate all this property has to offer at **\$399,900**



HUNTER HILL

Large ranch-style home situated on private one-acre lot just minutes from downtown Lexington, VMI, & W&L. Boasting 3 bedrooms and 2.5 baths, perfect for accommodating your family and guests. Generous living room, separate dining room, and family room/kitchen combo. Partially finished walk-out basement offers family rec-room with flue for wood stove, laundry/half bath, storage and potential for expansion. Recent updates include refinished wood floors, updated baths, exterior & interior painting, 2015 roof, and 2020 water heater. 14x10 Byler storage building, attached carport and paved driveway. Large back yard, covered front porch, rear deck and patio provide opportunity for relaxation and outdoor activities from this county property conveniently located just outside the Lexington city limits. **\$349,000**



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6325 Sam Snead Highway Hot Springs

Seven Springs Farm is a magnificent property with captivating views, a gorgeous modernized farmhouse that maintains its historic character, 5 stall horse barn, remodeled bank barn, and well-maintained trails throughout the expansive 44 acre property. Set up for those with equestrian pursuits, the barns, riding ring, and trails are ready to use and require no additional maintenance in their current state. The owners of this expansive home have completely updated it, sparing no expense to maintain its abundance of charm while making it a haven for those who may wish to work from home. The house flows beautifully. **\$1,325,000**



801 Broadhead School Road Greenville

Nestled in a pine grove, Green Fence Farm was a working farmette for many years and was home to livestock and a 1 acre vegetable garden. Offering 16 acres of fenced and partial pastured land, this vibrant property is ready for new ownership. Fully set up for those wanting a self-sustaining lifestyle. The spacious "barndominium" was crafted from reclaimed wood, salvaged materials, and has solar. A true turn-key farming operation is being conveyed in this sale with all the equipment needed to start a business. **\$585,000**

38 Mill Court, Lexington

This classic 2 story 3bdr, 2 1/2 bath on a full walk out bst. is just N. of Lexington in the pretty Jackson Heights neighborhood. You could host ballroom dance classes in the enormous living room which is surrounded on 3 sides by a bank of large windows and opens directly onto a deck which spans the back of the house for even more enjoyment. The kitchen is large and features raised panel cabinetry, a work island, deck access and a breakfast area with a bay window. A den, formal dining room and laundry room/half bath complete the entry level while upstairs there are two spacious guest rooms with hall bath and a primary suite with walk in closet and loads of room. **\$379,000**





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Buckland

3.49 acres. Elegance, space, great location within 2 miles of Lexington, beautiful views all around, a cook's dream kitchen with gas cook top, double wall ovens, a granite topped center island between two long granite counters with plenty of room to maneuver and still have ample space for a kitchen table, light filled living room with gas fireplace. den, library, formal dining area, bedroom and guest bath all on 1st level. Huge workshop, Game room/office leading to walk out patio on the lower level. The upper level has a Large Primary suite with reading nook/office area and tiled bathroom with jetted tub, 4 additional guest rooms, 2 more full baths and a separate laundry room. Wonderful home for those desiring more than gracious living areas as well as space to accommodate a varied and active household. This home, built in 2009, has approximately **5300 sq ft** of finished space, an additional 1800 ft of unfinished space, recent upgrades and can not be replicated for anywhere close to the listing agent. Please call Janie Harris at 540-460-1932 to schedule a showing appointment. **\$899,000**



30 Edgewood Drive Lexington

This classic 2 story 3bdr, 2 1/2 bath, **2295 sq ft, and 1.03 acre lot** on a full walk out bst. is just N. of Lexington in the pretty Jackson Heights neighborhood. You could host ballroom dance classes in the enormous living room which is surrounded on 3 sides by a bank of large windows and opens directly onto a deck which spans the back of the house for even more enjoyment. The kitchen is large and features raised panel cabinetry, a work island, deck access and a breakfast area with a bay window. A den, formal dining room and laundry room/half bath complete the entry level while upstairs there are two spacious guest rooms with hall bath and a primary suite with walk in closet and loads of room. **\$599,000**



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