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BLUE RIDGE PROPERTIES

JAMES WM. MOORE REAL ESTATE COMPANY

See pages 2 – 5



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FREE
SEPTEMBER 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.

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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





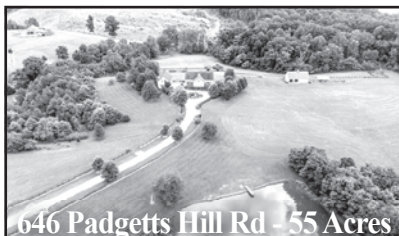
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Buffalo Run Farm - 133 Acres

Spectacular 133 acre farm located near the Virginia Horse Center is one of the prettiest settings in the Lexington area with tranquil seclusion and off the grid potential. Consist of about 45 acres open and rest in beautiful hardwoods with 2 gushing springs. 1st floor master suite with study/library, hand-cut stone fireplace, master bath with granite topped vanities, and tiled shower with 2 shower heads. Fabulous gourmet kitchen features stainless steel appliances, granite counters, and custom cherry cabinets. **\$1,495,000**



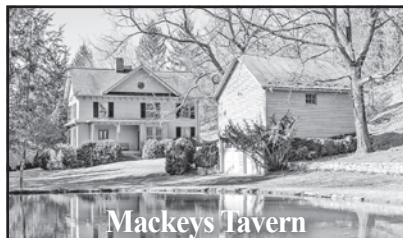
646 Padgett's Hill Rd - 55 Acres

Inveraray Farm offers a pastoral setting with long range mtn views less than 15 minutes from downtown Lexington. Features over 4,800 sq ft of living space in a highly functional and open floor plan with gourmet kitchen, 5 bedrooms, 4.5 baths, 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, and tack room. **\$825,000**



12 Heritage Drive

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



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**



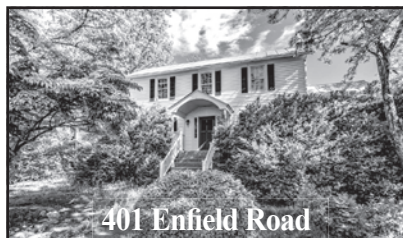
815 Ross Road

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. **\$499,000**



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. **\$450,000**



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. **\$379,500**



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 sq ft 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. **\$349,000**

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55 Deer Fox Run

This property offers a 3600+ sq ft, 4 bedrooms/3 bath 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, guest-room 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 \$449,000



407 Overlook Circle

Tucked away on a private lot within Lexington city limits this 4 bedroom/3 bath 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.

\$399,900



59 Meadowview Drive

Enjoy one level living in this lovely 4 bedroom/2.5 bath 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.

\$299,000



1775 Cedar Avenue

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

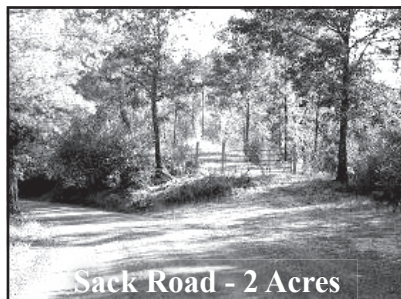
Call Lori \$159,000



300 W. Midland Trail

Great potential for this 6 bedroom 3 bathroom home/building located just a few minutes from Washington and Lee and Downtown. Full kitchen on the main floor and a commercial kitchen in the basement. The property is currently being used as an Airbnb with plenty of parking. Business zoning opens the door to commercial flexibility. Basement has separate entrance allowing for two separate rental opportunities. Home needs some TLC.

\$157,000



Sack Road - 2 Acres

Located minutes to downtown Lexington, this 2.078 acre is ready for your cabin. The lot offers an elevated building site with mountain views and sounds of the creek running through the property. The building site has been cleared and a power easement is secured.

\$35,000

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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

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Jeff Mason
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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



On the Maury River building lot. 1.72 acre lot on the south side of Rt. 39 directly across from the river, easy river access. Mostly wooded with slope, great lot for home with exposed basement. A walk to the river would just be a minute stroll from your front door. Price reduced to \$39,000

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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



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lnicely@ntelos.net



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 31.72 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 \$585,000

SWOPE LANE – 49.58 acres with multiple home sites in a park like setting with panoramic views. Selected mature trees planted 25 years ago. Solid base all season tree lined driveway in place. Plenty of water for livestock with 2 creeks and 5 springs. Top of the line cattle handling building. Also sorting pens, run in shed and 5 separately fenced paddocks. Quick access to Interstate 81 and located half way between Lexington and Staunton. **\$595,000**



TEXAS LANE – LOOKING FOR PRIVACY! Check out the park-like setting of this spectacular contemporary log home nestled on 7 wooded acres in Rockbridge County. Enjoy the warmth of wood floors and log walls throughout the inviting great room, modern eat-in kitchen with new appliances, and cozy guest rooms. 700sqft post & beam addition welcomes a stunning master, generous en suite with tile shower, bay-windowed soaking tub and private deck both overlooking soothing mountain views. Relax on the covered front porch or explore the hiking trails all while enjoying abundant and diverse wildlife. Established grounds feature a double carport, storage building and 40x24 2-bay detached garage with workshop & 2nd story studio/guest house or potential for in-law suite. All come together to form the perfect weekend getaway or a PEACEFUL HAVEN for full-time living. Just outside Historic Lexington Virginia along the meandering Maury River Byway and just minutes from scenic Goshen Pass with deeded access to VA Game Commission land. Call today for a private tour of this remarkable property.

\$379,900



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



NEW LISTING



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 Chesie 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 \$179,000**

NEW LISTING



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**

DRASTIC REDUCTION



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**



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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

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**



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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**



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. **\$170,000**



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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!**



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**



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**



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**



MC GUFFIN 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**



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



1001 MCCORMICK BLVD CLIFTON FORGE This attractive 2 story home is priced to sell fast! Located on the desirable McCormick Blvd in Clifton Forge, this home has 3 bedrooms, 1.5 baths, living room, open kitchen, dining room and large family room. New heat pump installed in 2018 and the home's furnishings are negotiable. Move-in ready!

\$115,000



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

\$119,000



133 ROUTIER HILL WARM SPRINGS Immaculate Brick and vinyl sided home on 0.58 acre on Routier Hill overlooking the valley with views of Warm Springs Mountain to the east. Conveniently located between Warm and Hot Springs just off the Sam Snead Hwy, this 2,233 sq. ft. home, built in 1964, has been updated with many outstanding features. There is a private master wing with sitting/living room, en-suite bath, bed chamber and laundry facilities. There are 3 additional bedrooms with a shared full bath. An oversized 1-car garage separates the 2 wings which is also connected by the kitchen and dining room/den at the rear of the house. A fenced yard, private rear deck, new HVAC, tile, wood, carpet and linoleum flooring round out this special offering. New replacement windows and doors throughout.

\$199,500

FRESH ESTATES PARTIAL LAND LISTINGS

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

\$25,000

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

\$25,000

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

\$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/view. **UNDER CONTRACT** 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. **SOLD** Perfect for a family compound or hunting camp with fishing in nearby Williamsville. Own a large acreage tract in Bath for a very reasonable price!

NEW PRICE \$249,900

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SPOTTSWOOD- 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. 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



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 and barn doors as part of this unique renovation and restoration of this cozy storybook home in Newtown. Can walk or ride the trolley to enjoy all that Downtown or the City Parks have to offer. Make an appointment today to view this home! **\$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. **\$72,900.** #605102



Staunton-Lot zoned Business, located just off Greenville Ave.. Approx. 50' x 150'. Older

house on lot in poor condition. Property offered as lot only. Utility hook-ups in place. O/A **\$39,900.**

LOTS & LAND

Stuarts Draft—19 acres with high visibility near the intersection of Rt.608 & Rt.340. Frontage on 2 streets. Public utilities avail. **\$550,000.** #55277

STAUNTON-Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. O/A **\$275,000.**

NEW LISTING! 5.7 Acres. 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

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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.**



MINUTES FROM STAUNTON—You will enjoy the privacy of this 20.48 acres. Acreage is partially wooded and partially open with a stream. Fenced. Plenty of room for livestock. Centrally located on Barterbrook Rd. and just a short drive to Augusta Health, Staunton or the Interstate. If you are looking to build, then this is for you if you are looking for privacy close to town. **MLS #591275 \$199,900**

STAUNTON—Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. O/A \$ 275,000.

Staunton—Lot zoned Business, located just off Greenville Ave.. Approx. 50' x 150'. Older house on lot in poor condition. Property offered as lot only. Utility hook-ups in place. O/A \$ 39,900.



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815 E. 25th STREET

\$289,000

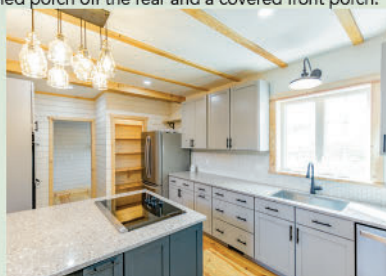
Charm meets sophistication! 4 BR, 3 BAs & over 2,900 square ft w/ 0.45 acres. The newly-remodeled gourmet kitchen features custom-built cabinetry, quartz countertops, subway tile backsplash, 6-burner gas cooktop, double ovens, new stainless steel appliances, hickory hardwood flooring and more. The split foyer has marble floors, the cozy LR includes a fireplace, and the bright and spacious DR graciously extends into an oversized FR. 1st flr master BR. Additional updates include: new hardwood flrs, paint, and lighting fixtures, electrical updates, some plumbing updates, replacement windows and the rear half of the roof replaced in approximately 2019. Two-car detached garage with bonus space above ready to be finished, screened porch off the rear and a covered front porch.



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. The Great Room boasts 22 ft exposed beam cathedral ceilings. Newly remodeled kitchen features custom cabinets, quartz countertops, double ovens, and an oversized sink basin. Enjoy views of the Blue Ridge Mts, right across from the Maury River and only 5 miles from Goshen Pass.



1 CHAMBERLAIN LOOP

\$355,900

Elaborate Craftsman located in the desirable Weatherburn Subdivision, just 1.5 miles from Downtown Lexington. This practically new home invites you in with an open concept floor plan, 3 bedrooms, 2.5 baths, gourmet kitchen with professional grade Maytag appliances and large center island with marble countertops. First floor master suite with tray ceilings, walk-in shower, double vanity, natural marble floors in master bath and large walk-in closet.

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.

TBD S. BUFFALO RD. \$22,000

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



215 SUMMIT ST

\$99,000

Charming brick ranch home offering 3 bedrooms, 1 bath and 960 well utilized square feet. Centrally located in the city of Lexington. Situated on 1 1/2 city lots providing a spacious back yard. Private driveway and attached single vehicle carport. Recent updates include: heat pump, breaker box, water heater and new roof.

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.

Kimberly was an absolute joy to have as my realtor. She was very conscientious and communicative throughout the entire process, not only helping me understand my options and obligations for the sale of my family's home of 31 years, but also recommending services I needed in preparing the home for sale. Kimberly went above and beyond the standard service obligations to ensure all stakeholders involved were properly considered and supported. She was the consummate professional, but also warm, thoughtful and genuine. I would recommend her realty services to family and friends with enthusiasm.

–Hudson, sold a single-family home in Lexington, VA.



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

Paula Martin
Realtor®, Assoc. Broker



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- Lindal Cedar home on 1/2 acre lot
- 1,887 sq. ft. on three levels
- 3 Bedrooms, 2 Full Baths
- 20' x 44' detached 2 bay garage/storage
- 1 minute to downtown Lexington



On the southern edge of Lexington, this Lindal cedar home lies off a private cul-de-sac in a park-like setting. The 1/2 acre provides space for gardens and room for children to play. Open floor plan connects kitchen, dining area and living room with gas-log fireplace. Living room opens to a balcony, overlooking the back lawn. 2nd fl. offers 3 bedrooms and an updated bath. Lower level offers a spacious family room. 2-car garage has a workshop, and large storage area above.



- 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.



- Built in 2006 on .25 acres. in Woodridge Sub.
- 2,017 sq. ft. with 1st fl. Master suite
- 3 Bedrooms, 2.5 Bathrooms
- Under house oversized 2 bay garage
- 2 min. to Lexington. Fiber internet available.



Enjoy views of House Mountain from your rear deck. A friendly neighborhood, in a rural setting, yet 2 minutes from downtown Lexington. Park in the 2-car garage, or set up your own workshop/studio in the unfinished basement space. First floor Master Bedroom Suite; spacious, private den/family room on the 2nd floor. Roomy, yet cozy home you will enjoy for many years to come.



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



210 Lilly Bell Drive

A superior custom crafted, architecturally designed home completed in late 2016. Located in the The Ponds with commanding views of House Mountain in the distance, the home sits on 1.34 acres of manicured and mature landscaping. Four bedrooms include a first floor master suite, bonus room and three full baths. The chef's kitchen has Cherry custom cabinets, Bosch appliances and granite countertops. \$660,000



401 Jackson Avenue

One of the grand old homes of Lexington, built in 1881. Over 4000 SQ of living space with 4 bedrooms, 3 bathrooms, 11' high ceilings and multiple fireplaces. Special features include built in cabinets, corner cupboards, floor to ceiling bookcases and curved radiators. A large screened in porch overlooks the backyard gardens with views off to the mountains in the distance. \$549,000



58 Furrs Mill Road

A renovated pre civil war home with all original woodwork, six fireplaces and a fantastic gourmet kitchen. Main level has large country kitchen, and den, LR and dining room. Second level offers two master suites. Lower street level has sitting room, bedroom and bath. This would make a wonderful AirB&B space. Off street parking, super convenient to W&L and VMI. This home overlooking the Maury River is a great investment! \$395,000



15 Evergreen Tree Drive

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



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



1455 Brownsburg Turnpike

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



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25 Edgewood Drive

Stunning contemporary! This well maintained home is located in a private setting close to town. The home offers a LR with fireplace, DR, den/office, large eat-in kitchen, first floor master suite with 2 bedrooms and full bath on the upper level. The lower level offers a great room with fireplace and full bath with access to the lower patio. Professionally landscaped. Storage shed, attached garage with storage. \$449,500



1403 Ridge Road

Horse farm on 21 acres with excellent mountain views! The beautiful home features 5 total bedrooms with the MBR suite and 2 bedrooms on the main level (2 additional bedrooms in the finished basement). The kitchen opens to a dining area and to the spacious living room. The 4-stall horse barn includes wash rack, rack room, feed room all with mountain views. Located between Lexington & Staunton. \$625,000



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 BRs, 2 BA, updated kitchen, and wide center hall. A stone cottage, with BR, BA, and kitchen sits nearby. Riding ring, stable, outbuildings, pasture, and woodlands compliment this most unique property. \$2,200,000



900 Bowyer Lane

Elegant brick 2-story home located on a 0.65 acre lot in the heart of established Providence Hill neighborhood. This five BR, 3 BA home is a charming oasis with modern amenities. The main level master suite has access to small private garden. Other features include, large formal living room with FP and custom cabinetry, gourmet kitchen, formal dining room with FP, sunroom leading to private stone patio looking out to stunning formal gardens. \$645,000

– 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. \$45,000
- **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
- **Foliage Lane** – Spectacular views of the Blue Ridge Mountains make this a perfect property to create your country getaway or farm. 30 +/- acres of good pasture for grazing, and a bank barn for hay storage or re-purposing. \$250,000



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AWESOME PRICE REDUCTION

Spacious 5-bedroom 3.5-bath two-story traditional on elevated site enjoys unparalleled panoramic views of the Blue Ridge Mountains from the heated in-ground gunite pool & covered front porch. Nestled on 3.62 acres on a private cul-de-sac in the desirable Forge Road community of Rockbridge County just minutes from Lexington or Buena Vista & an easy commute to points North & South! Thoughtful design features large living & dining areas on first floor & more casual ground level walk-out complement a large family room w/easy access to in-ground pool & pergola covered patio. 5th -bedroom & full bath offers potential for second 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. **PRICED BELOW APPRAISED VALUE AT ONLY \$499,000**



TEXAS LANE

LOOKING FOR PRIVACY! Check out the park-like setting of this spectacular contemporary log home nestled on 7 wooded acres in Rockbridge County. Enjoy the warmth of wood floors and log walls throughout the inviting great room, modern eat-in kitchen with new appliances, and cozy guest rooms. 700sqft post & beam addition welcomes a stunning master, generous en suite with tile shower, bay-windowed soaking tub and private deck both overlooking soothing mountain views. Relax on the covered front porch or explore the hiking trails all while enjoying abundant and diverse wildlife. Established grounds feature a double carport, storage building and 40x24 2-bay detached garage with workshop & 2nd story studio/guest house or potential for in-law suite. All come together to form the perfect weekend getaway or a **PEACEFUL HAVEN** for full-time living. Just outside Historic Lexington Virginia along the meandering Maury River Byway and just minutes from scenic Goshen Pass with deeded access to VA Game Commission land. Call today for a private tour of this remarkable property. **\$379,900**



Kenny Sexton

540.969.9465

jamesriver@verizon.net

19827 Main Street, Buchanan



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**



50+ Acres

50+ acres with 1100'+ of waterfront on Potts creek (trout stream) in Craig & Allegheny Counties. Great Sportsman property with good hunting and fishing. Great mountain views. Partially fenced if you want livestock. Adjoins National Forest for added hunting possibilities. There is an older home (poor cond.) on the property that has well and septic system. Owner financing is available with acceptable terms and down payment. **\$235,000**



125+ Acres

125+/- acres with 3,100' of Potts creek (trout stream) in Allegheny Co. The property has multiple homesites with mountain views. The property has perimeter fencing for cattle and about 75 acres cleared in pasture. Great hunting and fishing that adjoins National Forest. Owner financing is available with acceptable terms and down payment. **\$448,000.**

Kenny Sexton 540.969.9465

Scott Hake 540.435.1454

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19827 Main Street, Buchanan



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



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**

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



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UNDER CONTRACT



6 White Street Lexington

A signature historic home of Rockbridge County, this 1848 Southern Gothic landmark known as "The Manse" sits in one of the most picturesque neighborhoods in Lexington. This 5 bedroom, 3 1/2 bath home has been comfortably updated with respect for its architectural significance and sits prominently on 1.10 acres in the heart of town and within easy walking distance to "everything Lexington".

\$679,000

802 Borden Road - Lexington

This two story brick French country manor sits close to Lexington, has gorgeous views and lots of room to breathe. Drive up the tree lined paved 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**



4 Grey Dove Road - Lexington

This elegant Tudor in the popular Birdfield subdivision is only moments from Lexington. A wonderful fenced-in backyard with in-ground pool provides the ultimate outdoor entertaining experience. Need space? This home has lots of it with 4-5 bdms, den, & office space. The gourmet kitchen features a large gas range, new refrigerator, lots of cabinet & counter space, breakfast nook, and eat-in space. Enjoy your meals in the French country style kitchen in front of a marble tiled gas fireplace or in the adjacent formal dining room. The upstairs marble lined bathroom features a massive jetted tub & lovely gold vintage fixtures. Attached 2 car garage & concrete driveway offer ample parking. The space and unique features of this beautiful home is sure to delight even the most discerning buyers. **\$375,000**



TBD Forest Grove Road

Take the road less traveled and you will be well rewarded. This large parcel off of Forest Grove Road allows for recreation, fields for gardens and livestock, pretty views, and at least two really nice homesites. . If you want peace, quiet, convenience, and a place with loads of elbow room for the location of your new home(s), please take a look **\$189,000**

67 Acres, Wert Faulkner Hwy Natural Bridge

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

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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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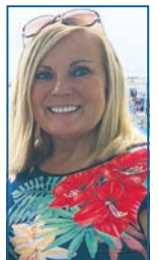
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Vice President, Mortgage Loan Officer

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FOR SALE



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55 Holly Park #321

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2629 Edgewood – Buena Vista

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

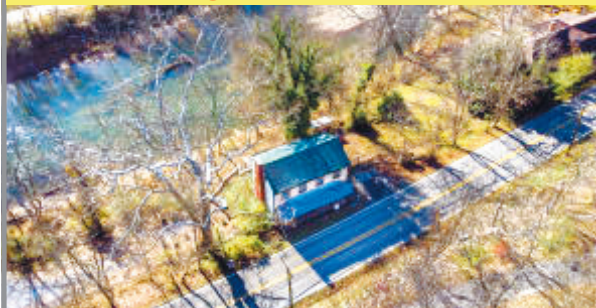
FORGE ROAD



4619 Forge Road – Glasgow

Vacant and ready to make this your home is this 3 bedroom 2 bath home with fireplace in spacious living room - master bedroom with bath all on one level.. **\$225,000**

ON THE RIVER



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



22 Ashley Court

Minutes from town is this 2 bedroom 2 1/2 bath townhouse with sliding doors off kitchen - patio for outdoor entertainment and great views! Call today. **\$159,000**

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**

STORAGE SHED INCLUDED



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**



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1515 Stover School Road – Greenville

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- 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)



158 Lofton Ridge Lane – Greenville

- Custom built dream home in Augusta County
- 3464 sq ft, 4 bedrooms, 3 baths, 21+ wooded acres
- Huge great room with floor to ceiling fireplace
- Pond, 2 car attached plus oversized detached garage

ONLY \$599,900



22 Brookmere Court – Staunton

- Custom built home in Spring Lakes!
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