

BLUE RIDGE PROPERTIES

JANIE HARRIS WITH JAMES RIVER REALTY

See pages 6 - 7



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APRIL 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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307 Swope Lane

Premium 67+ acre legacy farm situated moments from Fairfield on a winding country road. Main residence offers one-level living with a multi-generational lower-level living space. Long-range mountain views, wood-burning fireplace, custom country kitchen, and spacious master suite. Among many farm amenities are 2 barns with 12 total horse stalls, cattle working facility, quality grazing grasses and fences, and an abundance of water. The property's gentle terrain, serene setting, valuable improvements, and accessible location provide first class opportunities for horses, cattle, and agribusinesses such as viniculture, events, and pet boarding.

\$1,670,000



111 S Jefferson Street

Well-appointed historic residence (c. 1820) centrally located in downtown Lexington offers a rare turn-key residential opportunity in the C1 commercial zoning district. Meticulously restored to the finest detail in 2007, the property now combines the grace and charm of an historic Lexington residence with fully updated modern amenities. Luxurious enhancements include an inviting kitchen format with custom cabinetry, high-quality appliances, and venting system, full upgraded replacements to the electrical, plumbing, roof, HVAC systems, and stone foundation. Rebuilt chimneys redesigned on Rumford principles to increase efficiency.

\$1,295,000



194 Bell Road

Mile Tree Hill (built 1938) - Named for a venerable oak marking one mile from the old Lexington courthouse, this enchanting 10-acre estate offers one-level living on sprawling grounds with easy walkability to downtown Lexington. Situated among hundreds of boxwoods, formal gardens, and its famous Rock Garden, the well-maintained residence occupies the pinnacle hilltop setting and consists of 2,138 SF, 3BR, and 2.5 baths including large formal living room with gorgeous moldings, fireplace, archways, and 10' coffered ceiling; master suite with tile bath and double vanity; sunroom; family room with coffered ceiling and wood stove; and quality architectural features.

\$699,000



260 Round Hill Road

Breathtaking 4BR, 3.5BA home privately situated on over 20 acres of mixed open and wooded property with stunning seasonal Blue Ridge Mountain views. The heart of this immaculate residence is the open kitchen and living room with a fireplace and French doors leading to the screened porch. The kitchen is a chef's dream with a gas Viking range, 2 full-size ovens, large island, and smart undercabinet lights. Spacious first floor master suite features a luxurious bath with two walk-in closets and a jacuzzi. Oversized two-car attached garage with workshop, high quality chicken house, fiber optic internet, and underground utilities!

\$649,000



3147 Glasgow Highway

Historic mid-1800s Victorian cottage nestled against the Blue Ridge Mountains exudes timeless elegance and charm on almost 5 acres of gorgeous grounds. Inside, impressive historic architectural features abound including towering 10' ceilings, hardwood floors, bay windows, original door transoms, bold moldings, and 7 non-operational coal burning fireplaces with ornate mantels. Double front parlors, expansive formal dining and large kitchen with propane range and Viking exhaust hood. Previously operated as a bed and breakfast, the property's accommodations include convenient first floor master suite with laundry room and four additional upstairs bedrooms.

\$649,000



7386 Sam Snead Highway

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 including stunning hardwood floors, grand center entry hall with pocket doors and magnificent staircases, 10' ceilings, natural wood doors and moldings, tiled bathrooms, and wood-burning brick fireplace. Irreplaceable location with easy walkability to the shops, dining experiences, golf course, spa, and pools of the Resort.

\$599,000

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





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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**

Pearl Ridge Lane - 21 Acres Over 21 acres in pastoral Rockbridge County offers incredible opportunity for a country estate 15 minutes from historic Lexington, Virginia. Select features include dramatic House Mountain views from multiple building sites, exciting mix of fields and forest, year-round brook and ephemeral stream, and frontage on two hard-surface state maintained roads. Surrounded by other stunning country properties, this quiet setting provides close proximity to 31-acre Lake Robertson and its nearly 600 acres of recreation area as well as large tracts of George Washington National Forest, the Virginia Horse Center, W&L, and VMI. **\$169,000**

Kersey Rd - 22 Acres Over 22 acres privately situated along a quiet, state-maintained country road offers supreme views of the Blue Ridge Mountains from gorgeous hilltop building sites. Consisting of three separate parcels with three approved drainfield sites offered as one property, this exciting offering features future division potential, long road frontage, existing winding entry road, and premium wildlife habitat for hunting and recreation. **\$149,000**

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**

Kersey Road - 19 Acres Over 19 acres privately situated along a quiet, state-maintained country road offers supreme views of the Blue Ridge Mountains and three separate parcels with three approved drainfield sites offered as one property. With over 1,500' of road frontage, this exciting offering features excellent future division potential. **\$124,900**

Mossy Green Ter - 0.5 Acres One-half acre building lot with stunning mountain views 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 and VMI. **\$124,900**

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**

Longview Meadows - 2.6 Acres Picturesque 2-acre residential lot in the coveted Longview Meadows subdivision offers private parklike setting among scattered hardwoods. Property is located on a quiet state-maintained road surrounded by pastoral landscapes. Only minutes to downtown historic Lexington, Virginia, Buena Vista, Washington and Lee University, the Virginia Military Institute, and Southern Virginia University. **\$54,900**

Wert Faulkner Way - 6 Acres Over 6 acres of mature forest featuring towering hardwoods, outstanding wildlife habitat, and private building potential. Ideal tract for a new home, the property is located in close proximity to abundant recreational opportunities including fishing and kayaking in the James River less than 5 miles away and over 7 miles of trails in the Natural Bridge State Park (1,500+ acres) less than 1 mile away! State-maintained road frontage and no restrictions! **\$45,000**

Jeb Stuart Drive - 2 Acres Over 2 acres of 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 and enjoy close proximity to historic Lexington, Glasgow, and Buena Vista. **\$39,900**

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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**

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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930 Thornhill Road

A fabulous property located in the City of Lexington! This five 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. Additional outdoor storage space in the two storage buildings. **\$625,000**



208 Union Run

Exciting opportunity to own a 1860's farmhouse on 12 acres. Property is located just minutes from Lexington and has endless opportunities. 3 bedroom, 1.5 bathroom farmhouse is ready for renovation and includes living room, dining room with back staircase, bonus room, kitchen, pantry and mudroom. Plenty of space for recreation throughout the 12 acres. There is a large barn and two storage buildings. Beautiful spring fed pond with perch and small mouth bass. Farmhouse is located towards the front of the property and is surrounded by hardwoods. Whether hunting, fishing, tinkering or enjoying the privacy, this property has it! Sold in as is condition. **\$365,000**



1843 Pineview Drive

A fantastic home in the town of Glasgow! This beautiful home has the most charming features including archways, crown molding, curved bay window and fireplace. Potential for one level living with all you need on the main floor. Spacious living room, formal dining room, kitchen, sunroom, two bedrooms and one and a half baths on main level. Second floor is home to large bonus room, bedroom and full bath, perfect for making a large suite. Entire first floor has been freshly painted. Back yard is fully fenced with access to detached two car garage and workshop area. **\$280,000**



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**



Shaner Hill Dr. - 0.51 Acres

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



High Meadow Dr. - 0.52 Acres

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

Kara F. Braddick, GRI, CRS, ABR, e-PRO
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UNDER CONTRACT



Sitting high atop a hill overlooking Fairfield and the South River mountains in the distance, this custom timber framed compound provides abundant space and the perfect solution for those seeking multi generational living accommodations with a full walkout basement, a private wing with separate entry and a magnificent first floor allowing comfortable and spacious one level living. Built to exacting standards with commercial grade systems throughout, this 3 level fortress - like home is here for the ages. Beautiful wood harvested from local forests makes up the open framework of the high ceilings and adorns the trim work and flooring in every room. Special features abound , including an oversized fireplace tiled on the exterior with thick slate reclaimed from VMI classroom blackboards and hand planed oak kitchen cabinetry which is reminiscent of that found in an old country store. Even the workshop is timber framed and beautifully paneled inside with wood , making an ideal spot for a game room or studio . An exceptional home at an exceptional price . **For more information, call Janie at 540 460 1932 .**



10 Rider's Ridge

Beautiful home site in ever popular Longview Meadows only a few miles from Lexington and near access to the Chessie Trail and Maury River. The lush open acreage fronts on a cul de sac and features picture perfect views of House Mountain from every vantage point . Great central location between Lexington and Buena Vista for convenient access to amenities with the added benefit of a lovely and spacious rural setting on which to build your dream home **\$69,900**

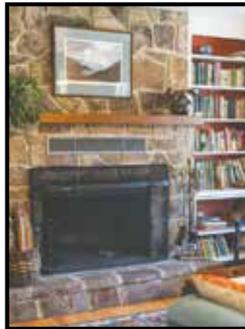


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10772 Sam Snead Highway, Hot Springs

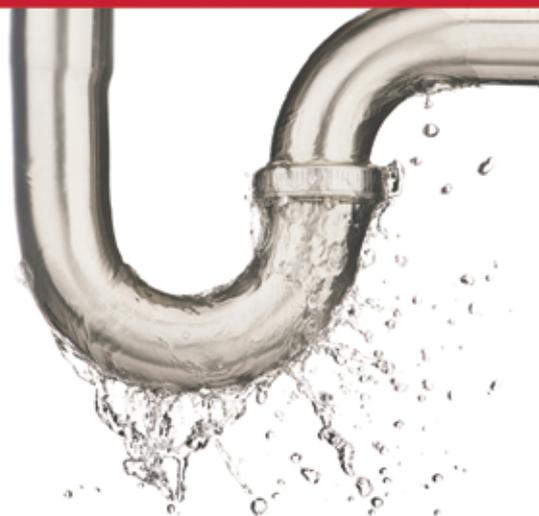
Welcome to "The Patch." If F. Scott Fitzgerald had a mountain retreat, this would be it! A unique combination of rustic elegance, this gorgeous home is one-of-a-kind. The stunning formal living room opens onto a stone patio & is framed with floor to ceiling windows allowing the natural light to emphasize the marble fireplace & gleaming hardwood floors. Above the multi-car garage is a private 2 bedroom, 1 bath apartment. The manicured 3 acre lawn has mature plantings, a pergola, & is just perfect for entertaining. Located just moments from the Homestead, this property is a once in a lifetime opportunity. **Call Mary Beth for more information. 540.460.0753. \$705,000**



136 Acres Along The Maury River

136+ Acres just over 3 miles from Lexington with almost 1/2 mile of Maury River frontage. Long frontage also on Hollow Rock Rd for ease of access and numerous division possibilities. Perfect for outdoor enthusiasts and adventure seekers. Hunt, hike, kayak or just observe nature from ridge lines which provide beautiful views of House Mountain and the Maury below. Property May qualify for riparian or conservation easements or other possible tax credits. **Call Janie for more information.**

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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 Dryvit 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 Tulikivi fireplace made from original Finnish soapstone, heat pumps with propane backup/hot water and Star Link Internet. Relax in style inside or out on the screened porch with four season mountain views! **\$775,000**



525 TURKEY TROT DRIVE Phenomenal Passive Solar home on 16.41 acres with expansive views of the Blue Ridge only minutes from Lexington! With almost 3600 sq ft of living space, this well-built home has three bedrooms, two and a half baths, spacious kitchen, open living areas with beautiful windows, screened porch and two decks overlooking the mountains! Built in 2005, this contemporary is highlighted by an attractive basement to roof Finnish masonry fireplace/stove and a variety of wood species for natural trim and accents. This highly energy efficient home's exterior is Smartside engineered wood with ICF walls, radiant floor heat and mini split for AC. Full array of appliances, central vacuum, network wiring and Century Link internet service for the in-home second floor office. **\$629,900!**



SOLD

2105 JACKTOWN ROAD LEXINGTON Turn-key oasis! This move-in ready brick home awaits you in an enchanted setting of almost 4 park-like acres! Privately situated just 7 miles to downtown Lexington, the 3 bedroom, 2 bath home has been meticulously well maintained and updated. Numerous updates include kitchen appliances, flooring, windows, walk-in shower, water filtration system and reinforced foundation. Recent improvements include custom horse/livestock and equipment building, new horse/livestock fencing, new dog yard, roof-top solar panels, landscaping, extensive driveway stone and parking areas. Enjoy an expansive attached two car garage with ample storage area. The outdoor pavilion area offers unlimited entertainment opportunities including a professionally built wood-burning pizza oven. Fiber optic internet. This turn-key oasis is nestled in the foothills of Iconic House Mountain. **\$399,000**



SOLD

COWPASTURE RIVER! Inspiring, hard to find frontage (340') on the Cowpasture, only 20 minutes west of Lexington! Enjoy the views, serenity and easy access for fishing, swimming and tubing on this pristine river! Known as Sharon Manor at 4323 Nicelytown Road, this immaculate 8 room house has a large kitchen, full array of appliances, eat in area, formal dining room, living room, family room, bonus room, three large well-appointed bedrooms and two and a half baths on a well maintained 3.97 acre tract. Hand crafted in 2007, there are approximately 2823 square feet of living space and an additional 1271 square feet of unfinished living area in the full above ground basement. Heat pump system, attached two car garage, separate outbuilding, public water, conventional septic and fiber optic internet in an absolutely beautiful setting with views of the river and surrounding mountains! **\$419,900**



715 N ALLEGHANY AVENUE Covington Spacious one story brick ranch with four bedrooms and two bathrooms conveniently located to the downtown area. Newer shingle roof, updated electrical and fenced front and back yard are some of the features offered with this new attractive listing. There is a single car garage attached and two car carport with alley access. Heated and cooled by heat pump and supplemented with a gas furnace in the open kitchen area. **\$169,000**



2254 SAM SNEAD HIGHWAY Charming 5 room cottage, conveniently located just south of the Cascades Golf Course, is situated on one and one half acres. The home has a new roof, new gutters and gutter guards, new replacement windows, vinyl siding, paved driveway, electric heat, and public water. The living room has a brick fireplace with propane logs. Eat-in kitchen comes with appliances. Four season sun porch is perfect for relaxing and enjoying the view! Several outbuildings including a one car garage, root cellar and greenhouse, woodshed and workshop. **\$145,000**



O PEARL RIDGE FANTASTIC 8.59 acre building site in Collier Hills! Awe inspiring vistas of the North Mountain range from the end of the cul de sac for this hard to find, affordable acreage tract. State maintained road, underground electrical service and protective covenants/restrictions highlight just some of the features. Includes several acres that could be easily cleared for open area and a shared pond on the property boundary. Create your own homestead and enjoy the views! **\$119,900**



HORSE MOUNTAIN CONSERVATION AREA Only 40 minutes west of Lexington! (Exit 21/I-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...75.82 acres.....**\$189,900**
LOT 14...75.56 acres.....**\$189,900**

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821 ONEIDA TRAIL Nestled in the heart of Covington, this charming single-family home features 3 bedrooms, 2 bathrooms, and 1,749 square feet of comfortable living space. Abundant natural light floods the interior, creating a warm and inviting ambiance. The open floor plan seamlessly connects the living room, dining area, and kitchen, making it ideal for family gatherings and entertaining. Outside, the generous yard provides ample space for gardening, play, or relaxation. Includes a convenient one car garage! Built in 1963, this home exudes historic charm while offering modern amenities. **\$180,000!**



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! **\$129,900**



104 CLARKSON LANE MILLBORO Immaculate 5 room, 1 bath home in the Village of Millboro! Turn key ready, this home has been remodeled and exceptionally well maintained with 900 square feet of living space and full unfinished basement on a spacious 0.84 acre lot. Comfortable rooms with newer Trane XR heat pump and Generac gas generator, side deck, paved drive with carport, public water/sewer and BARC fiber optic internet! Walking distance to Elementary school and recreational facilities. **\$109,900!**



212 MOUNTAIN LAKE DRIVE COVINGTON Beautiful Ranch style home with full basement and approximately 2,400 square feet of living space! Three bedrooms and one full, two half baths, this home has hardwood floors, large kitchen with dining area, fireplace with gas logs, oil hot water baseboard heat, rear patio area, and outdoor storage building. Situated on 3 lots (approximately 3 acres) the property is located in the beautiful Mountain Lake area of Alleghany County. Offered "AS IS" for **\$165,000**



305 CHESTNUT STREET Completely renovated and updated classic (Circa 1915) two story dwelling in Covington! With up to five bedrooms and one and a half baths, there is plenty of living space in this eight room 1800 square foot home. This structure has had many improvements including new roof, vinyl windows, refinished pine flooring and a fresh coat of paint! Updates include heating system (including heat pump), electrical, plumbing, new kitchen and a deck! Public water/sewer and move in ready! **\$164,900**



1421 FRANKLIN AVENUE Custom built 1.5 story vinyl sided home in Parklin Heights! Built in 1950, this home boasts four bedrooms and two full baths, living room with gas fireplace and over 2,000 square feet of living space including full basement. Improvements consist of newer architectural roof and replacement windows for energy efficiency. Paved driveway, lower level garage, fiber optic internet along with both public water and sewer on a quarter acre lot! **\$137,900**

FRESH ESTATES PARTIAL LAND LISTINGS

TBD CARL PHILLIPS LANE COVINGTON Beautiful 0.52 acre campsite on Potts Creek featuring a large shelter, outbuilding, and like new camper. Shelter has 200 amp service. Electric hookup for camper that conveys with purchase. Property allows the owner to swim or kayak Potts creek while getting away for some R&R! Plenty of parking and a great spot for family reunions and picnics. **\$45,000**

2.97 ACRES IN THE VILLAGE OF MILLBORO! Fantastic "site ready" building lot in the Crooked Spur Subdivision. Two lots combined to give ample room for home, outbuilding(s) and wooded buffer. On state maintained Chevy Chase Cul-de-sac, there is public water, sewer, underground electrical service and high speed fiber optic internet service available. Well established neighborhood with protective covenants and walking distance to the elementary school and pool. **\$49,900**

0 PEARL RIDGE Fantastic 8.59 acre building site in Collier Hills! Awe inspiring vistas of the North Mountain range from the end of the cul de sac for this hard to find, affordable acreage tract. State maintained road, underground electrical service and protective covenants/restrictions highlight just some of the features. Includes several acres that could be easily cleared for open area and a shared pond on the property boundary. Create your own homestead and enjoy the views! **\$119,900**

TBD SAM SNEAD HIGHWAY 20 acres more or less of prime mountain land conveniently located just south of the Cascades Golf Course. All forest land with a good mix of hardwoods and pine running to the top of the ridge with several possible building sites and great views. Many possibilities for this mid-sized and affordable parcel! **\$159,900**

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NEW LISTING



2258 Sycamore Ave
Buena Vista
Solid built brick home with fireplace in living room, hardwood floors, 3-4 bedrooms and 2 baths. Zoned multi use for many possibilities!
\$235,000

SOLD



66 Sales Mill Road
Fairfield
Charming brick rancher with living room, eat n kitchen, 3 bedrooms and bath on main level and family room leading to deck. The finished basement has a bedroom, kitchen bath and living area leading onto a patio. Excellent location.
\$275,000

UNDER CONTRACT



541 Collierstown Rd
Lexington
Cute little home ready for your updates only minutes from town. Storage building and some storage in basement.
\$139,000

BRING YOUR HORSES



39 Slat Mill Road, Fairfield
Timber Ridge is where this beautiful brick rancher on 8 plus acres is located. Completely renovated on the inside this 4 bedroom 2 1/2 baths home with beautiful kitchen with large pantry, fireplace in dining room. Main bedroom has bathroom and walk-in closet. Work from home? We have your office already set up for you. A full basement that has a bedroom and bath, kitchen area, living room, and workshop. This apartment could be rented out for extra income or used for family and friends. New roof and heat/air system. Fenced pastures, so bring your horses. Call today.
\$525,000

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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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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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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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Paula Martin
Realtor®, Assoc. Broker



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**15 High Meadow Dr.
Lexington**

1.10 acres \$694,000

- Stately home in Maury Cliffs, 1 mile from Lexington
- 4,180 ft² on 3 levels. 5 Bedrooms, 4.5 Baths
- Large back deck & porch. Premier whirlpool spa.
- 2 bay garage. Deeded access to Maury River.



**1464 Blue Grass Tr.
Lexington**

.57 acres \$585,000

- Formerly 1880's North Buffalo General Store
- Masterfully restored into a one-of-a-kind property
- 2,880 ft² living space. 3 Bedrooms, 2 Baths
- 1,400 ft² great room, covered porch, detached workshop



**1 Chamberlain Loop
Lexington**

.10 acre \$569,000

- Custom built in 2017 in Weatherburn Sub.
- 1,796 ft² with 3 Bedrooms, 2 Full Baths
- Premium quality. 1st floor Master Suite.
- Less than 1 mile to downtown Lexington.



**68 Little House Lane
Lexington**

2.09 acres \$379,000

- Energy efficient geodesic dome home.
- 3,466 ft² living area. 2 Bedrooms, 2 Full Baths
- Under home garage, portico leads to elevated gazebo.
- Private neighborhood 15 min. from Lexington.



68 Woodrow Lane • Lexington

- Located 15 minutes west of Lexington by Rt. 60
- 2,016 ft² living space. 4 Bedrooms, 3 Full Baths
- Outbuildings: 2-bay garage, carport, storage bldgs.
- Listen to stream in your hot tub on the back deck!



**TBD Park Place
Lexington**

2.46 acres \$225,000

- Commercial building site with views of House Mt.
- Located on Rt. 11, 1.5 miles from I-81 junction.
- 100' x 130' level, graveled fenced area with gate.
- Downtown Lexington is an easy 10 minute drive.

Why choose The Paula Martin Real Estate Team?



Jessie Taylor, Realtor® (540)784-9183 Paula Martin, Realtor® (540)460-1019 Steve Martin, Realtor® (540)460-2277

In our **20+ years of experience**, we've supported well over **650 clients** buy and sell their homes and sold over **\$185 million** in local real estate.

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Catherine Elkins

Property Manager

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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. Sale subject to lease.



255 VISTA LINKS

Beautiful 2 BR townhouse with a full unfinished basement giving you lots of room to grow! Hardwood floors, tile shower, granite countertops and stainless steel appliances in the kitchen. Open floor plan, deck off of the living area, and attached garage. Sale subject to lease that ends 5/1/24.



UNDER CONTRACT

1242 ROSS ROAD, LEXINGTON, VA

One owner home! This brick ranch is just one mile from Historic Lexington. It is situated on a full unfinished basement and offers hardwood floors, ceramic tile in the kitchen and bath, a Florida room, a one car garage, and a nice out building. Being sold "as is", but is clean and ready to move in!



523 MT ATLAS ROAD

Fresh coat of paint on the interior! This 2 BR 1 Bath cottage is located just 1 mile from Rt 11 and minutes from Historic Downtown Lexington, VA. Large level lot with 2 car detached garage/ workshop.

This home has been in the family for many years, and is now ready for a new family to make it home. Hardwood floors throughout with Vinyl in the kitchen and bathroom. Full unfinished basement.



BUCKLAND LOTS 7, 8, 9

Located just 1 mile west of Historic Lexington, Virginia. There are three lots which each have a great homesite as well as a wooded area teeming with wildlife. Views of both the Blue Ridge Mountains and House Mountain. These lots are available from \$74,900 or they can be combined for a great value to create a prestigious home site just minutes from schools, shopping, hiking, and parks.

Lot 7 4.5 acres \$79,000

Lot 8. 3.2 acres \$74,900

Lot 9 6.42 acres \$89,900



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SELLERS AVENUE

It really is all about LOCATION for this charming 3-bedroom 2-bath 1950s Cape Cod just blocks from the heart of downtown, in one of Lexington's most sought-after neighborhoods. Lovely traditional floor plan features living room with fireplace, spacious dining room, eat-in kitchen, den, 1st floor bedroom and bath. Gracious stairway leads to two generous bedrooms, bonus area & second bath. You'll appreciate quality construction, period moldings, and all the nooks and crannies unique to the age and genre. Many recent updates include freshly painted interior, refinished oak floors and 2017 roof. An unfinished basement, breezeway, garage, and large lot complement the property. And all within walking distance of schools, parks, and downtown restaurants and shops. **Make it yours for only \$399,900**

36TH STREET

An easy walk to downtown Buena Vista, and Southern Virginia University from this sweet 3bedroom-2bath ranch on a large lot. Contemporary split-floor plan features light-filled living room opening to a generous kitchen with all appliances & adjacent dining area. A master suite with full bath, two additional bedrooms, hallway bath and separate laundry room round out the package. Enjoy the outdoors from the cozy front porch, rear deck and wooded back yard. Recent updates include flooring, lighting, new dishwasher & water heater. Public water & sewer, off street parking, underground pet-containment fencing, and generous storage building. Come see all this property has to offer! Great opportunity for first-time buyers.

ONLY \$194,900



AVALON LANE

Lovely, **mid-century modern** brick ranch situated on 1.19 acres only minutes from downtown Lexington and near-by Virginia Horse Center. Soak-in commanding views of the Blue Ridge from the covered front porch or east-facing windows throughout the home. Easy single level living offers generous living and dining rooms, updated kitchen with breakfast nook leading to the covered rear patio making for ease of entertaining. The spacious family room is perfect for game nights and relaxation. 3 bedrooms, 2 baths and dedicated office space. Partial basement, storage building, paved driveway, and large garden spot. This one-owner home has been lovingly cared for and is now ready for new owners to create lasting memories! **\$355,000**



POPLAR PLACE LANE

8.22-acre elevated building site tucked away in Rockbridge county less than ten minutes from historic downtown Lexington, W&L and VMI. Four wooded lots offer countless options to design your own custom build to take advantage of privacy and views in the quiet Twin Oaks neighborhood just minutes from the Lexington Golf & Country Club. Looking for an investment don't miss out on this prime opportunity. Each lot perked for 4bedroom drain field. **\$161,000**

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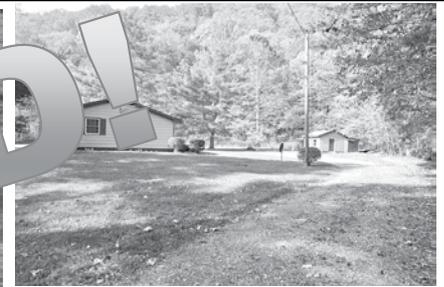
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NEW LISTING - LYNDHURST- Ranch home with 3 bedrooms, 2 baths. Spacious open floor plan. 2 car garage. Rear deck. In ground pool, needs repair. Situated on 3.48 acres. #179588. \$ 185,000.



Rockbridge Co.-Irish Creek Hideaway. 3 bedroom, 2 bath home on 3.39 acres could be just what you are looking for in a home, camp, vacation getaway or even a weekend retreat that could be a rental for income. Adjoining the National Forest this is a great property for hunting and yet convenient to Lexington, Buena Vista, Blue Ridge Parkway or the Interstate. You will love the carport and the well cared for landscape. \$239, 900, this cozy abode is just waiting for you. Make an appointment today to see this affordable country property.



NEW LISTING-Staunton-Commercial Lot zoned B-2 located just off Greenville Ave.. Approx. 50'x 150'. Lot located within the Enterprise zone offering various incentives. A rare find. Owner/Agent. \$ 82,900.

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. Entrance in place. Owner/Agent \$ 259,900. #639510



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Things To Look For When Buying A House

House hunting can be intimidating. A house is a huge investment and affects your lifestyle for years. It's also scary to think of all the things that could go wrong after a sale. There are five key things you should consider when you go house hunting to make it a more successful undertaking

- 1. Location, Location, Location.** What kind of neighborhood is it? How good are the schools? How close are you to restaurants and to where you want to buy your groceries? What is the tax rate? Aside from road infrastructure, location characteristics can change a lot for the better or worse over 5-10 years; location is important but be cautious of giving it too much sway.
- 2. Structural Conditions.** Much about a house can be changed. The foundation, frame, and roof are the bones of a house; everything else about a house is built around them. If the bones are good, you can concentrate on changing more stylistic things. If you have to sink big money into structural problems that could cause more issues and be recurring. It's going to take away from your ability to turn your new house into your dream home.
- 3. Electrical and Plumbing.** Older homes were not built to handle the electrical demands we have today. It's frustrating to have inadequate outlets and is potentially dangerous to overload existing outlets by using appliances with higher power demands than a circuit has capacity for. Old plumbing can be problematic, either just old and leaking or running through lead pipes, to low water pressure. Both electrical and plumbing fixes are expensive. New houses are not immune to problems
- 4. Flooring.** Flooring is a large part of a home's ambience. Don't hold a home's flooring against it while you are house hunting. Flooring is something which can be changed fairly easily – as long as you follow the right steps to floor installation. Tile, laminate, wood and carpet flooring, there is a wide range of choices to suit your budget. Only painting has a better return on investment than updating flooring.
- 5. Floor plan flow.** Is the square footage used in a way that makes sense to you? Is there enough space? Are the areas you use most convenient to each other? Do you prefer an open floor plan or rooms that are set apart? A house needs a floor plan that works for your life.



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