

BLUE RIDGE PROPERTIES

PAULA MARTIN TEAM

See page 11

Beautiful Views and Amazing Gardens, Just Two of
The Long List of Amenities Offered In This Home
and Close To Lexington



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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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James Wm. Moore
Real Estate Co.

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Lexington, Virginia 24450
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540-463-7080



567 Hays Creek Road

Level Loop (c. 1819) and its 145 acres comprise one of Virginia's most significant historic farms in a timeless country setting among the pristine pastures, creeks, woodlands, and mountains of the Shenandoah Valley. With over one mile of Hays Creek meandering through its level fields in its eponymous loop, Level Loop's premier feature is its prominent Federal brick manor showcasing well-preserved architectural elements set against a backdrop of iconic Jump Mountain. Built to the highest standards of craftsmanship by William Houston, a relative of Texas pioneer and Rockbridge County native, Sam Houston, the property features original Flemish bond brickwork, hand-laid limestone foundation, and a molded brick cornice. **\$1,695,000**



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**



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**



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. **\$649,000**



665 Saddlebrook Road

Charming cottage privately situated in a country setting on over 10 wooded acres with views of House Mountain provides a highly desirable low-maintenance lifestyle with one level living opportunity and income potential. Quality interior features abound with an open format living room, a custom kitchen with oversized cabinets, tile backsplash, and stainless appliances including a propane range with stainless vent hood, and the master suite with walk-in closet and large master bath with ceramic tile and double vanity. Add'l upgraded elements include oversized trim, Thermopane windows, laundry room with sink and cabinetry, and oversized attached garage. **\$459,000**

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





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Lexington, Virginia 24450
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Lee Jackson Highway - 37 Acres Some of the Shenandoah Valley's finest agricultural land showcases miles of sweeping, panoramic views the Blue Ridge Mountains. Gentle, rolling topography with southern exposures provides a blank canvas for an estate-quality equestrian farm, vineyard, or gentleman's farm. Privately tucked away out of view, this exceptional property is located off U.S. Rt. 11 in coveted southern Augusta County with easy access to the historic downtowns of Staunton and Lexington. **\$549,000**

Sehorn Hollow - 37 Acres Secluded in the mountains of Western Virginia located only 20 minutes from Lexington. Off the grid camp features stunning views of mountains in all directions, bedroom, two small bathrooms, and kitchenette/living area. Several large storage facilities, year round stream, easy access road, and teeming wildlife make this the ultimate mountain retreat. **\$275,000**

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

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

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

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

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

4373 S Lee Highway Exceptional business location and immaculate auto shop conveniently located on U.S. Rt. 11 at I-81 Exit 180 near Lexington and Natural Bridge. County Auto has operated successfully at this location for 12 years with two oversize 10' x 10' bays, professional office, and reception area with restroom. Business zoning (B-1) and loyal customer base allow for continuity of business or numerous other uses. Plenty of storage, large level parking area, and high visibility with average daily traffic of 3,600 vehicles. **\$349,000**

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

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





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540-463-7080



9674 Maury River Rd.

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

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

\$270,000

RIVERMONT HEIGHTS SUBDIVISION LOTS FOR SALE

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

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

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

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

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

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





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Lexington, Virginia 24450
www.jwmrc.com
540-463-7080



509 S Main Street

A fantastic opportunity to own an 1800's home walking distance to downtown Lexington! This 5 bedroom, 2 bathroom home has been completely renovated and is ready for you to move in. Enter into the very spacious living room, complete with high ceilings, original trim and wood flooring. Modern kitchen includes pull out drawers, open shelving and a new butler's pantry. First floor also hosts dining room and primary suite. Second floor has 4 spacious bedrooms and brand new, upgraded bathroom with walk in shower, dual sinks and laundry. Fantastic open front yard with long sidewalk, which leads to the open front porch. Newly poured concrete patio and side deck. **\$689,000**



930 Thornhill Road

A fabulous property located in the City of Lexington! This 5 bedroom home was renovated in 2010 and has so much space. Fantastic open floor plan with large kitchen offering tons of cabinetry and huge pantry, formal living room, family room and separate dining room. The office has beautiful built-ins and a wood burning fireplace. Wonderful master suite offering walk-in closet, master bath and access to the laundry room. Additional guest rooms located on the second floor, along with a guest bathroom. Outdoor space is amazing on the huge 1.3 acre city lot. Perfect space for outdoor activities, including a basketball court. Two storage buildings. **\$625,000**



1892 Turnpike Road

Located on a picturesque setting, this 1775 farmhouse on the Virginia Historic Registry has so much to offer. Situated on just over 4 acres, home encapsulates Rockbridge County at its finest. Modern kitchen, family room with expansive fireplace, gorgeous living room overlooking the neighboring creek, formal dining room, office and full bath on main floor. Property has seven fireplaces and gorgeous original hardwoods. 3 large bedrooms and 2 full bathrooms located on the second floor, along with a spacious bonus room. Enjoy the call waters of the stream from the front porch, the back patio and the firepit. Additional outbuildings add to the charm and functionality. **\$519,000**



4 McCormick Street

Located in the City of Lexington, this fantastic 3 bedroom, 3 bathroom brick ranch offers living room with wood burning fireplace, dining and a brand new, upgraded kitchen with stainless appliances, granite countertops, and cabinets. Kitchen opens to a sitting room. First floor master suite with newly renovated master bathroom including a tiled shower. Lower level offers space galore. Three seasons sun room leads to a single car carport. **\$385,000**



3824 Lombardy Avenue

If you are looking for a property to make your own, this is it! An exciting opportunity to renovate this 3 bedroom, 1 bathroom farmhouse style home located on a large city lot in the City of Buena Vista. Two story home has expanded kitchen with lots of countertop space and storage, dining area, living room and mud room. Lower level is home to one bedroom and a full bathroom. Yard is fully fenced and has lots of mature landscaping. Large storage building. **\$145,000**



Waterloo Drive - 42 Acres

A fantastic opportunity to own 42 acres in the midst of the foothills of Rockbridge County. Located about ten miles on the west side of Lexington, this property has so much to offer. A mix of open, pasture area, which would be ideal for grazing or building a home and hardwoods. Wonderful opportunity for hunting as wildlife flourishes throughout. Running parallel to Waterloo Drive, is a fantastic, steady stream. Whether you are looking for recreational or place to build your home, this property is it. **\$240,000**

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





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6325 Sam Snead Highway Hot Springs

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



801 Broadhead School Road Greenville

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

38 Mill Court, Lexington

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





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Buckland

Elegance, space, great location within 2 miles of Lexington, beautiful views all around, a cook's dream kitchen with gas cook top, double wall ovens, a granite topped center island between two long granite counters with plenty of room to maneuver and still have ample space for a kitchen table, light filled living room with gas fireplace. den, library, formal dining area, bedroom and guest bath all on 1st level. Huge workshop, Game room/office leading to walk out patio on the lower level. The upper level has a Large Primary suite with reading nook/ office area and tiled bathroom with jetted tub, 4 additional guest rooms, 2 more full baths and a separate laundry room. Wonderful home for those desiring more than gracious living areas as well as space to accommodate a varied and active household. This home, built in 2009, has approximately 5300 sq ft of finished space, an additional 1800 ft of unfinished space, recent upgrades and can not be replicated for anywhere close to the listing agent price of \$998000. Please call Janie Harris at 540 460 1932 to schedule a showing appointment.



30 Edgewood Drive Lexington

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

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Jim Garcia

(540) 691-5812 • standardp@aol.com

Barry Calvert

(540) 969-9606 • bgealvert@ntelos.net

Tanner Seay

(540) 620-8136 • SeayRealtor@protonmail.com

Tenney Mudge

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

Stephanie Neofotis

(540) 460-1822 • saneofotis@gmail.com

Monja McDaniel

(540) 968-6042 • monjamr@gmail.com

SOLD



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**

SOLD



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!**



116 DUSTYS ROAD Immaculate custom-built home in Alleghany County close to awesome recreation including Lake Moomaw and the Jackson River! Home features include 9 bedrooms, 4 full baths and 2 half baths, family room and a spacious great room. Beautiful custom kitchen with tile floors, granite countertops and high ceilings. Laundry rooms on both the 1st and 2nd floor and a game room! Exceptional garage space with up to 7 bays with an attached and two detached garages. Large covered front porch and back deck for outstanding outdoor living spaces. Enjoy back yard privacy, a manicured lawn with beautiful landscaping and mountain views! **\$718,000**



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

UNDER CONTRACT



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

UNDER CONTRACT



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

SOLD



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



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.....75.56 acres.....\$189,900

LOT 14.....75.56 acres.....\$189,900

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UNDER CONTRACT



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



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



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



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



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! **\$149,900**



1436 S MIDLAND HEIGHTS COVINGTON Two story home circa 1935, with updated vinyl siding and newer shingle roof conveniently located for town access. This home boasts three bedrooms, bath, living room, dining room and a wonderful front sitting porch for evening relaxing. While some updates may be desired, everything is in working order for immediate occupation. Enjoy owning your own affordable home! **\$79,900**

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 from some R&R! Plenty of parking and a great spot for family reunions and picnics. **\$45,000**

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

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

TBD SAM SNEAD HIGHWAY 20 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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31 South Main St. • Lexington, Virginia

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
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**112 White St.
Lexington**



.36 acre \$795,000

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

**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.

**1 Unexpected Lane
Lexington**



6 acres \$499,000

- Renovated Farmhouse on 6 acres with stream
- 2,505 ft², 3 Bedrooms, 1.5 Full Baths
- Numerous outbuildings, garden spaces
- Colliers Creek flows along edge of property



**71 Woodridge Lane
Lexington**



.25 acres \$475,000

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



**89 Woodridge Lane
Lexington**



.23 acres \$485,000

- Close to VMI, W&L and downtown Lexington
- 3 bedrooms, 3.5 baths, 2,340 ft², 1st. Fl. Master Suite
- Beautiful views and amazing gardens
- Updated kitchen, clerestory windows, deck, gazebo

**1252 Chestnut Ave.
Buena Vista**



.14 acre \$175,000

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

Why choose The Paula Martin Real Estate Team?



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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Additional Photos and Details at www.ThePaulaMartinTeam.com!

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



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Broker/Owner
540.570.7157



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NEW LISTING



25 Mut Lane, Fairfield

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

SECLUDED AND PRIVATE, CLOSE TO NATURAL BRIDGE, CONVENIENT TO LEXINGTON



981 Padgetts Hill Road, Natural Bridge

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

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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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HUNTER HILL

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



TOM ALPHIN ROAD

LOOK NO FURTHER FOR YOUR PRIVATE RETREAT! 4 acres nestled near the base of the House Mountains, offering exceptional privacy and diverse wildlife. Located in the highly desirable COLLIERSTOWN community just minutes from Lake Robertson Recreational Area where you can enjoy hiking, swimming, fishing and more. Two-bedroom/one-bath home provides a PEACEFUL HAVEN for full time living, a much-needed weekend get-away, or a potential Airbnb.

Many recent upgrades including metal roof, Heat Pump, new flooring and lighting, replacement windows, updated bath and kitchen. Just outside Historic Lexington and a short drive to the spectacular House Mountain Inn. Explore all the nearby parks, museums, restaurants, and shopping or just relax on the covered porch while enjoying the soothing sounds of a nearby stream.

Make it yours for just \$110,000.



BACK RUN ROAD

Nestled in the Blue Ridge Mtns, adjoining National Forest lands, this adorable cottage on 2.75 acres in southern Rockbridge is move-in ready & priced right. This 3bed/2bath home features spacious living room opening to eat-in kitchen, cozy sunporch and 1st level laundry area. Lovely hard wood floors, replacement windows. Unfinished attic provides storage /or future expansion. Inviting front porch and covered pavilion just begging for a hot tub. Circular driveway leads to 24x24 detached garage/workshop, and storage. Beautiful grounds with mature trees, follow the meanders of Elk Creek with fenced garden space. Just minutes to Cave Mountain Lake or Natural Bridge State Park makes this a perfect weekend get-away! **Offered at \$245,500**



OLD FARM ROAD

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

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Real Estate Matters

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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540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins

Property Manager
540.817.0207

Ckelkins@howardhanna.com



Kassidy Beagan

Property Manager
540-784-8501

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New Listing For Sale

List Price \$895,000

53 Cold Run Dr. Lexington, VA 24450

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

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



540-784-0329



melissahennis@howardhanna.com





Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins

Property Manager

540.817.0207

Ckelkins@howardhanna.com

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NEW LISTING



53 COLD RUN DRIVE

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

Owner is a licensed Realtor. **\$895,000**

NEW LISTING



4302 PLANK ROAD

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



85 PINNACLE LANE

This 3br 2.5 bath townhouse is conveniently located to Historic downtown Lexington, VA, Washington and Lee University and Virginia Military Institute. It has mountain views from both the rear deck and the covered front porch. Some of the highlights of this property include an eat in kitchen, open living room, large primary bedroom with bathroom en suite, and two designated parking spaces. In addition, the full walk out unfinished basement offers many possibilities from storage to building it out in to another family room or bedroom with flex space. **\$259,000**

NEW LISTING



407 MORNING SIDE DRIVE

This home is ready for new life. Located just minutes from Historic Lexington, this 3 bedroom 1 1/2 bath home is beautifully situated on almost 1/3 of an acre. New roof in 2023, new hot water heater in 2022, and new heat pump in 2020.

\$249,900

NEW LISTING



88 THOROUGHbred CIRCLE

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

PENDING



245 VISTA LINKS

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

BUCKLAND LOTS 7, 8, 9

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

Lot 7 4.5 acres \$79,000

Lot 8 3.2 acres \$74,900

Lot 9 6.42 acres \$89,900

PENDING



304 SUMMIT STREET

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



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Offered at \$499,000



South Lee Highway

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

\$250,000



Mt. Vista Subdivision

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

\$33,000

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84 Mooreland Blvd., Lexington

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

\$420,000

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