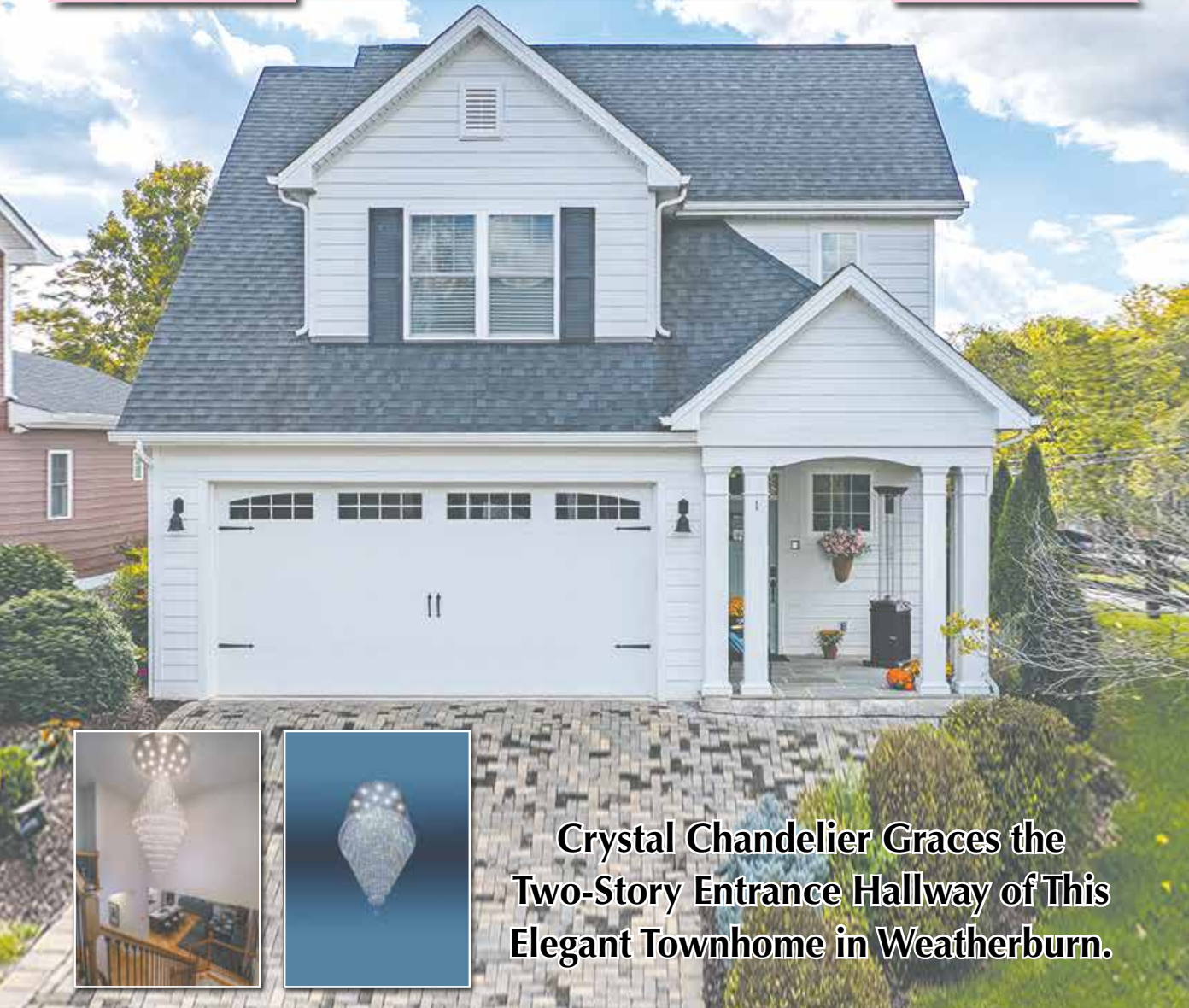


BLUE RIDGE PROPERTIES

PAULA MARTIN TEAM WITH LEXINGTON CONNETION REAL ESTATE

See page 11



**Crystal Chandelier Graces the
Two-Story Entrance Hallway of This
Elegant Townhome in Weatherburn.**

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FEBRUARY 2024

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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.

\$949,000



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



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



28 High Water Lane

Picturesque setting fronting directly on Kerrs Creek features 3 separate residential units each with 2 bedrooms and 1 full bath providing exciting income potential on 1.67 bucolic acres. Well-maintained interiors offer open concept kitchens and living areas. Outside, the gorgeous creek-front area invites occupants to unwind by the creek on level lawn. The property is currently unencumbered by lease allowing a new owner the flexibility and upside of renting and/or occupying the units at their own direction.

\$249,000

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





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40 Full Moon Lane - 5 Acres Tucked away on 5.87 acres in the coveted Kerrs Creek area of Rockbridge County, this private homestead presents an exceptional renovation opportunity to add your custom touch to a one-of-a-kind country property! Originally an early 1900s granary, the converted residence with one-bedroom and loft features an open kitchen/living room floorplan, natural wood accents, and vaulted ceiling. Small scale farming and equestrian features include a huge 5-bay equipment building, 3-stall horse barn, two wells, a natural spring with watering trough, and many other outbuildings. Property being sold AS IS. **\$174,900**

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 Road - 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, existing winding entry road, and premium wildlife habitat for hunting and recreation. **\$149,000 Additional adjoining parcels available for sale: 8.79 acres for \$89,000, 23.70 acres for \$159,000, and 19.60 acres for \$124,900.**

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**

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 Dr - 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**

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





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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

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





James Wm. Moore
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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.

\$649,000



High Meadow Dr.- .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



Shaner Hill Dr. - .51 Acres

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

\$69,000

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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.**



18 Sixty West, Lexington

This beautiful townhome is deliciously spread out with 3 levels of unexpectedly large & elegant rooms situated on a landscaped lot supplemented by an additional 1/2 acre buffer for extra privacy. No other townhome available in this area offers such a convenient, walkable to downtown location coupled with this kind of space and these features: 4-5 large BDRs including a 1st floor suite with an office/sitting area leading to a screened porch, a 2nd level primary suite w/ its own den & separate office. **\$649,900**



107 E Washington Street, Lexington

Dramatic Price Reduction! Own a piece of Lexington history in the heart of downtown! The Sloan House sits in the epicenter of the city within steps of all the main street fun. Situated on an impossible-to-find oversized lot currently used for parking, the potential abounds for companion structures on the **.499 acres**. The property is zoned C1 (Seller would consider supporting the purchaser for rezoning to residential useage) and is located directly across from the Visitors Center and right downhill from Davidson Park. Property adjoins the municipal parking garage and is an ideal office or business space, while the mature trees and serene park-like setting would also make for a great residential space. **\$519,000**



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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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Monja McDaniel

(540) 968-6042 • monjamr@gmail.com

UNDER CONTRACT



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 397 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**

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**

UNDER CONTRACT



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!**

SOLD



2112 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**



COWPASTURE RIVER! 2.45 acres with frontage along one of our most precious rivers. 1930 frame home (4305 Nicelytown Rd) with 8 rooms, three upstairs bedrooms and one and a half baths within approximately 1560 square feet of living space. Older charm with outstanding views of the beautiful surroundings and easy river access. There is a rear deck and bonus outbuilding for storage or potential renovation. Full basement with oil forced air, laundry facilities, public water, conventional septic and fiber optic internet! Some covenants apply. **\$259,900**

SOLD



STUART RUN & NATIONAL FOREST highlight this 26.03 acre tract at 8749 Deerfield Road Millboro! Improved by a three bedroom, one bath attractive cottage built in 1989, this is a fantastic camp setting or permanent residence. The home has a cathedral ceiling great room for the living area/kitchen, plus three modest bedrooms in need of aesthetics. Great deck, well, conventional septic, heat pump and solar array that will power the entire property! Multiple outbuildings including a 30x40 metal building with concrete floor, power and workshop. Large equipment shed and additional satellite buildings for animals or perhaps additional living quarters. ACP easement bisects the acreage, but direct National Forest access across the entire rear boundary, fruit trees and several nice pools on Stuart Run make this an outstanding opportunity to own a larger acreage tract in one of our most popular areas! **\$289,900**



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 Moormaw, 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**



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**

SOLD



1696 JACKSON RIVER TURNPIKE HOT SPRINGS The Village at Cedar Creek Mobile Home Park. Outstanding history and well kept park on 34.20 acres with room for expansion. Served by public water and sewer with tenants paying directly to the PSA, this very well kept mobile home park is available. Currently there are 33 lots (54 approved lots) rented, a 5 apartment and office complex, 2 mobile homes rented, 2 mobile homes on installments and 5 vacant for sale. There are 20 additional approved sites with all utilities as well as 15 subdivided lots within an area of the complex with utilities that could be sold outright. Beautiful setting south of Hot Springs and north of Covington. Convenience to Lake Moormaw could be big factor with the remaining unimproved acreage. **\$995,000**

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SOLD

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



UNDER CONTRACT

278 ASHWOOD DRIVE This one bedroom one bath property is nearly move in ready with 90% of the remodel work complete. Some interior painting, flooring, and trim work remaining and all is complete to make this a like-new home! Items completed include: new doors, electric, heat and AC, waterlines, insulation, and flooring. This secluded home is situated on 1.88 acres with both public water/sewer and includes a two car garage/carport and 12x12 storage outbuilding.

\$91,000



SOLD

700 SWEETBRIAR AVE COVINGTON Charming 1.7 story home located in an established and desirable neighborhood. This home, while older, is very well built with much potential. While in need of updates, the home was well cared for. There are hardwood floors throughout with carpet covering the first floor. The first floor has two bedrooms, a bathroom, living room, kitchen and dining room. The second floor has two spacious bedrooms and a full bath. Exterior is vinyl with a stone front and there is a single detached garage as well.

\$84,900



SOLD

1804 WESTWOOD DRIVE Covington Four bedroom 2 bath home on 11.72 acres in Alleghany County with an additional 3 bedroom, 1 bath home is located behind it. The four bedroom home has wood floors and a large kitchen with large pantry room. The home has a large covered front porch and rear sitting porch with windows and screens. This location is convenient and close to Covington. This property will be sold as is and will qualify for a conventional loan only.

\$139,900



SOLD

321 E HAWTHORNE STREET COVINGTON Four bedroom, two bath home with 2424 square feet of living space, boasting hardwood floors in most living spaces, a sunroom just off the Kitchen along with a large front porch and a covered back porch give you plenty of outdoor living space. This home had a new roof installed in 2021 with warranty and new hot water heater as well. A cinderblock 2 car garage is at the back of the yard with alley access.

\$129,500



000 DUNLAP CREEK ROAD COVINGTON Fronting Dunlap Creek, this 5.023 acre tract is fenced pasture land with a large barn and pole shed with over 4400 square feet of usable space! The barn is supplied by a propane generator for electric service and the topography is excellent. Beautiful area, easy access to Dunlap Creek, a known trout stream! Outstanding property for only

\$89,900!

FRESH ESTATES PARTIAL LAND LISTINGS

0 KANAWHA TRAIL COVINGTON This wooded tract is gently sloping with ample frontage on Rt 311. It borders National forest and would make an excellent home site or hunting cabin site.

\$39,900

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 Cheyenne Rd-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

573 BUHRMAN RD, EAGLE ROCK beautiful 2.35 acre lot ready to build! The total acreage consists of 5 individual lot with existing septic, two wells, septic system and electricity. There is a large vinyl sided garage with two additional outbuildings.

Fantastic price at \$54,000

2.88 ACRES ZONED R-2 WITH PUBLIC WATER AND SEWER! Located in the village of Ashwood, within minutes of Hot Springs and The Homestead, this investment lot could be used for a residential homesite(s), and is zoned for duplexes. Invest in much needed area rentals! Road frontage on both Forestry Road and Leaf Lane.

\$69,000

000 DUNLAP CREEK ROAD COVINGTON Fronting Dunlap Creek, this 5.023 acre tract is fenced pasture land with a large barn and pole shed with over 4400 square feet of usable space! The barn is supplied by a propane generator for electric service and the topography is excellent. Beautiful area, easy access to Dunlap Creek, a known trout stream!

Outstanding property for only \$89,900!

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.

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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- Horse Farm with 9 acres of fenced paddocks
- Main House: 3,200 ft² • 3-bay garage: 1,120 ft²
- Horse Barn: 1,296 ft² • Run-in Shed: 432 ft²
- Private 28' x 14' in-ground swimming pool



- 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.



- Built in 1988. Extensive upgrades, renovations
- 3,192 ft² living space. 3 Bedrooms, 3.5 Baths
- Elevated Cul-de-Sac, walk to Lex. Country Club!
- Minutes to downtown Lexington. Mt. Views.



- 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



- 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.



- 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.



- 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!



- Building site with views of House Mt, Short Hills
- Traversed by Toad Run and 2nd picturesque stream
- Approved plans for alternative septic system
- Easy 15 minute drive from Lexington.



- 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.



More Listings to explore at www.YourRockbridgeConnection.com!

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Winter Storm and Cold Weather Tips

Know your risks A winter storm occurs when there is significant precipitation and the temperature is low enough that precipitation forms as sleet or snow, or when rain turns to ice. A winter storm can range from freezing rain and ice, to moderate snowfall over a few hours, to a blizzard that lasts for several days. Many winter storms are accompanied by dangerously low temperatures.

Winter storms can cause power outages that last for days. They can make roads and walkways extremely dangerous or impassable and close or limit critical community services such as public transportation, child care, health programs and schools. Injuries and deaths may occur from exposure, dangerous road conditions, and carbon monoxide poisoning and other conditions.

Before Snowstorms and Extreme Cold

- **Make a Family Communications Plan.** Your family may not be together when disaster strikes, so it is important to know how you will contact one another, how you will get back together and what you will do in case of an emergency.
- **Make an emergency kit** for at least three days of self-sufficiency.
- **Keep space heater safety in mind:** Use electric space heaters with automatic shut-off switches and non-glowing elements. Remember to keep all heat sources at least three feet away from furniture and drapes.
- **Prepare your home:** Make sure your home is well insulated and that you have weather stripping around your doors and window sills to keep the warm air inside.
- **Make sure you have a working carbon monoxide detector.**
- **Keep fire extinguishers on hand,** and make sure everyone in your house knows how to use them. House fires pose an additional risk, as more people turn to alternate heating sources without taking the necessary safety precautions.
- Learn how to shut off water valves (in case a pipe bursts).
- **If you have a wood burning fireplace,** consider storing wood to keep you warm if winter weather knocks out your heat. Also, make sure you have your chimney cleaned and inspected every year.
- **Prepare your vehicle:** Fully winterize your vehicle: Have a mechanic check antifreeze, brakes, heater and defroster, tires, and wind-shield wipers to ensure they are in good shape. Keep your gas tank at least half full.
- **Keep an extra emergency kit specifically created for your car.** In addition to the basic essentials, consider adding a portable cell phone charger, ice scraper, extra blanket, sand for traction and jumper cables.
- **People who depend on electricity to operate medical equipment should have alternate arrangements in place** in case power is out for an extended period of time.
- **Plan to check on elderly/disabled relatives and neighbors.**
- **Plan to bring pets inside.**

NOAA Weather Radio broadcasts alerts and warnings directly from the National Weather Service for all hazards. You may also sign up in advance to receive notifications from your local emergency services.

LOCAL WEATHER AND EMERGENCY INFORMATION CONTACTS

For Police, Fire and Rescue dial 911

Rockbridge counties emergency alert program alertrockbridge.com

National weather service www.weather.gov

NOAA radio local scanner channel for weather 162.475

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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



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!

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FAIRFIELD



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.

\$259,000

REDUCED



541 Collierstown Road, Lexington

Cute little home ready for your updates only minutes from town. Storage building and some storage in basement.

\$149,000



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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 \$199,000**



UNDER CONTRACT



MILL COURT-

Spacious two-story traditional features 3 bedrooms and 2.5 baths. A 28'x28' family room with cathedral ceiling and wall-to-wall windows provides endless opportunities for entertaining. A contemporary floor plan offers living & dining rooms, kitchen/breakfast combo with lovely bay window. Master with ensuite bath and walk-in closet. Possibilities for additional living space in the partially finished walk-out basement presently used for storage. Covered front entrance, brick sidewalks, and oversized rear deck. New Roof, multi-zoned HVAC, attached double garage/workshop, & paved driveway. All on a large lot just minutes from historic downtown Lexington in a quiet cul-de-sac in Jackson Heights subdivision. **\$359,500**

WHIMBREL LANE

INVESTOR OPPORTUNITY! Looking for a **FIXER UPPER** check out this roomy tri-level offering an open floor plan with living & family rooms, eat in kitchen, 3 bedrooms and 2 baths. Tucked away on 2-acres in a quiet neighborhood along the Route-11 corridor offering country living with just a short drive to Lexington or the I-81 interchange making for an easy commute to Roanoke or Augusta. With some TLC provides opportunity for owner-occupant, or the investor-buyer looking to add to their portfolio. Property is being sold "AS-IS". **Only \$149,500**



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. Or prime investment opportunity. Each lot perked for 4bedroom drain field. **\$161,000**



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Property Manager

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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! **\$224,900**

53 TRIPLE CROWN DRIVE

New Construction! Scheduled to be completed by January 31, 2024. PHOTOS are from 65 Triple Crown. This 3 BR 2 Bath home offer a full unfinished basement, laminate flooring throughout, stainless steel appliances, and granite countertops. Conveniently located near I81 and I64, Historic Lexington, schools, and shopping. Buyer may have the right to add a fourth bedroom and third bath in the basement. price would then be \$335,000.

MLS # 137168. **\$305,000**

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AUGUST COUNTY-Ranch home with open floor plan, Kitchen/LR/DR combo. 3 BRs, 2 baths, 1st floor utility room. Full partially finished walk out basement with approx. 20' x 25' family room, rough-in for a 3rd bath and 1 car garage. Convenient location just minutes south of Staunton and quick interstate access. All situated on 2 acres. **\$ 299,900. #647219**



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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