

Blue Ridge Properties Wishes You a Happy New Year!

BLUE RIDGE PROPERTIES

LANA NICELY WITH FLINT REALTY

See page 9



**Spacious Home on 9 Acres with In-Ground
Pool and a Commanding View of
the House Mountains**



*Since 1990, the Valley's Original Gallery of
Real Estate, Building & Related Services*



FOR ADVERTISING INFORMATION: ROBIN C. HEIZER-FARRIS
P.O. BOX 183, FAIRFIELD, VA 24435 • FAX OR MESSAGE 540-463-9781
Email: robin@blueridgeproperties.com • www.blueridgeproperties.com

FREE
JANUARY 2022

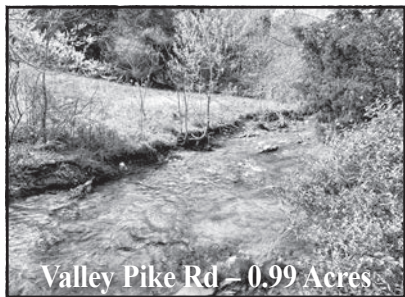
**Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona**

Neither the advertiser nor Publisher will be responsible for misinformation, misprints, typographical errors, etc., herein contained.



James Wm. Moore Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Valley Pike Rd - 0.99 Acres

One acre residential building lot fronting on Mill Creek and state maintained Valley Pike with easy access and close proximity to Lexington, I-64, and I-81 in Rockbridge County, VA. Serene county setting minutes from town!

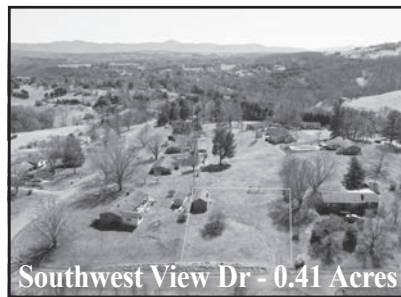
\$29,900



E Ridge Drive - 2.13 Acres

Wooded elevated building lot with seasonal views of House Mountain. Country living just minutes from Lexington. Features include a private road and underground utilities.

\$35,000



Southwest View Dr - 0.41 Acres

Elevated building lot located on a quiet residential street offers mountain and valley views. Conveniently located minutes from downtown historic Lexington in the Mount Vista subdivision, the property features an existing garage/workshop building and a gentle grade providing views of Rockbridge County in multiple directions.

\$39,900



Prescott Trail - 2.1 Acres

Minimum home size only 1,400 square feet! Beautiful views abound from this gently rolling meadow building site located in a well established neighborhood. Outstanding sunsets! Perc approved and surveyed. Underground electric (BARC) and telephone service. Very convenient to Lexington, Buena Vista, and I-81/64. Owner/Agent.

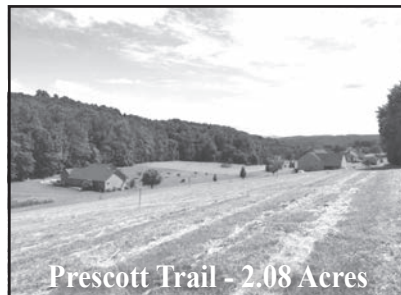
\$34,900



Desmac Lane - 1.7 Acres

1.71 acre residential building lot with access to public water and sewer located minutes from downtown Lexington, I-64, and I-81 in Rockbridge County, VA. Elevated clearing surrounded by trees creates a private building site.

\$39,900



Prescott Trail - 2.08 Acres

Minimum home size only 1,400 square feet! Beautiful mountain views abound from this fine elevated building site in beautifully established neighborhood. Outstanding sunsets! Perc approved and surveyed. Underground electric (BARC) and telephone service. Very convenient to Lexington, Buena Vista, and I-81/64. Owner/Agent.

\$44,900

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





James Wm. Moore Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



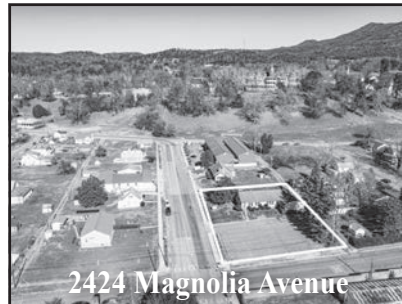
4373 S Lee Highway

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. **\$399,000**



515-517 S Main Street

Located on a prominent corner of Lexington's highly desirable historic residential district, the property features three income-producing apartment units with easy walkability to historic downtown. An exciting investment opportunity and chance to restore to a single-family home in the future, the property consists of two two-bedroom units on the main level and one one-bedroom unit on the lower level. Each unit has one full bath and its own laundry facilities. Total monthly rent for the property is currently \$2100. Rare opportunity! **\$325,000**



2424 Magnolia Avenue

Premier Buena Vista commercial location less than one block from Southern Virginia University (SVU) offers versatility of use and excess parking of 21 spaces situated on 8 city lots zoned mixed use. Currently built out with 10 offices, conference room, break room, reception areas, and three bathrooms, the flexible floorplan is well-suited for single or multi tenant occupancy. Large flat side yard provides opportunities for outdoor use. Desirable corner location on Magnolia Ave (Rt. 501 Bus.) and E 24th St. FOR SALE OR LEASE. **\$275,000**



1480 Magnolia Avenue

Highly visible office property in excellent condition offers strong income stream and flexible future use potential. Located on a high traffic corner of downtown Buena Vista, Virginia, the property is well maintained and ideal for general office use. There is adequate off-street parking and land that could accommodate additional development. **\$249,900**



Forge Rd - 5 Acres

Irreplaceable business location located on Forge Rd between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility. Food Lion & CVS anchor neighboring shopping center. Approved access & public utilities available. **\$595,000**



Maury River Rd - 1 Acre

Potential development site with excellent location just off of I-64 Exit 55 interchange with U.S. Rt. 11 in Lexington, VA. High traffic area in close proximity to multiple hotels, apartments, restaurants, and shopping in one of Lexington's most vibrant commercial corridors. Corner location on VA Rt. 39 and Willow Springs Rd. Exceptional value and visibility in an area with limited undeveloped property. **\$395,000**

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





James Wm. Moore
Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Lori has lived in Rockbridge County since 2013 and joined JWMRE following a successful career in music education. Her commitment to personal education extends to the real estate industry where she has earned the ABR designation and e-PRO certification. Lori puts the skills she has honed throughout her education career (planning ahead, attention to detail, organization, anticipating potential problems, problem solving, flexibility) to work for her real estate clients. She strives to educate her clients on the buying and selling process and prides herself on honest, effective, and prompt communication. Lori currently serves on the Board of Directors and on several committees for the Rockbridge Highlands Realtors Association and was recently named the 2021 Realtor of the Year. Let Lori put her skills to work for you.



2230 Walnut Ave, Buena Vista VA

This 1918 Plantation Craftsman underwent a complete restoration bringing back original details while updating for contemporary family living. An easy walk to downtown, this 9-room home has 4 suite-sized bedrooms, 2 full baths and powder room. First floor ensuite master, formal living room, dining room with gas-log fireplace, spacious library, wet bar, and large custom kitchen with family room. The second floor has 3 large bedrooms, full bath, and walk-in attic. Enjoy the wrap around front porch and back porch with ceiling fan. Large, fenced backyard is shaded by mature walnut trees. The extra deep one-car detached garage has workbench and shop space. This 2758 sq ft home has wood floors, is professionally decorated, and is smart wired. Frequently dubbed as one of the nicest homes in town, this historic house stands next to the city's oldest church building and was the star of the Christmas Tour. The 3-year renovation completely replaced all electrical, heat and air conditioning, plumbing systems, and a new 40-year roof. All the original trim was saved to retain the authentic craftsman charm.

\$319,500



55 Deer Fox Run, Lexington VA

This charming property on 48.88 acres just 4 miles from historic Lexington is an outdoorsman's paradise. Property includes a 4 BR/3 BA, 3,678 SF home, a 3 BR/1 BA guest house, 30' x 40' Quonset building, stocked spring-fed pond, chicken coop, approximately 6 acres open and over 42 acres of hardwood forest with trails for hiking, riding, or hunting. Soak in the tranquil vista of the mountains at the top of the hill! Primary residence main level features master suite with new tiled shower and walk-in closet, living room with stone fireplace, kitchen with stainless appliances and large quartz island, dining room with buffet/wine fridge, a 2nd bedroom and hall bath. Walk-out lower level offers rec room, 2 bedrooms, private patio, bath with soaking tub and shower, home theatre wired for surround sound, spacious laundry and plenty of storage. Guest house has excellent potential to serve as in-law quarters or as an income generating rental. 2021 upgrades. Come explore what this property has to offer! **\$499,900**

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





James Wm. Moore Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



519 S Main Street

Located in the heart of downtown Lexington, this 3 bedroom, 3 bath home is ready to move in. Wonderful living room with fireplace and wood floors, spacious dining room with wood floors and updated kitchen with stainless appliances. First floor office with plenty of built ins and natural light. Second floor is home to 3 bedrooms and a full bath. Master bedroom has walk in closet, sitting area and sink. Newly finished third floor is spacious and connects to a half bath. **\$459,000**



8 Hays Creek Road

Welcome to The Lucas House, established in 1785 and completely renovated. This historic home is located in the heart of the community of Brownsburg. Fantastic living spaces with beautiful hardwood floors, original fireplaces and lovely finish work. English basement hosts kitchen, DR, den, BR and full bath. Main living level is home to LR, parlor, library and guest room. Additional guest room and sitting room on third floor. Original log cabin at rear is great for storage. **\$425,000**



3499 N Lee Hwy

Enjoy this wonderful craftsman style farmhouse on over 8 acres. Home is perched perfectly on a hill between Lexington and Fairfield. Fantastic living room with wood stove insert, gorgeous wood floors and built ins. Spacious dining room is located just off the kitchen. First floor also offers a den, additional bedroom/office and full bathroom. Second floor has three bedrooms with wood floors and has a half bath. Home has solar panels installed. Storage building that could be used for garage or a workshop. **\$319,000**



1 High Meadow Drive

Located in the Maury Cliffs subdivision, this 3 bedroom, 3 bathroom home presents wonderful living space. First floor hosts living room, open kitchen to dining area, office and full bath. 3 bedrooms and full bath on second floor. Walkout basement has a large family room, bath and laundry area. Fantastic .88 acre level lot has beautiful landscaping and includes a fenced in back yard, and storage building. Access to the Maury River through the neighborhood access point. **\$285,000**



87 Tiffany Drive

Enjoy gorgeous mountain views from the covered front porch! Wonderfully perched on a two acre lot and conveniently located to Lexington and Buena Vista, this brick home has so much to offer. Main floor living is home to living room, eat-in kitchen and large family room. 3 bedrooms, including a master suite, and additional full bath. Basement is partially finished with additional living space, tons of storage space and the washer dryer area. **\$282,000**



2233 Forest Ave

Gorgeous home located on two, level, city lots in the heart of Buena Vista! Front door enters into a sprawling foyer with staircase and beautiful hardwoods. Just off the foyer is the main living room, which leads to the dining room, den, kitchen and full bathroom. Second floor hosts 4 bedrooms and full bath, all of which are spacious. Enjoy the beautiful wrap around front porch and the open lot. Property also offers a garage or workshop space. **\$275,000**



Maury Cliffs Lot

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



38 Falcon Lane

This 6 BR, 3.5BA home has been meticulously maintained from top to bottom. Open floor plan includes LR with gas fireplace, dining room and upgraded kitchen. Media room with pool table and 130" projection screen. Master suite has custom built-ins, walk-in closet, renovated bathroom and exterior access to sauna and hot tub. Lower level is home to a family room, kitchenette, new bathroom and two bedrooms. Multiple decks and beautiful salt water pool. **\$789,000**



30 River Hill Place

Incredibly built, custom home in the Maury Cliffs subdivision. Main level offers a formal dining room, living room with built-ins and gas fireplace, eat-in kitchen with custom cherry cabinets. Master suite hosts two walk-in closets, expansive bath with stand in shower and soaking tub. Additional two guest rooms and full bath located on opposite side of the home. The full finished basement offers huge family room, office, bedroom, full bath and large storage space. Screened in porch, back deck and double car garage. **\$624,000**

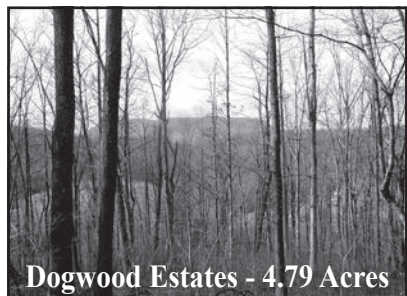
Kara F. Braddick, GRI, CRS, ABR, e-PRO
540-460-0484 · kara@karabraddick.com





James Wm. Moore Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Dogwood Estates - 4.79 Acres

Gently sloping lot with wonderful building site in magnificent, mature hardwoods. Nice seasonal views of House Mtn. Great location in exclusive Dogwood Estates neighborhood. **\$79,000**



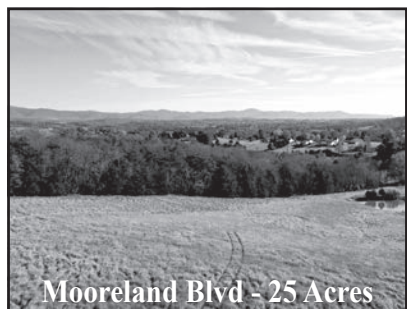
Mooreland Blvd - 10 Acres

Located just 3 miles from downtown Lexington in a private forested setting with mature trees and level hilltop building site. Situated near the end of the road, this property perfectly blends seclusion with a supremely convenient location. **\$94,500**



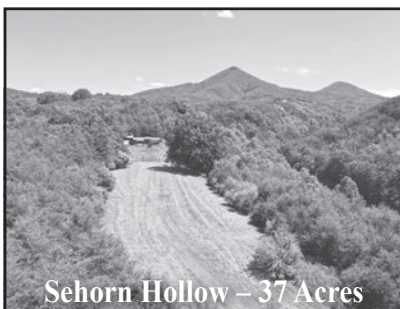
Bayberry Lane - 3 Acres

Over 3 acres of prime unimproved land located seconds from historic Lexington, Virginia. Hilltop building site provides sweeping views, an ideal wooded/open mix, and public water and sewer. This is a rare opportunity to own a large, private lot with exceptional convenience. **\$150,000**



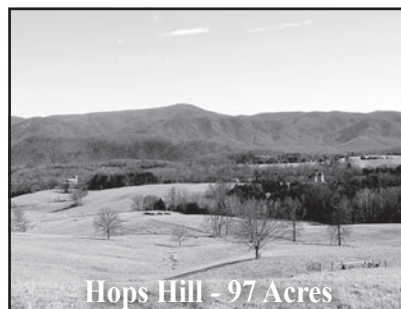
Mooreland Blvd - 25 Acres

Nearly 26 acres with sweeping long-range mountain views comprised of 3 parcels in the Mount Vista subdivision. Located just 3 miles from downtown Lexington, property has multiple high quality building sites, shop building, small pond, and 3 access points to Mooreland Blvd. Excellent residential development opportunity! **\$199,500**



Sehorn Hollow - 37 Acres

Over 37 secluded acres in the mountains of Western Virginia located only 20 minutes from Lexington, I-64 and I-81. 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**



Hops Hill - 97 Acres

Gently rolling upland pastures provide sensational views of the Blue Ridge Mountains and Falling Spring area of Rockbridge County. Located on a quiet country road in one of Virginia's most scenic farming valleys, this premier property includes a level hilltop building site, productive crop field, and nice wooded area. Existing well in place. **\$495,000**

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





Charity Cox

540.294.5682

charitybucky@aol.com
www.homesweethome4u.net



LONG & FOSTER REAL ESTATE

16 Gosnell Crossing, Suite 200 • Staunton, VA 24401



246 Mill Creek Lane, Staunton

- Private RETREAT on over 62 ACRES!!
- 1728 sq ft, 2BR, 1.5 bath, full unfinished basement
- Hickory cabinets, main floor master, loft!!
- Attached & detached garages, wildlife galore!

ONLY \$759,900

76 Mitchell Lane, Staunton

- Custom built DREAM HOME!
- 5841 sq ft, 6 BR, 5 baths, huge sunroom
- 7 PRIVATE acres gazing at MOUNTAIN views!
- Full basement w/2 separate guest suites w/kit & baths!

ONLY \$799,900



2475 Mt Torrey Road, Lyndhurst

- Sweet lodge style general store in the mountains!
- 3200 sq ft residential or rental over the store
- 3700 sq ft retail space in the general store
- Gas, deli, stocked pond and joins the National Forest!

ONLY \$499,900

101 Craig Street, Craigsville

- The American dream, entrepreneurship!
- Business opportunity gas/convenience store!
- Ample parking, gas pumps, garages!
- Priced to sell quick with current inventory!

ONLY \$279,900



Dedicated to Being **Your Personal Mortgage Banker**

JOHN CAMPBELL

Manager/Sr. Mortgage Banker
NMLS #214954, Licensed in VA

540-461-2072

johncampbell@atlanticbay.com
www.atlanticbay.com/johncampbell



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.

ATLANTIC BAY'S LENDING PRODUCTS

- *Construction Loan*
- *Conventional Loan*
- *Energy Efficient Mortgage*
- *FHA Loan*
- *Jumbo Loan*
- *Renovation Loan*
- *Reverse Mortgage*
- *USDA Loan*
- *VA Loan*
- *VHDA*



NMLS #72043 (nmlsconsumeraccess.org) 

Loan programs may change at any time with or without notice. Information deemed reliable but not guaranteed. All loans subject to income verification, credit approval and property appraisal. Not a commitment to lend. Located at 596 Lynnhaven Parkway Suite 200 Virginia Beach, VA 23452.



LANA NICELY Associate Broker



FLINT REALTY
Spottswood, VA

540.463.9520 • 540.460.7256
lnicely@ntelos.net

*"Call for assistance with all
your Real Estate Needs!"*



SHENANDOAH ROAD

It's all about LOCATION & PANORAMIC VIEWS with this premier building site overlooking SPECTACULAR long-range mountain & valley views in one of Lexington's most sought-after neighborhoods. Enjoy 360-views of the Blueridge, iconic House Mtns, downtown Lexington, and the Alleghenies. Experience country living with in-town amenities from your custom build on this 0.69acre parcel that's within walking distance to the Lexington Golf & Country Club. Public water already on site. **\$98,000**



WHITE ROCK ROAD

Enjoy commanding views of the House Mountains while relaxing by the in-ground pool or rocking on the covered porch. Tucked away on 9acs, this 5-6 bedroom 4.5 bath offers an open floor plan with 1st floor master suite, bonus space for offices, exercise room and in-law/guest suite. Rear deck, fenced garden space and oversized detached garage/workshop. Just minutes from down-town Lexington, Washington & Lee and Virginia Military Institute. A must see! **\$625,000**



FRESH

Entering our 40th Year!

12187 SAM SNEAD HWY, WARM SPRINGS, VIRGINIA



Estates & Country Properties, Inc.

www.freshstates.com

(540) 839-3101

**ALLEGHANY, HIGHLAND, BATH &
ROCKBRIDGE COUNTIES**

Larry W. Fresh, Broker

Washington & Lee Class of 1980

(540) 997-5219 • fresh@cfw.com



• Residential • Farms
• Commercial

Terry Kershner

(540) 839-5191 • kersh@tds.net

Harold Higgins, Jr.

(540) 962-8065 • higgins@ntelos.net

Jim Garcia

(540) 691-5812 • standardp@aol.com

Barry Calvert

(540) 969-9606 • bgcalvert@ntelos.net

Tanner Seay

(540) 968-3921 dtseay94@gmail.com

Tenney Mudge

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

Stephanie Neofotis

(540) 460-1822 • saneofotis@gmail.com



SOLD

27570 MOUNTAIN VALLEY ROAD Custom built brick ranch on 2.48 acres overlooking the Cowpasture River valley! Quality construction throughout exemplifies this bright and beautiful immaculate home. With almost 2100 square feet of one level living, and an additional full, partially finished basement, there is plenty of room for old and young alike. Three bedrooms, 2 full baths, country kitchen with ample cabinet space, formal dining area and two large sunroom/living area additions with vaulted ceilings, large windows and plenty of sunshine! In ground pool, decks, gazebo, multiple outbuildings and mature trees accent this outstanding home. **\$289,900!**



8847 SAM SNEAD HWY HOT SPRINGS Landmark Victorian Home adjoining the Homestead Old Course! Circa 1882, this stately home has been thoroughly and meticulously updated. With almost 4500 sq ft of living space, it is well positioned on 2.28 park like acres with manicured lawn buffer. The 3 story home has 5 large BRs, 4 fully renovated bath and beautiful kitchen. Expansive center hallway, multiple sitting areas, bonus features and all the perks that make Victorian homes so popular, including 2nd story decking to take full advantage of the beautiful neighborhood and mountain views! There is a 2 car garage, two BR efficiency apartment and all fully served by public utilities. Newer roof, updated electrical, heating systems and more! **Priced to sell at \$810,000!**

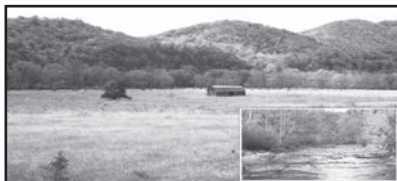


8883 SAM SNEAD HIGHWAY CIRCA 1899, the Hot Springs Victorian Inn has over 6000 sq ft of living space! Nestled among mature trees, this historic Victorian has 11' Ceilings, well-appointed rooms and updated amenities on three fantastic levels. With 7 bedrooms and 5.5 baths, there is plenty of space to continue the business, create a family retreat or indulge yourself. Includes a separate Honeymoon Cottage and can be sold furnished. Relax on the Period wrap around porches overlooking your 2.84 acres in a gorgeous setting. **\$849,900!**



SOLD

27592 MOUNTAIN VALLEY ROAD 8.53 acres in a secluded wooded hollow just off Route 39 near Millboro. Circa 1850's original log home with tons of character and yesteryear charm. Massive half dove tail cut logs form both the exterior and interior walls. Rustic, yet with conventional septic and deep drilled well. Five rooms, kitchen and one full bath. Listen to the small stream from a full length covered porch and watch the deer/turkeys in the front yard. Includes small potential rental home (needs work) and period outbuildings. **\$159,900**



4200 MOUNTAIN VALLEY ROAD Little Back Creek and National Forest highlight this 306 acre tract fronting Route 39 in western Bath. Only minutes from the WVA line, this property affords all Bath County has to offer, yet is only minutes from WVA attractions. Own an entire valley of bottomland that needs a little TLC, and mountainous acreage adjoining the National Forest for over a mile and a half! Perfect for hunting or hiking, explore the Watoga State park, Trout fish in local streams or bass fish in Lake Moomaw. An all-around incredible recreational opportunity. Property in Conservation Easement that allows one division and multiple building sites with accompanying outbuildings. Located in an exceptional community. **\$389,900**



UNDER CONTRACT

57.33 ACRES NEAR BOLAR! Exciting combination of open land, woods and views. Located on a dead end road (A-1780 Little Valley Road Warm Springs), this acreage has long road frontage, two intermittent streams, mature woods and multiple homesites. Views down the valley and of Jack Mountain adds to the attractiveness of this special tract. Acres of fields could easily be reclaimed and electricity on premises. Property is subject to ACP easement along the eastern edge. **\$139,900**



TBD OLD PROVIDENCE RD 919, RAPHAINE Create your dream home on 20 picturesque surveyed acres with commanding long range mtn views. Conveniently located midway between Lexington & Staunton. This exceptional property offers long road frontage & high quality improvements for horses & other livestock including 20 gpm well. Multiple pastures with extensive fencing for turnout options, lanes between pastures, 3 custom built run-in shelters, plus automatic waterers. Full property access via gated gravel driveway to ridge-top. Multiple home-site locations to enjoy the long range vistas. Close to Washington & Lee Univ, Virginia Military Institute, Virginia Horse Center, riding trails, agri-tourism, wineries and breweries. Adjoining 1.48 acre lot may also be available. Come see this exceptional property. **\$310,000**



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 Moomaw could be big factor with the remaining unimproved acreage. **\$1,100,000**



UNDER CONTRACT

2814 KANAWHA TRAIL COVINGTON 46.71 acres in beautiful Alleghany County! With direct road frontage on Route 311, this is the IDEAL mid-sized parcel. Outstanding entrance road and driveway meandering through the woods to the 1805' elevated building site. Great topography, southern exposure view and very private. Has some frontage on Dunlap Creek to play in the water and located to take advantage of both Virginia and West Virginia attractions. **\$149,900**

Please visit us at www.freshstates.com for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.

FRESH Estates & Country Properties, Inc.

Visit our second office location at
245 West Main Street Covington, Virginia



UNDER CONTRACT



924 MCCORMICK BLVD CLIFTON FORGE Beautiful two-story brick of Greek Revival style built in 1910. Short drive to two resorts, Greenbrier and Homestead, and easy access to I-64. Upgrades to the home include a new metal roof. The character of this home is impressive and presents much opportunity. Massive columns on the front porch opens to a large living area with hardwood floors and beautiful staircase to the 2nd floor. Off the living room area is a spacious dining room and kitchen that leads to a large den area and 1st floor bath. 2nd floor boasts 4 bedrooms and 2 full baths. Opportunity awaits to restore this home to its 1900's grandeur. **Priced to move "as is" \$150,000**



461 MAIN STREET Located in the village of Millboro, the two-story Clarkson House is zoned B2 and is well suited for a variety of uses. With over 4,000 square feet of interior space, this historic home has an original log cabin at its core. The interior logs have been exposed on one wall and the original fireplace opened. The entire structure has been lovingly renovated with new plumbing, wiring, windows, roof, and HVAC. The first floor features beautiful pine floors, multiple parlors/meeting rooms, handicapped accessible bath rooms, and 24 X 42 community room with separate entrance. The second story contains a 2-3 bedroom apartment with kitchen, laundry room, bath, living room and dining room. High speed internet is available. The 1.14 acre lot, with public utilities, has ample parking. An exceptional property, in an excellent location, just 25 miles to Lexington, 21 miles to Hot Springs, and 38 miles to Staunton. **\$285,000**

SOLD



97 NALLEYS CIRCLE COVINGTON A rare offering in the desirable Woodland Hills area of Falling Springs! With a 3 acre rural setting and close proximity to prime recreational access points, this large two-story Farmhouse-style has over 2200 sq ft of living space, partially finished full basement and attached two car garage. The main level has new engineered hardwood floors, granite counter tops, a full dining room, and large family room with French Doors that lead to a newly constructed deck! The upper floor has 3 BRs, 2 full BAs, and utility room with W/D connection. The full basement has been partially remodeled and ready for a new owner to finish with ample space, a beautiful setting, and all the intrinsic properties of a great home. **\$295,000**

SOLD



1783 LITTLE VALLEY ROAD BOLAR! Well-kept recreational camp/residence on 7.659 acres at 2550' elevation on a peaceful dead end paved road. Original core is a mobile home, but with very nice additions and finishing. Two BRs, one full bath, DR, kitchen and large great rm. Front porch, rear deck and multiple outbuildings, including 2 car garage/workshop. Beautiful woods with fern covered forest floor with views. \$139,900. Additional 57.33 acres across State Route 694 is available with the subject, but not separately. Partially open, two intermittent streams, old homestead and views down the valley and of Jack Mountain. Subject to ACP Easement. **\$279,800 for both home and 64.989 total acres.**



318 W RIVERSIDE ST COVINGTON Beautiful Tudor style two story home/apartment, on Riverside Ave. in Covington Va. This downtown property is just one block from main street and a short walk to WestRock and many other popular business locations. The home is currently set up as an apartment with an upstairs and downstairs unit, each having 2 bedrooms and 1 bath, large living room and dining room and good size kitchen and each unit has its own washer/dryer set up. Property features hard wood floors throughout, fireplace in each unit, a 1 car parking garage for each unit, and a new roof and heating system! Buy this and rent one unit out to help pay for it! Please call us today to schedule a showing! **\$174,900**

SOLD



4300 CALLAGHAN CIRCLE Charming 2 story brick home located on a quiet low traffic area in Callaghan. This well-maintained brick home featuring country living while being close to Covington and Lake Moomaw is a must see. The property features a fenced in yard area, large storage building, large rooms, 2.5 baths, bonus / game room, 2-car attached garage, and beautiful view of Ogles creek. Enjoy relaxing to the sound of the creek from the hot tub or sitting by the firepit. Easy access to Interstate 64! **\$159,900**

FRESH ESTATES PARTIAL LAND LISTINGS

11.27 ACRES LOCATED ON PEACEFUL VALLEY ROAD near Williamsville! Fantastic camp location within minutes of the Bullpasture River Gorge, Coursey Springs State Trout Hatchery, Highland Wildlife Management. **SOLD** D George Washington National Forest. Shared entrance easement, electricity, small storage building and possible elevated views. Highly sought after Inexpensive parcel, well below tax assessed value. **\$39,900**

TBD MCGRAW GAP ROAD HOT SPRINGS VA 6.0 acres fronting Route 606 with easy access elevated building site! Public water available, perk certification letter for three bedroom septic and **UNDER CONTRACT** fire trees with overgrown open areas that could easily be reclaimed. Rare mid-size building tract convenient to Hot Springs, Covington and Clifton Forge. **\$49,900!**

TBD SAM SNEAD HIGHWAY! Within sight of The Homestead Old Course, this 1.31 building lot fronts Route 220 mixed among the beautiful Victorians and edge of commercial growth. Zoned R-2 with public water and sewer. Many possible uses. Absolute investment price at **\$59,900**

3167 INDIAN DRAFT ROAD 20.94 acres fronting Route 678 near Millboro Springs. Mostly wooded, there is an old campsite with a conventional 2 bedroom septic system! Possible year around small mountain **SOLD** Multiple trails and elevated ridges. There are at least three building sites on this tract with decent views of the surrounding area. Very good location at a hard to find size and price. **\$89,900!**

TBD KELLISON LANE FALLING SPRINGS! 50.71 acres on Lick Mountain that has both woods and a hidden pasture on top! This property has beautiful views to the south that you will need to see to believe! With no improvements, it is prime for recreational use, hunting, or potential home building site. Reached by deeded easement, there is partial fencing, a small pond and electricity available. Land offerings are rare in Mount Pleasant, and along with proximity to the Jackson River and Lake Moomaw this property will not be available long! Call for an appointment today! **\$189,000**

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.



A DIVISION OF
BANK OF BOTETOURT

NMLS#476841

**Let us help
build your future.**

**Come talk with
me about our**

- **Construction Loans**
- **Lot and Land Loans**
- **Home Improvement Loans**
- **Home Equity Loans**

Sharon M. Cooper
*Rockbridge Region
Mortgage Loan Originator*
NMLS#447853



540-458-3715

www.vamtnmortgage.com



**MEMBER
FDIC**

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



Details for our Home and Land listings at:
www.YourRockbridgeConnection.com

Featured Properties



- Built in 2003 on 35+ acres with astounding views
- 8,670 sq. ft. with 5 Bedrooms, 4.5 Baths
- Elegant living on 4 levels. Extensive landscaping
- Multi-Tiered decks perfect for entertaining



- Circa 1900 Farmhouse. Many recent renovations.
- 2,926 ft² finished living space
- 5 Bedrooms, 2 Full Baths
- < 5 min. to downtown Lexington



- 2,492 ft² finished one-level living. Full basement.
- 4 bedrooms, 2.5 full baths
- 2 minutes to downtown Lexington.
- Providence Hill, next to Lexington Country Club



Jessie Taylor, Realtor®

Paula Martin, Realtor®

Steve Martin, Realtor®

*We wish you a Happy, Healthy
and Prosperous 2022*

In our 20+ years of experience we've supported over 550 clients through the process of buying and selling their homes. Because we've sold over \$160 million in real estate, we've seen it all! Give us a call and let our years of experience guide and support you with the sale or the purchase of your home. You'll be surprised at just how enjoyable the experience can be!

Pearls from Paula...

Moving into the Winter Months and the New Year

If you've been following the local housing market, you're probably aware of the frenzy we've experienced in 2020 through 2021. Today, we are seeing low inventory and a continued strong demand from buyers. Real estate experts are predicting an increase inventory in the coming year. It's also likely that interest rates will rise from 3.0% to 4.0% by the end of 2022. It may seem counter-intuitive to initiate selling OR buying real estate in the depths of winter, a historically slow time in the real estate market, but this winter could be the perfect time for both buyers and sellers alike!

Office: 540.463.2016

Mobile: 540.460.1019

For Updates, follow us on



&



@PaulaMartinTeam



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



FLINT REALTY LLC



Mike Flint, Broker
540-377-6380 • 540-460-3460
mflint@ntelos.net

41 Otterbein Farm Lane
Spottswood, Virginia 24476
540-377-6380

Lana Nicely, Assoc. Broker
540-463-9520 • 540-460-7256
lnicely@ntelos.net



WHITE ROCK ROAD

Enjoy commanding views of the House Mountains while relaxing by the in-ground pool or rocking on the covered porch. Tucked away on 9acs, this 5-6 bedroom 4.5 bath offers an open floor plan with 1st floor master suite, bonus space for offices, exercise room and in-law/guest suite. Rear deck, fenced garden space and oversized detached garage/workshop. Just minutes from down-town Lexington, Washington & Lee and Virginia Military Institute. A must see! **\$625,000**

LITTLE CEDAR LANE

Roomy 3-bedroom, 2-bath brick ranch on 0.72 acres in the coveted Meadowview neighborhood is convenient to Lexington, Staunton, and Augusta County. Spacious living room with picture window overlooking the mountains, family room, updated kitchen with separate dining room, study with custom built-ins, all provide for comfortable one-level living. Features large rooms, wood floors and 2-fireplaces. Basement offers potential for expanded living space and plenty storage. Established grounds w/mature trees & space for gardens; rear patio, detached garage, storage building & paved driveway. **ATTRACTIVELY PRICED AT ONLY \$199,000**



LAND

SHENANDOAH ROAD

It's all about LOCATION & PANORAMIC VIEWS with this premier building site overlooking SPECTACULAR long-range mountain & valley views in one of Lexington's most sought-after neighborhoods. Enjoy 360-views of the Blue Ridge, iconic House Mtns, downtown Lexington, and the Alleghenies. Experience country living with in-town amenities from your custom build on this 0.69acre parcel that's within walking distance to the Lexington Golf & Country Club. Public water already on site. **\$98,000**

WADDELL STREET

One of the few remaining parcels of vacant land in the City of Lexington. 2.392 acres with convenient access to the U.S. Route 11 and Main Street Corridor. Elevated site with mountain views is zoned Residential Multi-family allowing for construction of single-family, two-family, apartments and townhouses with other potential conditional uses. Property is an easy walk to Historic downtown Lexington and nearby schools and parks. **Offered at \$239,500**

RARE OPPORTUNITY HOUSTON STREET

Looking for a beautiful spot for your custom build in the City of Lexington, come check out this 1.36-acre parcel all while enjoying a classic view of the house Mountains. Tucked away in an established neighborhood, just off the Main Street corridor and an easy walk to historic downtown Lexington, Washington & Lee, VMI and nearby schools and parks. Consisting of three tax parcels presently zoned Residential. Re-zoning possibilities offer potential for other conditional uses in keeping with nearby health and professional services. Come explore all this property has to offer. **Offered at \$299,500**

NEW PRICE FOREST HILL VIEW

Don't miss out on this 9.5-acre elevated building site tucked away in Rockbridge County just minutes from historic downtown Lexington, Washington & Lee and VMI. Design your own custom build to take advantage of lovely Mountain views in a quiet neighborhood surrounded by other quality-built homes. Septic approved. Driveway in place. **\$139,000**

WHITE ROCK ROAD

4.06 acres surrounded by mountains in the picturesque Kerrs Creek Community. Nice, level building site with good road frontage for easy access. 3-bedroom septic installed. Easily adapted to recreational usage with abundant and diverse wildlife. **\$46,500**

PHOENIX CONSTRUCTION, LLC

328 W. Midland Trail Suite A
Lexington, Virginia 24450



- Design/Build Services
- Custom Homes • Renovations
- Additions • Many Plans Available



PAT HENNIS 540.784.0131 or 540.464.1133

Quality construction at affordable prices.
Lump sum and cost plus contracts available.

GET A HEADSTART ON YOUR FUNDRAISING BECAUSE
NOW, MORE THAN EVER...YOU NEED
MONEY!\$



Farris
Fundraising
Services, LLC

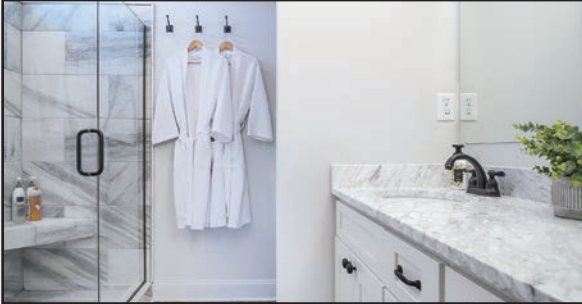
Is here to help you!



Caleb Farris, professional fundraising consultant, can help your school, club, church, any organization raise money! Coaches, teachers, principals, leaders are all looking for the best way to meet their needs, this is it! Offering the finest chocolates, popcorn, cookie dough, merchant cards and many gifts available in the industry, paired with the best prizes, Caleb can help you raise more money than you ever thought possible!

Email Caleb at calebfarris79@gmail.com and get started today!
Lots of money can be raised using only email!
Perfect with social distancing!

Picture yourself at the Rockbridge Reserve



Browse local real estate from your new home away from home! All the comfort of a mountain town and a cozy, yet luxurious home sitting atop its own little hill. Enjoy mountain views from every window and you won't believe the sunsets! Soak up the country air and starry nights with a glass of whiskey by the firepit. This quiet, family friendly house is a stone's throw from downtown Lexington, and the colleges VMI, Washington & Lee and SVU, and is very close to the Virginia Horse Center. Near the Blue Ridge parkway, wineries, breweries and historical landmarks. Great for a relaxing couples weekend, family getaway or artist retreat.



CURATED by Helen

Property Hosting | Home Staging

curatedbyhelen@gmail.com

540-570-6169

Call for a booking, it can sleep seven!





GOOD ADVICE

**IS IMPORTANT WHEN
YOU'RE INSURING**
one of the largest purchases
you've ever made.



THREE CONVENIENT LOCATIONS

209 South Main Street – Lexington
540.463.7719

2155 Magnolia Avenue – Buena Vista
540.261.2200

703 N. Coalter Street – Staunton
549.885.8189

*Get great coverage, great rates and great
insurance advice from Nationwide.*



Nationwide®
is on your side



2006 Nationwide Mutual Insurance Company and Affiliated Companies. Nationwide Life Insurance Company. Home Office: Columbus, Ohio 43215-2220. Nationwide, the Nationwide Framemark and On Your Side are federally registered services marks of Nationwide Mutual Insurance Company. Not available in all states.



**Charles W.
Barger & Son**

- LOCALLY OWNED & OPERATED SINCE 1930**
- CONCRETE • CONSTRUCTION • CRUSHED STONE & SERVICES
 - VDOT CERTIFIED • FLOOR SLABS • DRIVEWAYS
 - FOOTINGS • BRIDGES • BASEMENTS • BOX CULVERTS
 - RETAINING WALLS • ENVIRONMENTAL STONE PRODUCTS
 - LANDSCAPE STONE PRODUCTS • SAND & GRAVEL
 - BLOCK & MASONRY PRODUCTS

**"We Want To Be Your
Concrete Company"**

Call Or Fax
For Quotes
FAX #463-2108

**HOT LINE TO DISPATCHER
463-2109
LEXINGTON, VA**

**FOR FREE ESTIMATES
463-2106
P.O. BOX 778
10 Borden School Road**

C ★ ★ ★ ★ ★ COLONNA & ASSOCIATES, INC.



25 S. Main Street
Lexington, VA



Wolletta Colonna
540.461.4000

CALL US...

For Professional Real Estate Services and Results
Since 1975 • Representing Buyers and Sellers

540.463.7157

www.ColonnaAssociates.com



Jeff Mason
540.461.0210



1458 Old Buena Vista Rd

This unique contemporary home set on 3+ acres boasts a 360 degree view of the Valley, the Allegheny and Blue Ridge Mountains. Old oak trees, select blooming trees and flowering gardens provide a perfect setting for the residence. The property's large decks and terraces are perfect for outside dining and entertaining and the large casement windows and sliding doors help bring the scenic outdoors in.

\$520,000



Big Reduction 701 Thornhill Road

Charming 4BR, 2BA 2-Story older home with running creek (Sarahs Run) at rear and an additional large, beautiful lot. There are 2 large bonus rooms upstairs that can be renovated for extra rooms and stairway to lower level. Large cinder block building on property. Garage is large storage & shop area.

~~\$359,000~~ **\$350,000**



Under Contract 5 Woodduck Road

At the end of a cul-de-sac is this hidden gem of a contemporary Colonial home overlooking a spacious lawn for play, gardening, tranquility or just hanging out! 3 BR, 3 BA, maple kitchen and original floors throughout. A great room addition with a wall of glass brings the outdoors in. Have your morning coffee on the deck and listen to birds singing. Come see for yourself! Within minutes to downtown, schools, shopping and where the action is.

\$319,000

TBD Maury River Road, Rockbridge Baths, VA

Come build your home or vacation get away in beautiful Rockbridge Baths. This 1.72 acre lot sits adjacent to the Maury River. If outdoor activities are your thing, this is where you need to be! There are so many things to do, tubing, canoeing, kayaking, and fishing. Take a walk or hike on one of the many nearby trails. Bring your road bike and enjoy the scenic ride through the Pass, or your mountain bike for a more challenging ride on our mountain trails. It's all right here!

\$42,000



Under Contract



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

Rentals, Commercial, Residential, Apartments, Mini Storage – Call Jeff Mason 540.461.0210

FARRIS PRECISION PAINTING, INC.

APPROVED FOR EPA CERTIFIED LEAD PAINT PROTOCOLS

SPECIALIZING IN:

DIFFICULT PAINTING JOBS, CHURCHES, SCHOOLS, INTERIOR & EXTERIOR
OFFICES, BARNs, METAL ROOFS, FENCES, NEW, OLDER AND HISTORIC HOMES

COMMERCIAL • RESIDENTIAL • LIGHT INDUSTRIAL • HISTORIC RESTORATION

**FOR OVER 35 YEARS, CALL FARRIS PRECISION PAINTING
TO GET IT RIGHT THE FIRST TIME!**



REPAIRS

GUTTERS
DRYWALL
PLASTER
GLASS REPLACEMENT

PREPARATIONS

PAINT STRIPPING/SANDING
CAULKING/GLAZING
PRESSURE WASHING
MILDEW REMOVAL

COATINGS

EXPERIENCED IN
APPLICATIONS OF ACRYLICS,
ALKYDS, LATEX EPOXIES,
STAIN & NATURAL FINISHES

APPLICATIONS

AIRLESS SPRAY
HVLP SPRAY
BRUSH
ROLL

FREE ESTIMATES • REFERENCES AVAILABLE • CRANE & MANLIFT WORK

CLASS A STATE LICENSE AND INSURED CONTRACTORS

463-9745

FAX 463-9781

P.O. BOX 183 • FAIRFIELD, VA 24435

OVER 35 YEARS EXPERIENCE

**VICTOR G. FARRIS &
ROBIN HEIZER-FARRIS
OWNERS**

farrispainting1@gmail.com

Happy New Year!

BLUE RIDGE PROPERTIES



JAMES RIVER REALTY



214 S MAIN STREET, LEXINGTON
JamesRiverRealtyVa.com
540.463.2117



Janie Harris | BROKER
540.460.1932



19602 Main Street, Buchanan

Elegance abounds in this stately brick home located in the picturesque town of Buchanan. The wide entry hall serves almost as a room unto itself and leads to a spacious formal living room with fireplace, library, den, and kitchen on the first level for wonderful flow and ease for entertaining. 4 bedrooms upstairs with two additional rooms that could be finished as nurseries, media rooms, or office spaces. Home is listed at a bargain price for an as-is sale and to allow buyer to perform kitchen & bathroom updates of their choosing. Don't miss this one! **\$325,000**



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 .25 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. **\$595,000**



790 S. Braeburn Place, Staunton

Remarkable is the only way to describe this spacious, well thought out 5 bedroom, 5.5 bath home situated on a double lot in the popular Braeburn neighborhood. The remodeled gourmet kitchen features beautiful soft-close cabinetry, gorgeous granite countertops, and a sleek stainless steel backsplash. The primary bedroom suite is amazing! It features 2 full baths with custom tiled walk-in showers, jetted tub, 2 walk-in closets, a sitting area, electric fireplace, and walk-out access to the incredible deck/porch area. Perfect for entertaining, the back deck has a cathedral ceiling and provides the feeling of utmost privacy. It also features a screened in porch & sun deck- perfect for enjoying your morning coffee! Please call Mary Beth to view 540.460.0753. **\$675,000**



541 Collierstown Road, Lexington

This country charmer is priced to move! 2 bedrooms and 1 bath and partial basement on a quarter of an acre (+/-) all within minutes of Lexington. This loved little ranch house won't be on the market long, so schedule an appointment to see it today! **\$115,000**



TBD Turnpike Road, Lexington 70 acres

Outdoor lovers take note! This mountain land borders National Forest and is perfect for those looking to hunt, hike, or just enjoy the beauty of nature. A cold weather spring runs through the trees. There is harvestable timber on the property. Wildlife abounds throughout this land and the mountain views through the trees are unparalleled. Call Mary Beth for more information 540.460.0753 **\$149,000**

BISHOP REALTY



459 Lee-Jackson Hwy.
Staunton, VA 24401
540-886-2313
1-800-296-2250

www.bishoprealty.net ♦ email: office@bishoprealty.net



AUGUSTA CO.-2 Story Brick home just minutes south of the City Limits. Public Utilities. Situated on double lot. 4 Bedrooms, 1.5 baths. 2nd floor has separate entrance. View of the Blue Ridge Mountains. **\$ 189,900.**



INVESTORS SPECIAL-Lexington-Split Foyer home. Some renovation started, you finish. 3 BRs, Eat-in kitchen, Living room, bath. Full unfinished walkout basement. Located at the end of a dead end street. Convenient location to the colleges and shopping. **\$ 89,900.** # 620085



FAIRFIELD! Own a piece of history. Located in the Village of Fairfield. This CIRCA (1839-1860) home offer 2 BRs, bath, Large living room, formal Dining room. **\$ 59,900.** #605102

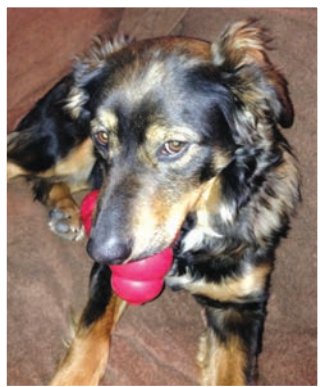


STAUNTON-Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. Entrance in place. Owner/Agent **\$ 275,000.**

LOTS & LAND

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

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



FARRIS *Happy New Year!* BOOKKEEPING

"The Lord detests dishonest scales, but accurate weights find favor with Him" ~Proverbs 11:1

*Have a great New Year
and let Farris Bookkeeping
handle the bookkeeping!*

**3 BOOKKEEPING PACKAGES, ADD ON OPTIONS, AND
PAYROLL TO CHOOSE FROM – ALL PACKAGES
INCLUDE A QUICKBOOKS™ ONLINE SUBSCRIPTION**

- ◆ Masters of Science in Accounting ◆ QuickBooks™ ◆ ProAdvisor
- ◆ Specializing in Small Businesses & Non-Profits

Kara Farris • 872 Forge Rd • Lexington, VA 24450

Normal Bookkeeping Hours:

Monday-Wednesday: 1:00-3:00 • Thursday-Friday: As Needed

Emails will be responded to within 24 hours



farrisbookkeeping@gmail.com • Phone: 540-784-8540 (call & text)

**Looking for a sale
to add a spark to
your New Year?**

BLUE RIDGE PROPERTIES

**Ask your Realtor to make sure your
home or property is included in an
upcoming edition of the original
Blue Ridge Properties!!**

**Great results come from having your
advertising in the widely-seen
Blue Ridge Properties magazine!!**

DUKE'S

ANTIQUE CENTER

*20,000 square feet
and over 45 Years!*

**An eclectic mixture of furniture,
antiques, collectibles, accessories
& more!**

**FIND US ON
*Pinnacle Hill off Route 11
North of Wal-Mart.*
LEXINGTON, VA**

**OPEN 365 DAYS A YEAR • 9AM-6PM
540.463.9511 • DUKE SNYDER
*"Emporium for Everything!!!"***



Real Estate Matters

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 windshield 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

Real Estate News and Information provided by Rockbridge Highlands Realtors®



30 Crossing Lane, Suite 212, Lexington, VA 24450 • 540-464-4700

www.rockbridgerealtors.com

CornerStone Cares about taking care of those who take care of our country

Special mortgage options for veterans, active military and surviving spouses.

Our community's locally owned and based mortgage provider, CornerStone Mortgage Services' Bridget McClung can explain the significant benefits and unique options available with a VA mortgage loan. You have served and cared for our country, now it's time to let CornerStone Mortgage Services serve and care for you!



Whether in person, online or using the app, contact CornerStone Mortgage Services¹ today!

Bridget McClung²

Vice President, Mortgage Loan Officer

540.462.6724

bridget.mcclung@cornerstonebankva.com



◆ CornerStone *Cares* ◆

www.cornerstonebankva.com

MEMBER
FDIC



T. David Grist Headquarters: 54 South Main Street, Lexington, VA 24450; (540) 463-2222
Lee Highway Branch: 719 North Lee Highway, Lexington, VA 24450; (540) 464-8900
Buena Vista Branch: 2235 Beech Avenue, Buena Vista, VA 24416; (540) 261-1604

¹CornerStone Mortgage Services NMLS #509209

²Bridget McClung NMLS #453518



City & County
REAL ESTATE



Connie Clark
Broker/Owner
540.570.7157

2 East Washington Street • Lexington, Virginia
540.463.7400 • connie@cityandcountyrealestate.com

Chy Clark
Realtor/Owner
540.570.7158

Happy New Year!

We would like to thank everyone who either Bought or Sold a home through us last year - your business and friendship means a lot. Thanks Connie and Chy Clark



437 Pocohontas

Brick rancher on 4 city lots in the town of Glasgow and close to Mohawk. Priced below assessed value!! By appointment only.

Price \$75,000



REDUCED

1016 Fitzlee Street

Lots and lots of space in this home with three bedrooms and loft area for a huge game room for the kids. Hardwood floors throughout. Storage area off loft could be extra bedrooms. Fenced in back yard and two storage sheds (12 x 24) and a (12 x 17) metal building. Brick patio for outdoor entertaining. **Price \$189,000**

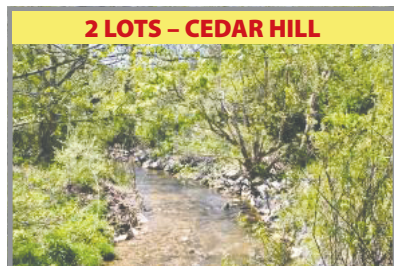


NEW LISTING

1325 Cedar Avenue

Charming home with large eat in kitchen, 3 bedrooms and sunroom in back for entertaining. Fenced in yard and deck on side - two nice storage buildings. Vacant ready to move into..

Price \$125,000



2 LOTS - CEDAR HILL

TBD Cedar Hill Lane

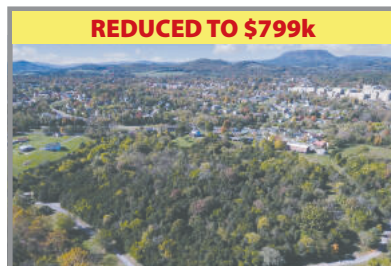
Located only minutes from Historic Lexington, W & L University, VMI and the VA Equestrian Center 1.75 ac of cleared land ready for your home or weekend getaway. Close proximity to I-64 and I-81. Public water sewer electric and natural gas available. Recent survey. Fire hydrant on property. Call today! **Price \$78,000**



REDUCED TO \$399k

TBD Off Campbell Lane

Attention Developers - 11 acres in the City of Lexington to build on with endless possibilities - Housing for the Elderly, townhomes, condos all with public water and sewer available. Included is a two room tiny house that could be rental income! Call today! **Price \$399,000**



REDUCED TO \$799k

TBD off Hutcheson

Attention Developers - 20 acres (to be surveyed) on the outskirts of Lexington off McCorkle Drive - water and sewer available. Can be bought with 11 ACRES that adjoins this property. MLS 136292.

Price \$799,000

YOUR NEIGHBOR YOUR COMMUNITY YOUR LOCAL LENDER

Now is a great time to
buy a home. Call me for
a FREE consultation.

SARAH DUDLEY

Senior Loan Officer, NMLS ID#214966

540.784.0120 (c) 540.464.1901 (o)
sdudley@alcovamortgage.com



221 S. Main St, Lexington, VA 24450



ALCOVA Mortgage LLC | NMLS ID# 40508 | (www.nmlsconsumeraccess.org) | Licensed in AL, DC, FL, GA (License# 42101), KY, MD, NC, SC, TN, VA, WV | 308 Market Street SE, Roanoke, VA 24011





Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins

Property Manager

540.817.0207

Ckelkins@howardhanna.com



Kassidy Beagan

Property Manager

540-784-8501

kassidybeagan@howardhanna.com



Located in the Historic Dutch Inn • 114 W. Washington Street • Howardhannarentals.com



245 VISTA LINK

Beautiful townhouse at Vista Links Golf Course. 2 Br 2 BA with full unfinished walk out basement. Just 5 miles from Historic Lexington, schools, shopping, hiking trails, and the Blue Ridge Parkway. Sale is subject to lease which ends 07/31/2022. **\$265,900**



1190 REID ROAD

Rare opportunity to own the Historic Timber Ridge Train Station on 1.8 acres . 4 BR, 2.5 Baths, recently remodeled kitchen and half bath. Tile and wood floors throughout. All the modern conveniences. Located in the A2 zoning area so a great opportunity for an Air B and B. Owner/Agent **\$495,000**

SINGLE FAMILY HOME



**4302 PLANK ROAD
NATURAL BRIDGE**

This home is ready to be brought back to life! This brick 3 bedroom 1 bath home was built in 1800 and is situated on 26+ picturesque acres. Beautiful details in the trim, windows, and mantels.

\$330,000

**60 LILLY BELL DRIVE
LEXINGTON, VA**

This level building lot is located at The Ponds at Lexington, just one mile for Rt 11 N and Historic Lexington, Virginia. This beautiful home site is within walking distance to the Chessie Trail and the Maury River in a subdivision that offers an indoor pool, and outdoor pool, a club house, and a work out room with locker room. Lot 61 is also available for sale if you want a 1 acre parcel for your dream home.

\$58,000

Land Listings

Buckland Subdivision Lots- PRICED TO SELL. Bring all offers. With views of House Mountain as well as the Blue Ridge Mountains and just a mile west of Historic Lexington, you won't find a better location to build your dream home. Buckland is close to schools, shopping, parks, and walking trails. Three distinct lots. **Prices starting at 75,000**

Lot 7 - 4.5 acre open lot that with ideal building sit that can also be accessed from Rt 60.

Lot 8 - 3.2 acre, gently sloped lot in a cul de sac with majestic mountain views as well as a wooded area teeming with wildlife.

Lot 9 - 6.42 acres with panoramic views of the mountains and located in the cul de sac. This lot may be subdivided. **RARE OPPORTUNITY TO BUY ALL THREE PARCELS (Over 13 acres) AT A REDUCED PRICE! Call agent.**

www.howardhannarentals.com

Recent Listings



71 Lee Hi Acres, Lexington

**Spacious floor plan,
well maintained,
centrally located!**

- 5 Bedrooms
- 3 Bathrooms
- 3,218 sq. ft.

SALE PRICE

\$299,000



117 Spottswood Road, Greenville

**New Construction,
restored barn on
over an acre.**

- 3 Bedrooms
- 2 Bathrooms
- 1,497 sq. ft.

SALE PRICE

\$349,000



135 Ponds Drive, Lexington

**Just like new,
desirable location,
several upgraded
features.**

- 4 Bedrooms
- 3 Bathrooms
- 2,791 sq. ft.

SALE PRICE

\$549,000



Kimberly Hostetter

540.460.9182

hostetterkimberly@gmail.com



Powered by eXp Realty, LLC (540) 300-6560
1320 Central Park Blvd., Suite 200, Fredericksburg, VA 24401

Wherever you are, we're *here!*

*Call and stop by to see
me at our new office!*

Whether you need:

- Auto • Home • Farm • Umbrella
- Business • Liability Insurances,

*Call me to make sure you're getting the
best possible coverage for your money!*

Robin Heizer-Farris Agent
(540) 460-7243 cell



**Bruce Gardner
Insurance Agency**

Representing **ROCKINGHAM INSURANCE**

Now at 729 N. Lee Highway • Lexington, VA
Just down the hill from Tractor Supply beside Cornerstone



Office (540) 463-6702 Claims (800) 662-5246 Email robin@brucegardnerinsurance.com

DREAMING OF *Country Living?*



FARM CREDIT KNOWS THE WAY!

One thing that makes Farm Credit different than any other loan service is we deal exclusively with rural real estate. That means we understand the true value of the land. Our loan officers are committed to providing peace of mind about your decision and will walk with you through the entire process.

Financing that is as unique as the property you want to buy.

LOANS FOR:

- Home purchase, construction and refinance
- Large and small tracts of land – no acreage limitations
- Barns or buildings
- Fences and roads
- And much more!



FARM CREDIT

*Loans for
Farms, Homes & Land!*

800.919.FARM (3276)

FarmCreditofVirginias.com

