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COLONNA AND ASSOCIATES

See page 15



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FREE
JULY 2024

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

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307 Swope Lane

Premium 67+ acre legacy farm situated moments from Fairfield on a winding country road. Main residence offers one-level living with a multi-generational lower-level living space. Long-range mountain views, wood-burning fireplace, custom country kitchen, and spacious master suite. Among many farm amenities are 2 barns with 12 total horse stalls, cattle working facility, quality grazing grasses and fences, and an abundance of water. The property's gentle terrain, serene setting, valuable improvements, and accessible location provide first class opportunities for horses, cattle, and agribusinesses such as viniculture, events, and pet boarding. **\$1,670,000**



111 S Jefferson Street

Well-appointed historic residence (c. 1820) centrally located in downtown Lexington offers a rare turn-key residential opportunity in the C1 commercial zoning district. Meticulously restored to the finest detail in 2007, the property now combines the grace and charm of an historic Lexington residence with fully updated modern amenities. Luxurious enhancements include an inviting kitchen format with custom cabinetry, high-quality appliances, and venting system, full upgraded replacements to the electrical, plumbing, roof, HVAC systems, and stone foundation. Rebuilt chimneys redesigned on Rumford principles to increase efficiency. **\$1,295,000**



194 Bell Road

Mile Tree Hill (built 1938) - Named for a venerable oak marking one mile from the old Lexington courthouse, this enchanting 10-acre estate offers one-level living on sprawling grounds with easy walkability to downtown Lexington. Situated among hundreds of boxwoods, formals gardens, and its famous Rock Garden, the well-maintained residence occupies the pinnacle hilltop setting and consists of 2,138 SF, 3BR, and 2.5 baths including large formal living room with gorgeous moldings, fireplace, archways, and 10' coffered ceiling; master suite with tile bath and double vanity; sunroom; family room with coffered ceiling and wood stove; and quality architectural features. **\$649,000**



3147 Glasgow Highway

Historic mid-1800s Victorian cottage nestled against the Blue Ridge Mountains exudes timeless elegance and charm on almost 5 acres of gorgeous grounds. Inside, impressive historic architectural features abound including towering 10' ceilings, hardwood floors, bay windows, original door transoms, bold moldings, and 7 non-operational coal burning fireplaces with ornate mantels. Double front parlors, expansive formal dining and large kitchen with propane range and Viking exhaust hood. Previously operated as a bed and breakfast, the property's accommodations include convenient first floor master suite with laundry room and four additional upstairs bedrooms. **\$649,000**



7386 Sam Snead Highway

Stately 1920s residence elegantly situated at the entrance to the Omni Homestead Resort and downtown Hot Springs offers 7 bedrooms and 3½ baths on three finished levels with countless sophisticated historic architectural elements including stunning hardwood floors, grand center entry hall with pocket doors and magnificent staircases, 10' ceilings, natural wood doors and moldings, tiled bathrooms, and wood-burning brick fireplace. Irreplaceable location with easy walkability to the shops, dining experiences, golf course, spa, and pools of the Resort. **\$599,000**



665 Saddlebrook Road

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

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





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

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

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

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

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

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

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

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

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

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930 Thornhill Road

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

\$625,000



1892 Turnpike Road

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

\$519,000



81 Appalachian Rise

Adorable move-in ready home located on Appalachian Rise on a large lot! One level living offers a living room with propane fireplace, eat-in kitchen and large family room. Home offers three bedrooms and two full bathrooms. Large screened in back porch, which leads to spacious backyard. Enjoy the outdoor space at the firepit! Storage building adds additional storage and sits off the back side of the house. Shingle roof replaced in 2018.

\$269,000



3824 Lombardy Avenue

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

\$145,000



Waterloo Drive - 42 Acres

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

\$240,000



Turnpike Road - 2 Acres

Step into time in this amazing early 1800's barn on 2.04 acres! Gorgeous old wood beams, flooring and original construction, you can see the original craftsmanship. Sugar Creek running through the bottom of the property. Perfect for gardening or hosting small animals. Once part of a large farm, this piece pairs perfectly with 1892 Turnpike Rd, which is currently on the market. Potential for a long term lease on the adjoining pasture land.

\$150,000

Kara F. Braddick, GRI, CRS, ABR, e-PRO
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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
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RECENTLY SOLD



10772 Sam Snead Highway Hot Springs

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

1023 McCulloch Street Glasgow

This immaculate and meticulously maintained ranch comes with its own soccer field, softball diamond or giant garden space all which translates to a big beautiful level backyard and a separate building lot for investment or a future companion structure for the existing home. Clean and serene inside and out with soft neutral paint, luxury vinyl wide plank flooring thru out and easy to maintain tile in the spacious eat in kitchen and upstairs bath. **\$199,000**



923 McCulloch Street Glasgow

Just listed Pretty 3 bedroom 2 baths brick ranch with large rec room opening onto a covered and shaded trex deck leading to a nice level backyard . Two paved driveways, one leading to an attached carport , provide plenty of offstreet parking. Big backyard with a fire pit and two storage buildings and lots of space for gardening or play . **All for \$184,900**



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30 Edgewood Drive Lexington

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



38 Mill Court, Lexington

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

675 Fox Road, Fairfield

Tucked within tall trees off of Fox Rd this little gem is in one of the prettiest farming spots in the county. This Ranch house with large yard, deck w/ screened gazebo, above ground pool & garden spots make it a perfect home for those who love the outdoors and seek summer fun right out their own back door. Large Eat in kitchen, living room, den, primary suite and 2 guest bedrooms with hall bath. Brand new carpeting in bedrooms, freshly painted interior and shutters, new backdoor, outbuildings for extra storage, and landscaping & driveway upgrades make this home worry free and move in ready. **\$345,000**





Connie Clark
Broker/Owner
540.570.7157



City & County
REAL ESTATE



Chy Clark
Realtor/Owner
540.570.7158

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



981 Padgetts Hill Road, Natural Bridge

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



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SOLD



155 THOMAS ROAD Exceptional Contemporary home on two tracts totaling 11.21 acres in the Collier Hills area! With over 3200 square feet of living space, this spectacular home has three bedrooms, two and a half baths, recreation room and office. The open concept kitchen, dining and living area take full advantage of the beautiful viewsheds of the North Mountain Range and Green Hill. The interior is meticulously finished with quality woodwork, tile floors, stainless appliances and ample storage. The exterior has Dryvit siding, copper roof, attached two car garage and landscaping with all the touches you would expect in a home of this stature. Some of the fine features are a Tulikivi fireplace made from original Finnish soapstone, heat pumps with propane backup/hot water and Star Link Internet. Relax in style inside or out on the screened porch with four season mountain views! **\$775,000**

SOLD



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



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



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



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



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



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



HORSE MOUNTAIN CONSERVATION AREA Only 40 minutes west of Lexington! (Exit 21/I-64) Conservation themed large acreage tracts are an ideal escape for hunting, hiking or weekend getaway. Private, yet accessible, these are the remaining offerings of the original 20 tracts. There is an HOA that was never enacted, the tracts are in Conservation Easement with one dwelling per tract, and ownership entitles usage of a 1,329 acre "common area" that has miles of trails and frontage on the Jackson River. Plat and topos available for each lot.



LOT 8.....77.38 acres.....\$199,900
LOT 9.....86.73 acres.....\$215,000
LOT 11.....60.54 acres.....\$152,000
LOT 12.....45.54 acres.....\$139,000
LOT 13 UNDER CONTRACT \$89,900
LOT 14.....75.56 acres.....\$189,900

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821 ONEIDA TRAIL Nestled in the heart of Covington, this charming single-family home features 3 bedrooms, 2 bathrooms, and 1,749 square feet of comfortable living space. Abundant natural light floods the interior, creating a warm and inviting ambience. The open floor plan seamlessly connects the living room, dining area, and kitchen, making it ideal for family gatherings and entertaining. Outside, the generous yard provides ample space for gardening, play, or relaxation. Includes a convenient one car garage! Built in 1963, this home exudes historic charm while offering modern amenities. **\$169,900!**



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



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



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



305 CHESTNUT STREET Completely renovated and updated classic (Circa 1915) two story dwelling in Covington! With up to five bedrooms and one and a half baths, there is plenty of living space in this eight room 1800 square foot home. This structure has had many improvements including new roof, vinyl windows, refinished pine flooring and a fresh coat of paint! Updates include heating system (including heat pump), electrical, plumbing, new kitchen and a deck! Public water/sewer and move in ready! **\$154,900**



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

FRESH ESTATES PARTIAL LAND LISTINGS

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

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

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

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

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

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Property Manager

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IMPROVED PRICE!



245 VISTA LINKS

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

NEW LISTING



85 PINNACLE LANE

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

UNDER CONTRACT



523 MT ATLAS ROAD

Fresh coat of paint on the interior! This 2 BR 1 Bath cottage is located just 1 mile from Rt 11 and minutes from Historic Downtown Lexington, VA. Large level lot with 2 car detached garage/workshop. This home has been in the family for many years, and is now ready for a new family to make it home. Hardwood floors throughout with Vinyl in the kitchen and bathroom. Full unfinished basement.



BUCKLAND LOTS 7, 8, 9

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

Lot 7 4.5 acres \$79,000

Lot 8 3.2 acres \$74,900

Lot 9 6.42 acres \$89,900



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Paula Martin
Realtor®, Assoc. Broker



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**112 White St.
Lexington**

NEW!



.36 acre \$795,000

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

**1 Chamberlain Loop
Lexington**



.10 acre \$569,000

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

NEW PRICE

**1464 Blue Grass Tr.
Lexington**



.57 acres \$485,000

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

NEW!

**40 Cora Lane
Lexington**



.40 acre \$565,000

- Well built home with breathtaking views
- 2,974 ft², 4 Bedrooms, 3.5 Full Baths
- The Ponds subdivision, 5 min. from downtown
- Fenced yard, finished walk-out lower level

NEW PRICE

**1 Unexpected Lane
Lexington**



6 acres \$499,500

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

NEW!

**71 Woodridge Lane
Lexington**



.25 acres \$495,000

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

Why choose The Paula Martin Real Estate Team?

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

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In 2023, on average, The Paula Martin Team **sold over a property every week**.

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540.461.0066



84 Mooreland Blvd., Lexington

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

\$435,000



Mt. Vista Subdivision

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

\$33,000



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.

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OLD FARM ROAD

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

POPLAR PLACE LANE

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

BUFFALO TRACE

Wooded building lot offering 6.74 acres in The Woodlands subdivision awaits your new home. Located just outside Historic Lexington along the meandering Blue Grass Trail and near the trout waters of Buffalo Creek. Surrounded by common areas and overlooking farmland protected by conservation easement. Design your custom build to take advantage of seasonal views, in a quiet neighborhood surrounded by other quality-built homes and common areas with majestic mountain and pastoral views. Road and well in place. Perked for 4-bedroom home. **\$169,900**



HUNTER HILL

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

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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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Real Estate Matters

Things To Look For When Buying A House

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

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

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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