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BLUE RIDGE PROPERTIES

KAREN LITTLE WITH LEXINGTON CONNECTION

See page 20

**Beautiful Home Between
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Views and 2 Master Suites.**



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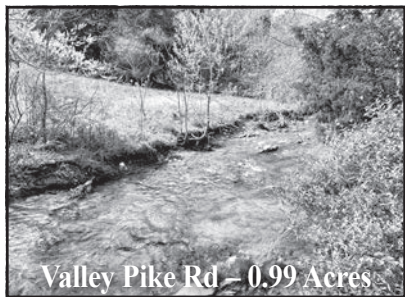
**Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona**

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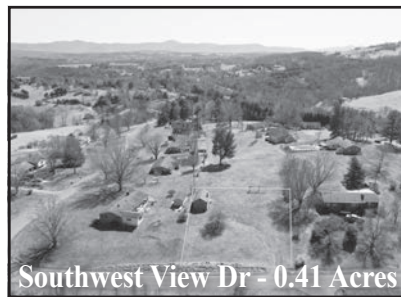
Valley Pike Rd – 0.99 Acres

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**



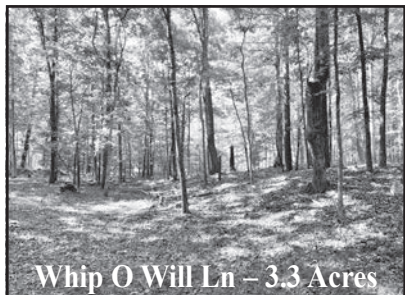
E Ridge Drive - 2.13 Acres

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**



Whip O Will Ln – 3.3 Acres

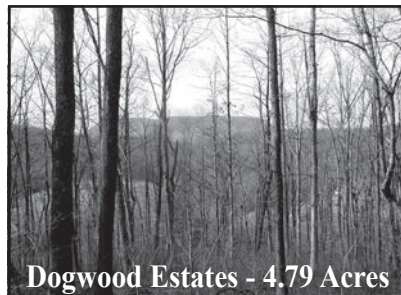
3.3+ acres of level wooded property at the end of a private road adjoining thousands of acres of secluded National Forest is the perfect launch pad for back country hunting pursuits! Located minutes from Cave Mountain Lake, Natural Bridge State Park, Jellystone Park camping and RV park, and the James River, there are nearby activities for everyone. Explore fun and challenging hikes like the famous Devil's Marbleyard. New survey. **\$49,000**



PENDING

Eastview Lane – 5 Acres

Over 5 acre building lot in the pastoral Eastview subdivision offers elevated building site with long range views of Virginia's Blue Ridge Mountains. Conveniently located in the northern end of Rockbridge County between Raphine and Fairfield, and close to historic Lexington, Washington and Lee University, and the Virginia Military Institute. **\$69,000**



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**

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



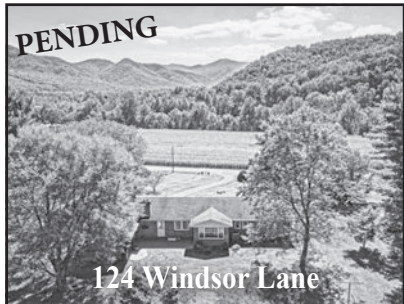


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PENDING



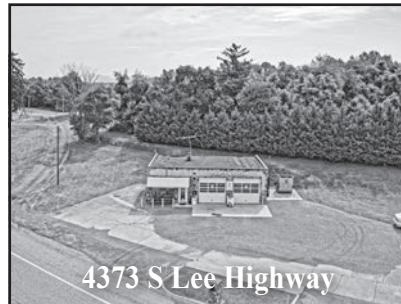
124 Windsor Lane

Impeccably maintained brick residence on 2 level acres in a country setting with stunning mountain views! Property offers the ultimate in outdoor enjoyment with its expansive back yard and scattered mature trees, large rear covered patio, and garden shed and space. The well cared for residence features 3 bedrooms, 2 baths, large kitchen and living spaces with wood burning fireplace. Basement and attached garage offer extra storage and use potential. Close to National Forest, the confluence of the James River and Maury River for fishing and boating, and the conveniences of Glasgow, Buena Vista, and Lexington. **\$255,000**



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**



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**



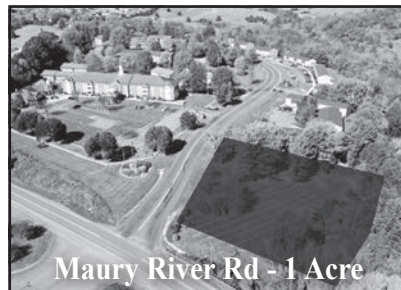
1480 Magnolia Avenue

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**

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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

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.

Lori Parker, ABR, E-PRO

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38 Falcon Lane

Absolutely stunning home with fabulous mountain views! 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**



UNDER CONTRACT!
7 Barger Drive

Beautiful brick 4 bedroom, 3.5 bath home nestled off the desirable Barger Drive. Living room has lovely wood floors, built-in bookshelves and wood burning fireplace. Spacious, eat-in kitchen, formal dining room and sun room. 3 bedrooms are located on main level, including a master suite. Lower level is home to a family room with gas burning fireplace and built-in bookshelves, additional guest room, full bathroom and storage area. Laundry room, equipped with a dumbwaiter and laundry shoot! Two car garage. **\$529,000**



327 S Main Street

A fantastic opportunity to own a spacious home on Main Street! Home is currently set up with four separate apartments and has a very solid rental history. Two apartments located on the ground level and two apartments on the second level. Each unit features a living room, bedroom, office, full bathroom and kitchen. Beautiful wood floors, high ceilings and original wood work throughout. Located at the top of Main Street, and is just a block from downtown Lexington. Two off street parking spaces available. **\$499,000**



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**



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. **\$299,000**



203 Senseney Lane

Charming three bedroom, one bathroom home in the City of Lexington. Home offers a sizable living room with bamboo floors and an eat-in kitchen. The interior of the home has been freshly repainted. Back porch opens up to a private yard, surrounded by mature trees, perfect for backyard entertainment. Enjoy easy access to VMI and downtown. A charming home perfect for a full time resident, investment or second home. **\$149,000**



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**

Kara F. Braddick, GRI, CRS, ABR, e-PRO
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257 Dogwood Rise

Enjoy this colonial saltbox home on three rolling acres with Blue Ridge views. Experience the benefits of a secluded setting that's only ten-minutes from downtown Lexington. The traditional 3,000+ SF floorplan flows seamlessly from living room to kitchen to deck. A dining room, study, powder room and master suite complete the living and entertaining space on the first floor, while the second floor offers three additional bedrooms and two baths, including a second master suite option. In addition to the four bedroom and three-and-a-half baths, a two-car garage and a large unfinished basement provide endless opportunities for flexible living. The home's colonial design adds character to this well-maintained property. Don't miss the bookshelves, built-ins, and custom lighting throughout!

\$540,000



5602 S Lee Hwy

Amenities abound in this nearly one-acre property near Natural Bridge. This ranch-style home offers three bedrooms and two-and-a-half bathrooms, as well as sizable living spaces. It also features an in-ground pool, basketball court, above-ground hot tub, and front porch in its large outdoor space. Located near all that Natural Bridge has to offer and only fifteen minutes to downtown Lexington, this property has endless options!

\$260,000

Sarah Centorino

540-460-4880 · sarah.centorino@jwmre.com





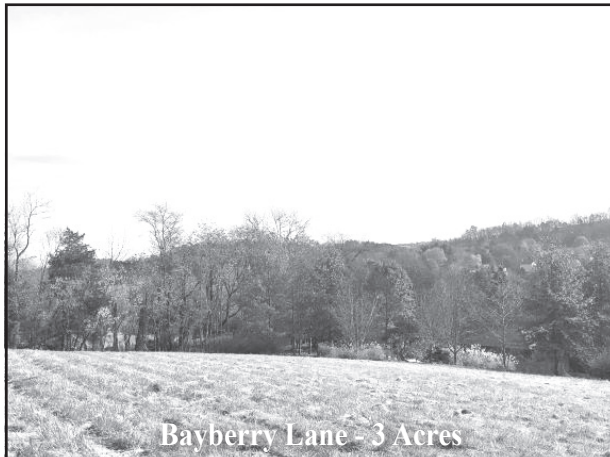
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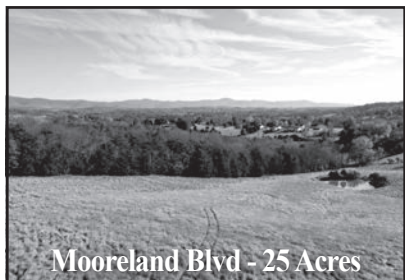
Mooreland Blvd – 10 Acres

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**



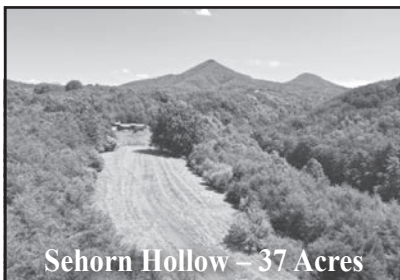
Bayberry Lane - 3 Acres

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**



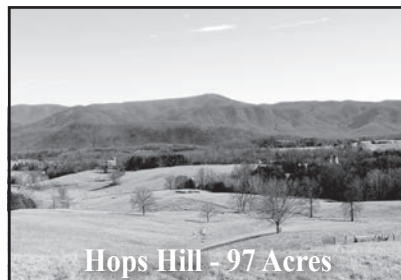
Mooreland Blvd - 25 Acres

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**

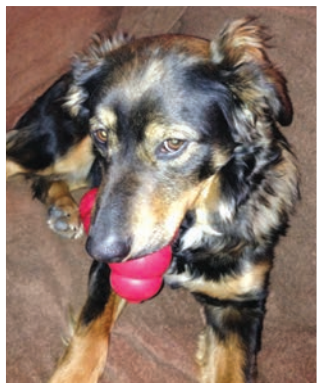


Hops Hill - 97 Acres

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**

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NEW LISTING



RUSTIC RIDGE

Spacious 3-4 bedroom 3-bath contemporary located on 3.54 acres on private cul-de-sac in the Forge Road community just minutes from Lexington or Buena Vista is convenient to schools, shopping & easy commute to points North & South! Expansive great room w/tongue-n-groove cathedral ceiling, gas fireplace & French doors leading to covered deck overlooking a pond & views of the Blue Ridge. Abundant cabinets & granite counters surround a large island, w/adjacent dining room or 4th bedroom & 1st floor master suite. 10-ft ceilings on lower level complement a large family room w/wet bar & French doors leading to rear patio. Lower-level bedroom offers potential for office w/private entrance & bath. Concrete driveway, attached garage & large storage bldg. Many recent upgrades make this move-in-ready at only **\$399,000**

NEW LISTING



TWIN FALLS LANE

Enjoy exceptional space in this lovely 2-story nestled on 2 partially-wooded acs in beautiful Rockbridge County surrounded by wildlife & just a short walk to South River, majestic Twin Falls & within the Mt. View Elementary School district. 3bedroom 2.5 bath home features living room, dining, updated kitchen, expansive family room and roomy master suite. Updated baths, replacement windows, new flooring & HVAC. Covered porch, large rear deck and oversized attached carport provide all the amenities needed for full time living or a weekend-getaway. Just a short drive to historic downtown Lexington, Washington & Lee, Virginia Military Institute & Southern Virginia University. **\$269,000**

NEW PRICE



KYGERS HILL RD

Follow the meanders of Collierstown Road & Buffalo Creek to this charming 3-bedroom 2-bath brick ranch on 1.27 acres surrounded by farmland with breathtaking views of the House Mountains and Short Hill. This home boasts an eat-in kitchen and large living/dining area with fireplace & wood floors throughout the living spaces. Partially finished basement, offers flue for wood stove and potential for expansion. New HVAC and recent roof. Many extras including attached carport and oversized dbl-garage, paved driveway and storage buildings. Conveniently located just 7 miles outside Historic Lexington. **\$232,500**

NEW PRICE



SOUTH LEE HWY – ROCKBRIDGE

Come check out the covered front porch at **Buffalo Bend** a charming bungalow enjoying long frontage on Buffalo Creek. A cozy 2-bedroom home with large living room, eat-in kitchen and den with woodstove. Recent upgrades including replacement windows, updated bath, furnace, electrical, and roof. Ideal for a casual weekend get-away or full-time country living and best of all less than 10 minutes from historic downtown Lexington or the I-81 interchange for an easy commute to Roanoke or Augusta. **Affordable at only \$149,000**

NEW LISTING



WYLIE LANE

LOOKING FOR PRIVACY! Check out the park-like setting of this 2-bedroom 2-bath ranch nestled on 13+ wooded acres in Rockbridge County. Open floor plan featuring living/kitchen/dining combo, master suite and guest space. Relax on the rear deck or explore the hiking trails all while enjoying abundant and diverse wildlife. Established grounds feature double carport, storage building and 32x24 2-bay detached garage with workshop; whole-house generator. All come together to form the perfect weekend getaway or a PEACEFUL HAVEN for full-time living. Just outside Historic Lexington Virginia along the meandering Maury River Byway and just minutes from scenic Goshen Pass with deeded access to VA Game Commission land. **All this for only \$229,500 Call today for a private tour.**

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SOLD

311 NORTH RIDGE DRIVE Constructed in 1992, this is the newest unit in the Northridge community and is located in a quiet, wooded setting away from the golf course. This beautiful, light-filled home brings the outdoors inside with large windows, 6 skylights, and a lovely new four-season sunroom, where you can enjoy the forest from the comfort of your favorite chair. With 1557 square feet of living space on two levels, this three-bedroom, 2 & 1/2 bath home comes completely furnished and ready for your enjoyment. **\$339,000**



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

5967 SOUTH RIVER ROAD Dreaming of hiking, fishing, mountain biking, trail riding or hunting nearly right outside your door? Elegant, comfortable and secluded custom-built home on over 4 level acres adjoins 1,000's of acres of pristine National Forest. Spacious 3 bedroom, 2.5 bath home offers downstairs master bedroom with French doors to covered porch. The open floor plan with living room, dining area, family room, and eat-in kitchen allows you to enjoy nature from the utmost in comfort. Two gas fireplaces. Large bay window. Listen to the creek from your wrap around covered porch. Double garage, detached heated workshop and additional custom-built attached carport for 3 vehicles. Whole house generator. Fenced yard. Low maintenance Hardie-Plank exterior. **\$449,000**



UNDER CONTRACT

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, deck, gazebo, multiple outbuildings and mature trees accent this outstanding home. **\$289,900!**



UNDER CONTRACT

27952 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**



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**



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



SOLD



150 JACKSONS FLAT COVINGTON This 3 bedroom 2.5 bath property offers incredible breathtaking panoramic views from the open deck and screened in porch. Enjoy the convenience of single floor living, and the open concept of this 2356 sq ft property situated on a 12+ acre secluded lot in the Jacksons Flat area of Alleghany County. This move-in ready property features: Large master bedroom with dedicated bath and walk-in closet, custom built sunroom, Large utility room, detached 2 car garage with stair access to large storage area, Garden shed and storage shed. **\$319,000**



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**

UNDER CONTRACT



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**

UNDER CONTRACT



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 homeplace 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**



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 Moowam 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** and 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 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!**

57.33 ACRES fronting State Route 694 in Little Valley! This beautiful mountainside tract has an intermittent stream, old homeplace and views down the valley and of Jack Mountain! Subject to the ACP easement, this tract is partially open with more potential fields to be reclaimed. Mature maple and fruit trees, with electricity on site. Ideal private homesite(s), on a dead end road away from the hustle and bustle. Wonderful area to retire, recreate or disappear! **\$139,900**

TBD DISTANT LANE 210 exciting acres in Highland near Mill Gap! Mostly wooded with some open acreage (30 +/-), the ultimate secluded property, reached by deeded easement and rising to the top of Back Creek Mountain at elevations over 3800 feet. Expansive views of the valley, trails, small spring streams and even old orchard trees. Improved by a storage building, gravity spring and installed two bedroom conventional septic system. Perfect for hunting/hiking and the weekend retreat. **SOLD \$359,900**

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2475 Mt Torrey Road, Lyndhurst

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LOCATION & PANORAMIC VIEWS!

3 bed 2.5 bath contemporary on 1.6 acs in one of Lexington's most sought-after neighborhoods. Enjoy Mtn & valley views from floor-to-ceiling windows, covered entry & rear deck. Cozy-up to the FP & entertain w/ease in the generous family room w/wet-bar & access to a covered patio. Att-garage, fenced yard & paved driveway. Separate lot w/premier building site overlooking SPECTACULAR views. Walking distance to the Lexington Golf & Country Club, experience country living with in-town amenities **\$379,000**

KYGERS HILL ROAD

Follow the meanders of Collierstown Road & Buffalo Creek to this charming 3-bedroom 2-bath brick ranch on 1.27 acres surrounded by farmland with breathtaking views of the House Mountains and Short Hill. This home boasts an eat-in kitchen and large living/dining area with fireplace & wood floors throughout the living spaces. Partially finished basement, offers flue for wood stove and potential for expansion. New HVAC and recent roof. Many extras including attached carport and oversized dbl-garage, paved driveway and storage buildings. Conveniently located just 7 miles outside Historic Lexington. **\$232,500**



SOUTH LEE HWY – ROCKBRIDGE

Come check out the covered front porch at Buffalo Bend a charming bungalow enjoying long frontage on Buffalo Creek. A cozy 2-bedroom home with large living room, eat-in kitchen and den with woodstove. Recent upgrades including replacement windows, updated bath, furnace, electrical, and roof. Ideal for a casual weekend get-away or full-time country living and best of all less than 10 minutes from historic downtown Lexington or the I-81 interchange for an easy commute to Roanoke or Augusta. **Affordable at only \$149,000**

LAND

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**



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Things to Know About Property Taxes

Taxes can run in the thousands for homeowners and are typically due twice a year. Escrow accounts can help by making 1/12th of the estimated cost each month but keep an eye on the escrow account statement because sometimes loan servicers fail to pay on time and pass the incurred fees onto the homeowner, according to the U.S. Department of Housing and Urban Development.

► Tax Assessor Calculates Property Tax

A tax assessor attaches a property value to your home and makes adjustments based on local rules to determine the assessed value. Property tax is determined by multiplying the assessed, taxable property value by the mill rate (the mill rate is a figure that represents the amount per \$1,000 of the assessed value of property) and then dividing that number by 1,000. If the mill rate is 7 percent and a residence has a taxable value of \$150,000, then the tax bill would be \$1,050

► Pay Attention to Assessments and Reassessments

Find out if the home will be reassessed upon sale, when the next reassessment will occur, if exemptions apply or if there is tax relief available. The assessor compares your property to similar properties that have sold in the area and make adjustments based on variables that make your property more or less valuable.

► Pay Your Taxes on Time

Property taxes not paid on time are subject to interest and payments that can result in the government placing a lien on your home. If you sell your home and it has a lien on it, any proceeds from the sale of the home go toward the unpaid property taxes.

► You Can Deduct Property Taxes from Your Federal Income Taxes

You can itemize deductions on your federal income tax return and deduct the amount you paid in property taxes. If you pay property taxes with an escrow account you can deduct only the amount that went to the government, not the total of what you paid into the account. Always check with your tax preparer or the IRS for any changes to items you may deduct on your Federal and/or State tax returns.

► You Can Appeal Your Assessment or Property Value

If you plan on appealing your property tax assessment, take a look at comparable properties in the same tax classification. Find homes that are about the same age, size and similar amenities that are paying less in taxes. Also, pay attention to the timeframe in which you can appeal your assessment. You can usually find this information on a county's assessor's website.

Reminder! Property Taxes for Lexington, Buena Vista and Rockbridge County are due December 6, 2021

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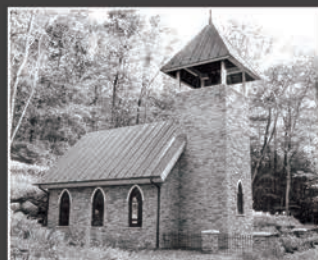
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1733 Ridge Road, Raphine

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3525 Turkey Hill Road, Rockbridge Baths

"Looking for a country getaway for holidays by the fireplace and mountain views? Or a place to spend summers hiking or kayaking on the nearby Maury River and its just over 3 hrs from DC and 2 hrs to Richmond? How about plenty of room for guests and everything needed to make this a great vacation rental? This is the place for you, situated just outside Lexington, Virginia with the Blue Ridge Mountains all around, this beautiful log home is the place to make memories with family and friends. "Come view this all cypress log cabin. Cypress...known for it's long term stability and insect resistance, protects your investment. Quality throughout with Anderson Doors and Windows. Located in the village of Rockbridge Baths near Goshen Pass with endless recreational opportunities. **\$399,000**



TBD Maury Ridge Drive, Buena Vista

It's time to build your dream home in this small, secluded neighborhood containing approximately 12 parcels. Beautiful views and county taxes. Take a look today! **\$59,500**



TBD Beck's Way, Lexington

Private, secluded, newly developed community with stunningly beautiful expansive views located close to downtown Lexington. Limited number of sites to be made available. Come explore Rockbridge County for all its recreational, educational, fine dining, shopping and entertainment opportunities. 4-Bedroom conventional fields approved and wells located. Surfaced road. Protective covenants to ensure the beauty and protection of the community for its residents. BARC High Speed Internet Available. **\$84,000**

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!

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- 8,670 sq. ft. with 5 Bedrooms, 4.5 Baths
- Elegant living on 4 levels. Extensive landscaping
- Multi-Tiered decks perfect for entertaining



- Solid brick home built in 1992. Lots of upgrades.
- 4,364 ft² finished living space on 3 floors
- 4 Bedrooms, 5 Full Baths
- Easy drive to Lexington and Staunton



- 3,032 ft² finished living space.
- 1st floor Master Bedroom, 5 bedrooms, 4.5 full baths
- 2 minutes to downtown Lexington.
- Successful history as a Bed & Breakfast



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Poems from Paula...

Song for Autumn

by Mary Oliver

Don't you imagine the leaves dream now
how comfortable it will be
to touch the earth instead of the
nothingness of air and the endless
freshets of wind? And don't you think
the trees, especially those with mossy hollows,
are beginning to look for the birds
that will come - six, a dozen -
to sleep inside their bodies?
And don't you hear the goldenrod whispering
goodbye, the everlasting being crowned
with the first tufts of snow?
The pond stiffens, and the white field
over which the fox runs so quickly brings out
its long blue shadows. And the wind wags
its many tails.
And at evening, the piled firewood
shifts a little, longing to be on its way.

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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

STAUNTON-Cottage home near downtown Historic Area. Would make great weekend retreat or Rental Investment. Kitchen, LR, bath, 1 BR. **\$112,500.** #619365



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

LOTS & LAND

Stuarts Draft-19 acres with high visibility near the intersection of Rt.608 & Rt.340. Frontage on 2 streets. Public utilities avail. **\$550,000.** #55277

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.**

AUGUSTA COUNTY- Unrestricted Lot. 3/4 acre lot. Located between Craigsville & Goshen. **\$15,000.** #613511

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38 Merrywood Lane

A short drive from downtown Lexington locates this three bedroom, 1 1/2 bath brick ranch style home. Features include a sunny living room, a large eat-in kitchen, an enclosed back porch providing a laundry area and mud room. Gorgeous hardwood floors throughout the main level. The full partially finished basement has potential for separate living quarters or apartment. Heat pump provides comfort during summer and winter.

\$137,000



19 Patrick Drive

Follow the curvy brick walk to the front of this charming one level home and step up onto a full length covered and side porch to enjoy the year-long flower gardens. The interior features a large LR/DR combination and an additional large glassed-in den with sliding doors to rear deck. 3 BRs, (1 with half bath) and hallway full bath. Huge kitchen with an abundance of cabinetry and counter space plus convenient pantry/laundry area. Original solid wood floors except for kitchen. Replacement windows & lots of glass makes a bright, cheerful home for that very special person. Come see for yourself!

\$220,000



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



Reduced 5 Woodlark 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



Reduced



Reduced

1458 Old Buena Vista Road

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

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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INVESTMENT OPPORTUNITY



235 VISTA LINK

Beautiful townhouse at Vista Links Golf Course. 3 BR 3 BA with finished basement, garage, screened porch, and just 5 miles from Historic Lexington, schools, shopping, hiking trails, the Blue Ridge Parkway, and the Appalachian Trail. Sale is subject to the lease which ends 1/31/22.

Additional units available and offered at a package price. Call for details. **\$295,000**

UNDER CONTRACT



35 LONE STAR LANE – LEXINGTON, VA

TWO LOG CABINS just a mile from Historic Lexington! Rare opportunity to own two 6 BR 3 BA homes. Currently being used as investment property and rented through 2023. This property offers over 2300 sq feet of living space in each cabin. They are fully furnished with high quality furnishings. They have heat pumps, knotty pine interior walls, and wood floors. The two homes share a well and septic system. Go to lonestarcabins.com for more information and photos. **\$1,100,000**

UNDER CONTRACT



To be built similar to.

LOT 29 DERBY LANE

New Construction on over a half an acre scheduled for December 2021 Completion. 3 BR 2 BA with 2 car garage located just minutes from Historic Lexington, shopping, Virginia Military Institute and Washington & Lee University. Laminate flooring throughout, lighting and appliance allowance, Granite countertops in the kitchen and vaulted ceilings in the living areas.

\$295,000

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 from 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.

www.howardhannarentals.com

SCHEDULE YOUR PRIVATE TOUR TODAY!



FEATURES

5 bedrooms

3 bathrooms

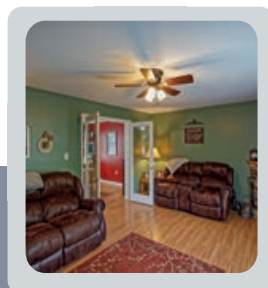
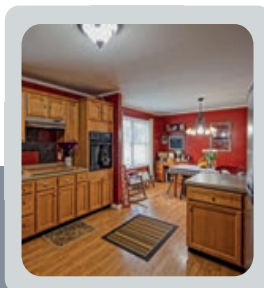
3,280 sq ft

\$309,000

HOME FOR SALE!

**71 Lee Hi Acres Road,
Lexington, VA**

**Stick built home
situated on 1.06 ac.**



KIMBERLY HOSTETTER

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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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- *Reverse Mortgage*
- *USDA Loan*
- *VA Loan*
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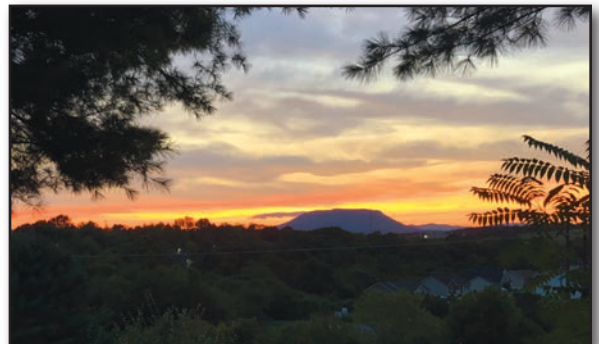
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NEW LISTING



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.
\$210,000

UNDER CONTRACT



120 Houston Street

Bring it back to its beauty! Older two story house in need of renovations with 4 bedrooms and partial finished basement. Large lot 70 x 300 with detached 2 car garage and outbuilding..
Price \$149,900



26 King Rail Lane

Charming house only minutes from town with 3 bedrooms, hardwood floors, front porch - needs some updating - fenced in back yard with new storage building. Vacant easy to show
Price \$175,000

NEW LISTING



437 Pocahontas Street, Glasgow

Brick rancher on 4 city lots in the town of Glasgow and close to Mohawk. Priced below assessed value!! By appointment only.
\$75,000

UNDER CONTRACT



526 Factory Street

Great location near SVU and zoned light commercial - presently rented until September 2021 - make your plans now
Price \$69,900

UNDER CONTRACT



107 Smith Street

INVESTMENT OPPORTUNITY - Older Two bedroom one bathroom home in a new development area. Fix this home up or build a new. **Price \$45,000**

Attention Developers

COUNTY - 20 ACRES



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 \$999,000

CITY - 11 ACRES



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 \$499,000**

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 \$98,000**

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