

# BLUE RIDGE PROPERTIES

WILL MOORE WITH MOORE REAL ESTATE COMPANY

See pages 2 – 5

Quail Hill, a luxurious 7.57-acre estate, adjoins both the Boxerwood Nature Center and the Lexington Golf and Country Club's scenic 18-hole golf course.

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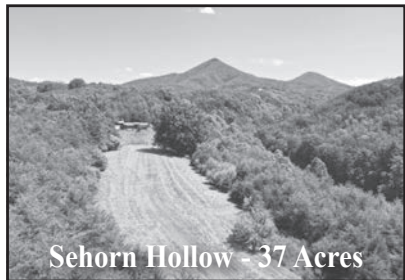
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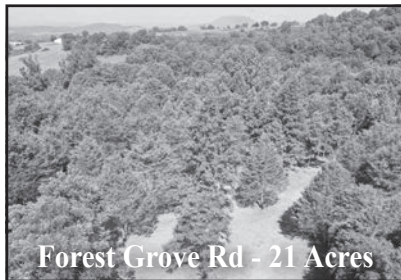
## James Wm. Moore Real Estate Co.

28 South Main Street  
Lexington, Virginia 24450  
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**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**



**Forest Grove Rd - 21 Acres**

21 acres of rolling forest and rejuvenated field offers an incredibly private building location less than 10 minutes from downtown Lexington, Washington and Lee University, Virginia Military Institute, and the Virginia Horse Center. Fronting on a hard-surface, state-maintained road, the property features many potential building locations, abundant wildlife, low land use taxes, and fiber internet availability! **\$174,900**



**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**



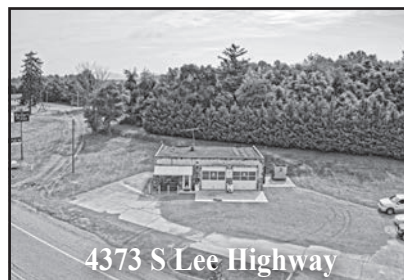
**E Whistle Creek - 7 Acres**

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**



**Pleasant Valley Rd - 4.9 Acres**

Almost 5 wooded acres fronting on two state-maintained roads - including U.S. Rt. 11 - located just north of the village of Fairfield offers exciting opportunities for a new residence or business. Land lays very well with outstanding accessibility. Fiber internet available, agricultural zoning, and no deed restrictions! **\$72,500**



**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**

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

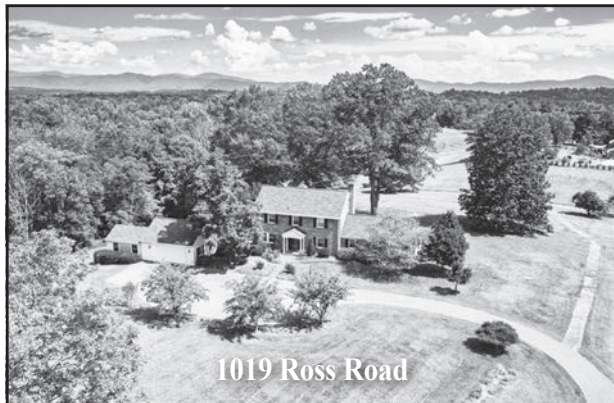






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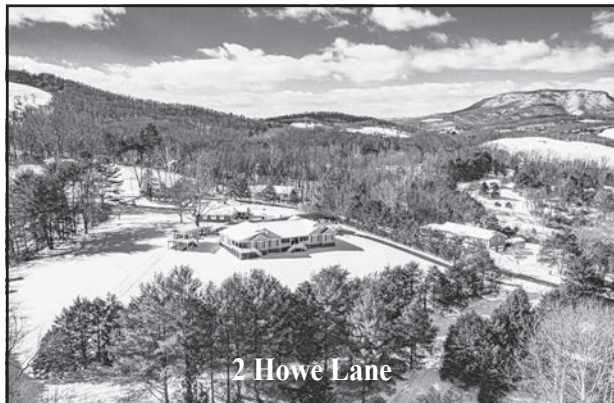
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1019 Ross Road

Quail Hill is a luxurious 7.57-acre estate conveniently located just over ½ mile from the Lexington City Limits in breathtaking Rockbridge County. The property adjoins both the Boxerwood Nature Center and the Lexington Golf and Country Club's scenic 18-hole golf course. Formal brick entrance and tree-lined paved driveway accentuate the stately ~4,300 SF residence graciously set back among towering trees. Mountain views and privacy, home features 4 BRs, 3 full BAs, and 2 half BAs including its gracious first-floor master suite, gourmet kitchen, sunroom, large guest rooms, fireplaces, partially finished basement, elevator, plantation shutters throughout, garage, and light filled studio room.

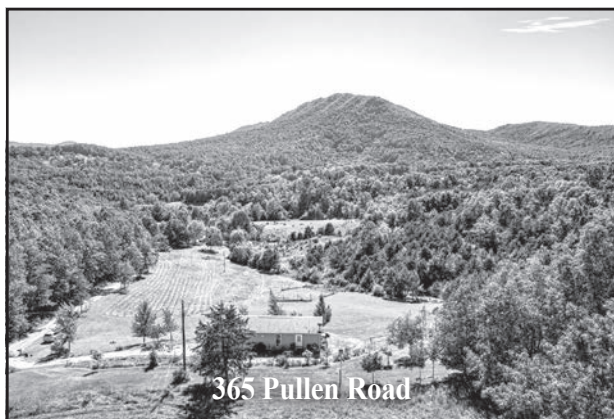
**\$875,000**



2 Howe Lane

Premier location just minutes from historic downtown Lexington offers long range mountain views, over 3,000 SF of one-level living, and an exciting array of outdoor spaces. Sited perfectly on its almost 1.5 acres of mostly level lot, this immaculate residence features generously apportioned spaces, closets and storage throughout including voluminous great room with cathedral ceiling, large windows, gas fireplace, and granite bar area, light-filled sun room with gas fireplace, and expansive master suite with walk-in closet, double vanities, and jacuzzi tub and shower.

**\$535,000**



365 Pullen Road

Privately situated on over 3 acres at the end of a state-maintained road, this immaculate one-level cottage built in 2014 takes advantage of dramatic views of Camp Mountain in southern Rockbridge County. Open floor plan features kitchen with large island, eat-in area, and oversize pantry flowing seamlessly into living room with its large windows overlooking fields and mountains. The spacious master suite includes view-oriented bedroom, en suite master bath, and walk-in closet. Two guest rooms and an additional full bath on the opposing side of the home provide options for a home office or den.

**\$259,000**



218 Miller Street

Location, location, location! Move-in ready brick home in a highly desirable neighborhood within easy walking distance to all Lexington has to offer! Situated on a quiet dead-end residential street in the Lexington City school district, this well maintained home features a one-level floor plan with plenty of private back yard space. Recent upgrades include new roof, windows, doors, siding, paint, and all new carpet and floors. Floor plan includes light filled living room and kitchen, dinette, 3 large bedrooms, one full bath, and generous laundry/storage room. The ultimate property for anyone regularly visiting W&L University, VMI, or the Virginia Horse Center.

**\$225,000**

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### 20-5 Beverly Ct, Lexington VA

Large end-unit townhome located in Pikes Place and close to Lexington, VMI, W&L, and the Virginia Horse Center. This 3 bedroom, 2.5 bath, 1596 Sq Ft townhome has been freshly painted, carpets cleaned, and has elegant crown molding and plantation shutters throughout both levels. 1st floor features include living rm with gas fireplace, spacious dining area that opens to a large private patio, eat-in kitchen, powder rm, and laundry closet. 2nd floor offers a master bedroom with double closets and ensuite bath, two guest bedrooms and guest bath. A large, floored storage area can be accessed by the pull-down attic stair. If you are looking for move-in-ready, low-maintenance living, don't miss out on this townhome!

**\$240,000**



### 470 Saddlebrook Rd, Lexington VA

Welcome to Hunter's Heaven! This 4 bedroom, 3 bath, 2873 sq ft home on 27.91 acres has the privacy and mountain views you dream of. Located just 9 miles from historic downtown Lexington, the country setting with easy access to I64 makes it perfect for a year-round residence or vacation retreat. The first floor boasts cathedral ceilings in the great room, wood stove, and access to large deck; kitchen with oak cabinets and Silestone counters; large master bedroom with ensuite, large walk-in closet, deck access; two additional bedrooms, guest bath, large laundry rm, two-car garage. The finished basement has a large rec rm; bedroom with ensuite bath and walk-in closet; office; two large utility/storage rms; walk-out access to patio area complete with rubber mulch play area for the kids.

**\$525,000**



### 65 Raphine Walnut Ln, Raphine VA

Renovated 1898 farmhouse on 3.13 acres located in the village of Raphine this 4 BR/4 Bath, 2828 Sq Ft home, once used as a B&B, offers quiet country living with an easy commute to cities & attractions. Admire the sunrise/sunset from a covered porch, splash into the pool, destress in the hot tub, savor alfresco dining under the pergola, then gather around the firepit at dusk.

**\$469,995**

**Lori Parker, ABR, E-PRO**  
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**15 High Meadow Drive**

Located in the lovely Maury Cliffs subdivision and situated on a gorgeous one acre lot! First floor hosts a large dining room, formal living room, open kitchen with breakfast nook and family room with fireplace. Second floor has three individual suites, including a master and includes a massive bonus room. Walk out basement is finished with large family room with fireplace, two additional guest rooms, full bath and massive storage. Lower patio overlooks back yard. **\$714,000**



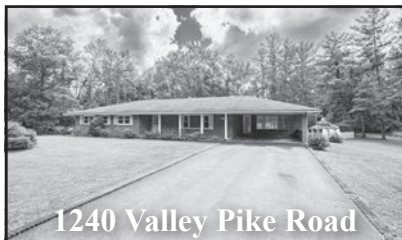
**207 Paxton Street**

Stately home with a fantastic floor plan, located in the Providence Hill neighborhood. Welcoming foyer, which leads to the gracious living room with fireplace and plenty of natural light. Formal dining, study, entertainer's kitchen, family room with built-ins and breakfast room. 3 bedrooms, 2 full baths and one-half bath on the first floor. Second floor has massive master suite with cedar closet, dressing room, separate baths and laundry. Double car garage offers storage and large finished bonus room over garage. **\$675,000**



**6 Augusta Court**

Fantastic 5 bedroom, 4.5 bathroom home located in the Country Club area. First floor has grand living room with cathedral ceiling and is open to the spacious kitchen. Formal dining room, recreation room and two separate large master suites. Second floor has bonus room, 3 guest rooms and 2 full baths. Side porch, covered back porch overlooking The Greens pond and a back patio. Adjacent to the Lexington Golf and Country Club and is part of The Greens subdivision. **\$589,000**



**1240 Valley Pike Road**

Fantastic brick ranch home with 3 bedrooms and 2 full bathrooms! Situated on 2.34 acres, this peaceful setting has so much to offer. Formal living room, family room with fireplace, open kitchen and eat-in dining space and large bonus room. Master suite, two guest rooms and one additional full bath. Enjoy the sounds of the creek sitting on the covered front porch or on the back patio. Beautiful setting with level yard offering garden space, gazebo and storage shed. **\$335,000**

**HAPPY  
FALL!**



**317 Massie Street**

An opportunity to own a home in the City of Lexington! Charming home built in 1897 offers wood floors and original woodwork throughout. First floor is home to spacious living room, dining room and kitchen. Second floor hosts 4 bedrooms and full bathroom. Partially finished basement offers great flex space perfect for additional living space or storage. Enjoy the covered front porch or the back screened in porch. Walking distance to downtown, W&L or VMI. **\$259,000**



**High Meadow Dr. - .52 Acres**

Enjoy this beautiful half acre building lot in the established Maury Cliffs Subdivision. Level lot is located off of High Meadow Drive and offers the perfect spot to build your custom home! Available utilities include public water and sewer, electric and BARC connects fiber optic internet. No property owner's association dues, but covenants in place. Maury Cliffs is located just minutes from Lexington with easy access to W&L, VMI and downtown Lexington. **\$65,000**



**Shaner Hill Dr. - .51 Acres**

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



**PENDING**  
**305 New Cameron Drive**

Impeccably maintained and beautifully updated 4BR, 3.5BA home in the Country Club area. First floor offers spacious kitchen with plenty of work space, dining, living room with fireplace and fantastic sunroom. Large master suite and master bath. Second floor is home to two bedrooms, one full bath and a bonus room. Basement provides additional living space, bedroom, bathroom and huge workshop. Covered front porch, back deck or patio or screened in porch. **\$479,000**

**Kara F. Braddick, GRI, CRS, ABR, e-PRO**  
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**Connie Clark**  
Broker/Owner  
**540.570.7157**



**Chy Clark**  
Realtor/Owner  
**540.570.7158**

### REDUCED



#### 75 Cross Road

Located on a dead end road is this charming rancher with full basement leading out to a brick patio. House has fireplace and large family room that leads onto a screened in porch and deck. A must see! Vacant ready to move into. **Price \$225,000**



#### 1475 N Lee Highway Highway

Great location just past Walmart - Brick Rancher with 3 bedrooms and 2 baths on Main level. Basement has 2 additional bedrooms and a half bath - one car garage. **Price \$249,000**

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**361 PANTHER FALLS ROAD, VESUVIUS**

Custom built 5 bedroom 3.5 bath contemporary home situated on 152 acres surrounded on three sides by National Forest with mountain views and over 3000 feet of Pedlar River frontage. Easy access to I64 and I81. Guest cottage over three car garage offers an additional 2 bedrooms and 1 bath. Superior Wall foundation with EIFS exterior with copper roof, brass screened porch, Trex decks, Emtek door hardware, Custom made cabinets, many built in's, 4" white oak flooring, stairs, and custom woodwork throughout. High efficiency boiler for heating and hot water, dual system heating with heat pump for upper living area. Rais Danish high efficiency soapstone woodstove is the centerpiece of the living room. Large windows throughout the house to take advantage of the views. Everything you want in a mountain retreat and just minutes from Historic Lexington. Must be pre-qualified to schedule a showing.

**\$1,590,000**



**To be built similar to**

**71 TRIPLE CROWN DRIVE LEXINGTON**

New Construction situated on a cul de sac. Scheduled for March 2023 completion. Contemporary ranch with 3 bedrooms and 2 baths, laminate flooring throughout, granite countertops, stainless steel appliances, and covered front and side porch.

**\$270,000**



**To be built similar to**

**65 TRIPLE CROWN DRIVE LEXINGTON**

NEW CONSTRUCTION! 3 BR 2 BA ranch on a cul de sac. Offering covered front porch, rear deck, laminate flooring throughout, granite countertops, and stainless steel appliances. To be built similar to 250 Thoroughbred Circle. Conveniently located to I81 and I64, schools, shopping, and Historic Lexington, VA

**\$275,000**



**REDUCED**

**160 THOROUGHbred CIRCLE**

Conveniently located Ranch constructed in 2019 with 3 Bedrooms plus and office and 2.5 baths. Laminate flooring throughout. Granite countertops in the bathrooms and kitchen. Vaulted ceilings in living spaces, large laundry room, stainless steel appliances. 2 car garage with covered front porch and rear deck. 2x6 exterior framing, gas fireplace, stone and vinyl exterior. **Offered at \$325,000**

**Land Listings**

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

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

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

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



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Jeff Mason  
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### *701 Thornhill Road*

This charming home built in 1922 on the south end of Historic Downtown Lexington is an example of significant architecture of days gone by. The full length, covered, front porch opens to a small entry and steps to upper level, large front DR on the left and large LR on the right. The main level also boasts a master BR with adjoining bath, a den/office with access to a full-length, deck at the rear. Sarah's Run, an active creek beyond the sprawling back yard can be enjoyed as well by the numerous large windows throughout the home. The 2nd level locates another master BR, 3rd BR and 2 large unfinished storage rooms with a hidden stairwell to the kitchen below. The cavernous concrete basement includes many storage areas. The included, additional lot is totally fenced in. Priced to sell "as-is".

~~\$359,000~~ - \$319,000



### *Commercial Property*



### *Commercial Property!*

BOUNDARY LINE LANE. Prominent commercial corner! Come build your business on this 4.12 acre parcel that is zoned B-1. Located a little north of Lexington off of US Rt 11, within 400 feet of Interstates 81/64 exit. B-1 zoning allows for many, many possibilities, restaurant, retail store, hotel/motel, auto service center, personal service shops, just to name a few. Public water and sewer are available, high traffic area. **Offered at \$499,000**

### *Mt. Vista Subdivision*

Very nice, cleared lot, within 5 minutes of downtown Lexington makes it possible to enjoy country living with all the conveniences to schools, shopping and eating places. Walking, biking, and enjoying the gorgeous Blue Ridge Mountains and surrounding country side is a big plus. It's all there...and it's very affordable! **\$33,000**



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John Campbell is a local, experienced mortgage banker with Atlantic Bay Mortgage Group®. He understands the stresses associated with homebuying and is dedicated to helping you every step of the way, while providing an enjoyable journey from start to finish. Working with Atlantic Bay presents a wide variety of loan products for a customizable lending experience that caters to your individual needs. John knows what goes into creating a successful mortgage process, and he is ready to lend you piece of mind through your homebuying experience.

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<sup>1</sup>CornerStone Mortgage Services NMLS #509209

<sup>2</sup>Bridget McClung NMLS #453518

I love every aspect of real estate! I love our beautiful Rockbridge County, helping people in transition in their lives, and enjoy making "deals" happen. If you need real estate services, give me a call. I'm sure I can help you and have fun along the way!

**Paula Martin**  
Realtor®, Assoc. Broker



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- Pool House @ 1,408 ft<sup>2</sup> • Garden Cottage @ 1,064 ft<sup>2</sup>
- 40'x16' private pool • 15 min. To Lexington.



- Originally built in the late 1700s
- 4,413 ft<sup>2</sup> plus outbuildings on 22+ acres
- 4 bedrooms, 3 full baths, 2 half baths
- 10 original working fireplaces



- Circa 1870 home in downtown Lexington on .35 ac.
- 3,623 ft<sup>2</sup>, 4 bedrooms, 3 full baths
- 7 original fireplaces, 12' ceilings, hardwood floors
- In-ground 12' x 40' pool, mature landscaping



Jessie Taylor, Realtor®

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**SOLD**



**178 SLAT MILL LANE, FAIRFIELD** A rare offering of superior quality, one-level living, mtn views, privacy & convenience await you in this nature-lover's estate on over 29 acres. First time on the market, this exceptional custom-built brick home with sunrise mtn views & open & wooded scenic acres is located between Lexington & Fairfield, 2.5 miles to Rt. 11. Gracious living of over 2880 sq ft w/ 4 BRs, 2.5 BA's, large den w/ brick fireplace & built-in bookshelves, dining rm, living rm, & eat-in kitchen. Cherry cabinets. Wood floors. Master suite has large bath, double vanity & whirlpool tub. Designed for aging-in-place, wide hallways offer comfortable living & entertaining space. Light-filled rooms to enjoy nature from every window. Garden & orchard areas, meadows & hardwood forest create a sanctuary for birds & wildlife. Well-suited for horses. Wide interior stairs lead to huge walk-out basement plumbed for bath & ready to be finished. 2 unfinished bonus attic rooms. Attached 2-car garage. 24' x 36' outbuilding. Fiber-optic & whole-house generator. Make this superior hidden oasis your own. **\$899,000**

**SOLD**



**WINDHAVEN FARM** overlooking Shenandoah Valley is this custom built brick ranch on 15.45 acres. This picturesque home has a spacious floor plan with 2 master bedrooms, 3 full and 1 half baths, detached 2 car garage plus a workshop! Quality construction with crown molding and parquet flooring. Bring your horses and guests to stay at the lovely 2 stall Barn with a 2 bedroom apartment above. Only 3 miles from Lexington!



**25 EDGEWOOD COURT DRIVE** This Northridge resort home has beautiful views of the golf course! With 2698 square feet of living space, this home features 4 bedrooms, 3 baths, great room with cathedral ceiling and fireplace, eat-in kitchen, outdoor deck, and custom built library/den addition also with fireplace. Built in 1980, this home has its own two car detached garage that is maintained by the HOA as part of the monthly maintenance fee. Great location in the neighborhood with two heat pumps for both heating and cooling and public water/sewer. Priced below current tax assessment. **\$395,000**



**103 MOUNTAIN LAKE DRIVE** Custom built 4 bedroom 3 bath tri level home with two car attached garage in beautiful Mountain Lake near Covington. This home is situated on an acre of land with Potts Creek frontage! Features include hardwood floor, tile and carpet, large eat in Kitchen with formal dining room and Living room, large Den area with Fireplace and walk out patio to the backyard and creek. Relax and cool off with your own creek frontage just minutes from town! **\$269,900**



**8749 DEERFIELD ROAD** 26.03 acres adjoining the National Forest and Stuart Run! Awesome topography with this mid-sized affordable tract and wonderful three bedroom cottage. Built in 1989 with just under 1,100 square feet, the dwelling has a cathedral ceiling in the great room, three modest bedrooms, full length porch/deck with well, conventional septic and heat pump. The property also has solar panels in addition to regular electrical service. Multiple outbuildings including a 30x40 workshop with concrete floor and large equipment shed. Many varieties of fruit trees, wildlife galore and a year around stream! **\$239,900**



**200 VINE AVENUE CLIFTON FORGE** Located in Westgate, this tri-level plus basement has had many updates and is move in ready! This home features kitchen with newer appliances, living room, Florida room and two car garage on the main level. Upper level has three bedrooms and full bath, while lower level has a family room with fireplace, full bathroom and laundry with washer/dryer conveying. There is a fenced back yard storage building on the very nice corner lot! **\$279,900**



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

**SOLD**



**37 DEEPWOOD LANE** This cozy Northridge home is located in a quiet, wooded setting away from the golf course. With 1392 square feet of living space on 2 levels, this home features 2 bedrooms, 2 baths, dining room, kitchen, living room with fireplace and outdoor deck. A detached garage (1 bay for this home) is maintained by the HOA that is included in the monthly maintenance fees. Priced below current tax assessment. **\$225,000**



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

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**LONGVIEW TOWNHOUSE #11** 1190 square feet of living space with 3 bedrooms and 1 1/2 baths. Located in the village of Bacova, this unit has solid rental potential, use as a vacation home or year round residence. HOA dues cover mowing, snow removal, trash pickup, public water and sewer.

**\$95,000**



**2845 SAM SNEAD HIGHWAY HOT SPRINGS** Brick ranch built in 1965, has 1605 square feet of living space with a full basement and one car attached garage on 1.52 acre. The home features 3 bedrooms, 1 1/2 baths, kitchen, dining room, living room, family room with fireplace and sunroom. Fenced back yard is perfect for pets. Other features include hardwood floors, newer roof, hot water baseboard heat, 200 amp service, public water and paved drive. Very nice yard with two outbuildings!

**\$189,900**



**SOLD**

**3973 BRATTON RUN GOSHEN** Perfect camp/residence close to Goshen Pass for fishing/kayaking and the Wildlife Management area! Six rooms and two full bath cottage with over 1150 square feet of living space, large deck and situated on an acre fronting Brattons Run Road (Rt 780). Very nice detached outbuilding with workshop, mower/equipment storage and carport. Public water, conventional two bedroom septic and internet available!

**\$85,000**



**356 CASSIDY LANE** Located in the Mountain Grove area of Bath County adjoining the National Forest with recreation in every direction! This perfect base camp or weekend home is only minutes from Lake Moomaw, National Forest in the backyard, bike trails and Back Creek/Jackson River trout fishing nearby. With approximately 1176 square feet of living space on 2.64 acres, there are 5 rooms, large living area and great kitchen with both modern appliances and wood cook stove. Drilled well, conventional septic system, new roof and can be sold furnished!

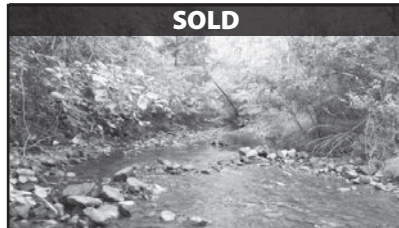
**\$109,900**



**UNDER CONTRACT**

**0 ACADEMY HILL ROAD** Own a piece of "Little Switzerland", 40.92 acres in Monterey, Virginia! This beautiful tract of land is already approved for a 4 bedroom home with conventional septic system, ready to build the home of your dreams. A beautiful lay of land with mature hardwoods and great building sites. Offered at

**\$184,900**



**SOLD**

**23.70 ACRES ON MILL CREEK!** Long road and over 2000' of CREEK FRONTAGE on this wooded parcel with large pond in the Mill Creek Valley. With a Conservation Easement, that allows one home with auxiliary buildings and no subdivision, it is a perfect area for potential permanent home or weekend camp site. Fish for trout in your own backyard, access Walker Mountain or hike to the National Forest on a deeded 10' walking trail accessing Chestnut Ridge. Awesome recreational property!

**\$99,000**

## FRESH ESTATES PARTIAL LAND LISTINGS

**0 NALLEY'S CIRCLE** Lot 5 located in the Phase I area of Woodland Hills in Falling Springs. This 3 acre home site offers beautiful mountain views and is just minutes from access to the Jackson River, Lake Moomaw, as well as Cliffview and the Lower Cascades Golf Courses. This quiet neighborhood is a true gem in Alleghany County. Compare the value of this lot to others in the area!

**\$38,500**

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

**\$49,900!**

**3.0 ACRES IN THE VILLAGE OF ASHWOOD.** Beautiful level lot with both public water and sewer available! Multiple homesites and division possibilities.

**\$69,000**

**10.93 ACRES ON MILL CREEK ROAD!** Adjoining the Walker Mountain National Forest Tract on two sides, this is the perfect wooded building site! With no restrictions and long road frontage along Mill Creek (Rt 640), this parcel offers great topography and mature trees. There is an elevated, but easily accessed building site tucked between the National Forest boundary lines giving maximum privacy for a modest sized tract. Expired conventional perk site and views of Chestnut Ridge.

**SOLD**

**\$79,900**

**0 ACADEMY HILL ROAD** Own a piece of "Little Switzerland", 40.92 acres in Monterey, Virginia! This beautiful tract of land is already approved for a 4 bedroom home with conventional septic system, ready to build the home of your dreams. A beautiful lay of land with mature hardwoods and great building sites.

**UNDER CONTRACT**

**Offered at \$184,900**

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

**SOLD**

**\$189,000**

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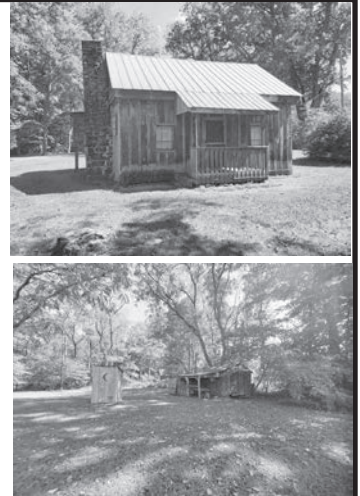
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Rare rural retreat. Looking for that weekend getaway or hunting cabin. Small cabin with open great room on main floor and large loft bedroom. Situated on approx. 1 acre level lot. Minutes from National Forest and Fishing areas. Located in the Deerfield Area. \$ 79,900.



**STAUNTON**-Historic Building zoned B-1 with office area with 2 half baths on the first floor. Upstairs you have 2 one bedroom apartments for additional income. Office was formerly used for counseling. Level lot. Property has off street parking plus a garage. Situated in Newtown area. Lots of potential here for various offices or businesses. Many historic features are still in place in the property. \$ 315,000. #630418

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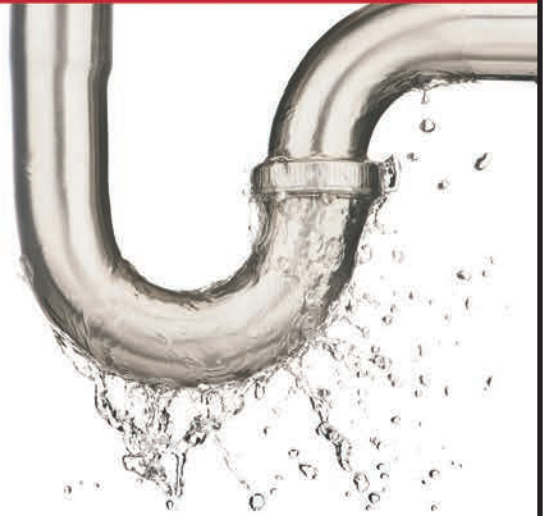
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**STAUNTON**-Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. Entrance in place. Owner/Agent \$ 275,000.



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## BUNKER HILL MILL RD

An easy 10-minute drive to restaurants, shopping and schools finds this sweet little cottage **COMPLETELY RENOVATED FROM TOP TO BOTTOM** and move in ready. Two-story plan offers cozy living room, light-filled kitchen w/soft close cabinetry and farmhouse sink, and beautifully remodeled bath. Freshly painted interior, new flooring, replacement windows & doors, updated electrical, plumbing, and dual zoned HVAC. Refreshed exterior. Newly painted metal roof. The ideal blend of old & new! A nearly one-acre lot provides plenty of room for expansion and large storage bldg./workshop. Convenient to historic Lexington, downtown Buena Vista & the I-81 corridor. Perfect for first-time buyers at only **\$117,500**



## N LEE HIGHWAY

Easy 10-minute drive finds this sweet 3bedroom-2bath ranch on 1.25 acres on the outskirts of Historic Lexington. **MOVE IN READY** traditional floor plan features light-filled living and dining rooms adjacent to nicely updated kitchen with abundant cabinets, stainless appliances & access to large rear deck for ease of entertaining. Roomy master suite has updated bath. Home recently renovated to include second bath, new lighting, refinished wood floors, updated electrical, plumbing, HVAC and sidewalks. Unfinished walk-out basement provides lots of storage and potential for additional living space. Enjoy the outdoors from the covered front porch, rear deck, and side patio. The hard work has already been done and is now ready for you to enjoy. **All for only \$299,900**



## MARINER LANE

Spacious Cape Cod offers 3 bedrooms & 2.5 baths. Centrally located in the Rivermont Heights subdivision just minutes from Lexington or Buena Vista is convenient to schools, shopping and more! Large living/dining combo with French doors leading to private deck overlooking the treetops with mountain & pastoral views. First floor master with walk-in closet and private ensuite. Upstairs you'll appreciate 2 additional bedrooms and a full bath. A finished basement hosts an expansive family room w/French doors leading to a covered patio, a playroom/potential 4th bedroom and storage area. Child and pet friendly with fenced yard. Many extras including first floor laundry, oak floors, and new Generac generator. **\$275,000**



## BLACKBERRY LANE

Enjoy commanding views of the Blue Ridge Mountains from this modern Cape Cod on Acres in the private Ridgefield subdivision located in the scenic Forge Road community just a 10-minute commute to downtown Lexington. This 3-bedroom 2.5-bath home will not disappoint with a gorgeous 1st floor master suite, 2-car garage, ample outdoor living areas and so much more. The nicely updated kitchen featuring scrubbed maple cabinets, granite tops, custom built-ins and high-end appliances flows into a spacious great room and dining area. A well-planned addition delivers an office, half-bath and expansive family room with hardwood floors, cathedral ceiling, gas fireplace and exposed beams. An abundance of natural light floods the house offering views from every room. Many updates including multi-zoned HVAC, updated lighting, tankless water heater, whole-house generator and fully enclosed raised beds for gardening. Enjoy distant vistas from your rocking-chair front porch or entertain from the privacy of your back yard on your screened porch. **Come see ALL this property has to offer at \$575,000**



## OLD FARM ROAD

Looking for privacy AND convenience it doesn't get much better than this custom-built home with separate guest space tucked away on 22 mostly wooded acres less than 10 mins from downtown Lexington. Main residence offers light-filled kitchen, living room with fireplace and deck access, large dining room, half-bath, and sunroom. First floor master suite with sitting room/office. Upstairs you'll find a second master suite with cathedral ceiling and a studio/bedroom. Many custom features including beautiful cherry floors, skylights and built-ins. A charming guest house features living, efficiency-kitchen, full bath, 2 sleeping spaces and covered porch. Relax around the in-ground pool or appreciate nature from the large back deck. Expansive grounds offer large areas for gardening, relaxing, nature walks and hobbies with pool, workshop, studio, and garden shed. Located just 5 miles from Washington and Lee University and Virginia Military Institute. **Offered at \$639,000**

## LAND LISTINGS

**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**

**RAPPS MILL LANE** - Prime recreational property at the base of Camp Mountain in Southern Rockbridge County. Appx 36 acres of wooded land with seasonal views offers exceptional privacy with abundant and diverse wildlife, making this a HUNTER'S PARADISE or a PEACEFUL HAVEN for full-time living. Freshly surveyed with driveway in place leading to clearings for multiple home sites. A meandering drive along South Buffalo Road to nearby by Historic Lexington or the quaint town of Buchanan and near the trout waters of Buffalo Creek. **MAKE THIS YOUR OWN PRIVATE RETREAT FOR ONLY \$120,000.**

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



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### **1261 Newport Rd. Raphine**

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### **2225 Borden Grant Trail, Fairfield**

- Exceptional estate size home in Henry Hill
- 4639 sq ft, 6 bedrooms, 4.5 baths, over 12 acres!
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## JUST LISTED



## 225 Snakefoot Lane

Approximately 15 miles SW of Lexington on 11.89 beautiful, wooded, peaceful acres. This home offers one level living, spacious rooms, hardwood floors throughout, primary suite on one end of the house and two other bedrooms and bath on the other end, wonderful, open kitchen with quartz countertops, living room with gas log fireplace, den, half bath, laundry room attached two car garage and a large unfinished basement which could be easily converted into a game room or extra living space. The fenced back yard is perfect for pets or a play area and could also serve as a prolific garden spot. A paved driveway and storage building are just icing on this already delicious cake.

**A great country property priced at \$459,900**



## REDUCED PRICE



## 107 E Washington Street, Lexington

Dramatic Price Reduction! Own a piece of Lexington history in the heart of downtown! The Sloan House sits in the epicenter of the city within steps of all the main street fun. Situated on an impossible-to-find oversized lot currently used for parking, the potential abounds for companion structures on the .25 acres. The property is zoned C1 (Seller would consider supporting the purchaser for rezoning to residential useage ) and is located directly across from the Visitors Center and right downhill from Davidson Park . Property adjoins the municipal parking garage and is an ideal office or business space, while the mature trees and serene park-like setting would also make for a great residential space. **\$519,000**



## 125 Millers Landing, Glasgow

Tranquility abounds in this oasis on the creek. Buffalo Creek cascades through the property and levels out to a peaceful lull just in front of this beautiful custom home. Lovingly built in 2010 with spacious rooms, wide pine floors, pine ceilings, a handcrafted stone wood burning masonry fireplace, and plenty of storage. The huge kitchen provides ample space for cooking and entertaining. The wide deck offers relaxing views of the creek and plenty of privacy. The fully finished attic currently serves as a playroom, but could be a 4th bedroom. High speed internet allows for working from home! The adjacent 36 acres provides spectacular mountain views and has potential for several home sites (nearly 40 acres total). It could also serve as pasture land for those looking to farm. This one of a kind home is a must see! Call Janie at 540.460.1932 or Mary Beth at 540.460.0753 to set up an appointment to see this property today! **\$785,000**

## TBD Turnpike Road, Lexington

Away from it all but not isolated, this beautiful 21+ acre lot in Collier Hills provides the perfect mix of open land and woods for a homesite with breathtaking views of House Mtn. The open pasture and small stream bordering the base of the lot follows along quiet Turnpike Rd and provides ample room for horses or other livestock as allowed in the covenants. **\$179,900**



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