

# BLUE RIDGE PROPERTIES

JAMES WM MOORE REAL ESTATE CO.

*See pages 2-5*



**Breathtaking home  
privately situated on  
over 20 acres with  
stunning seasonal  
Blue Ridge Mountain  
views.**



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**FREE**  
**NOVEMBER 2023**

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

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





**James Wm. Moore**  
**Real Estate Co.**

28 South Main Street  
Lexington, Virginia 24450  
[www.jwmre.com](http://www.jwmre.com)  
540-463-7080



### **307 Swope Lane**

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

**\$1,670,000**



### **111 S Jefferson Street**

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

**\$949,000**



### **260 Round Hill Road**

Breathtaking 4BR, 3.5BA home privately situated on over 20 acres of mixed open and wooded property with stunning seasonal Blue Ridge Mountain views. The heart of this immaculate residence is the open kitchen and living room with a fireplace and French doors leading to the screened porch. The kitchen is a chef's dream with a gas Viking range, 2 full-size ovens, large island, and smart undercabinet lights. Spacious first floor master suite features a luxurious bath with two walk-in closets and a jacuzzi. Property offers ample space and includes an oversized two-car attached garage with workshop space, high quality chicken house, fiber optic internet, and underground utilities!

**\$735,000**



### **7386 Sam Snead Highway**

Stately 1920s residence elegantly situated at the entrance to the Omni Homestead Resort and downtown Hot Springs offers 7 bedrooms and 3½ baths on three finished levels with countless sophisticated historic architectural elements including stunning hardwood floors, grand center entry hall with pocket doors and magnificent staircases, 10' ceilings, natural wood doors and moldings, tiled bathrooms, and wood-burning brick fireplace. Each bedroom, bathroom, and living space is generously proportioned creating an outstanding gathering place for taking advantage of the property's irreplaceable location with easy walkability to the shops, dining experiences, golf course, spa, and pools of the Resort.

**\$599,000**

**Will Moore, ALC | [will.moore@jwmre.com](mailto:will.moore@jwmre.com) | 540-460-4602**





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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**

**Pearl Ridge Lane - 21 Acres** Over 21 acres in pastoral Rockbridge County offers incredible opportunity for a country estate 15 minutes from historic Lexington, Virginia. Select features include dramatic House Mountain views from multiple building sites, exciting mix of fields and forest, year-round brook and ephemeral stream, and frontage on two hard-surface state maintained roads. Surrounded by other stunning country properties, this quiet setting provides close proximity to 31-acre Lake Robertson and its nearly 600 acres of recreation area as well as large tracts of George Washington National Forest, the Virginia Horse Center, W&L, and VMI. **\$169,000**

**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**

**Mossy Green Terrace - 0.5 Acres** One-half acre building lot with stunning mountain views overlooks the Lexington Golf and Country Club's 18-hole golf course. Well established premier neighborhood offers open space and public utilities. Located a short distance from historic downtown Lexington, W&L and VMI. **\$124,900**

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

**Longview Meadows - 2.6 Acres** Picturesque 2-acre residential lot in the coveted Longview Meadows subdivision offers private parklike setting among scattered hardwoods. Property is located on a quiet state-maintained road surrounded by pastoral landscapes. Only minutes to downtown historic Lexington, Virginia, Buena Vista, Washington and Lee University, the Virginia Military Institute, and Southern Virginia University. **\$54,900**

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

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**PENDING**

### 1403 Ridge Road

An absolutely idyllic 10 acre farm situated in Rockbridge County with spectacular views of the Allegheny mountains! This 5 bedroom, 2 bathroom home is in pristine condition and offers incredible space. Home offers a spacious family room with cathedral ceiling and tons of natural light, dining area open to kitchen and first floor master suite. Lower level offers abundant living space with workout room, additional guest bedrooms and potential to easily build out. Enjoy the stunning mountain views from the covered front porch. Beautiful four stall horse barn with wash stall and tack room. Property offers five separate paddocks, three run in sheds and double car garage with workshop space. Fully fenced. **\$659,000**



### 930 Thornhill Road

A fabulous property located in the City of Lexington! This five bedroom home was renovated in 2010 and has so much space. Fantastic open floor plan with large kitchen offering tons of cabinetry and huge pantry, formal living room, family room and separate dining room. The office has beautiful built-ins and a wood burning fireplace. Wonderful master suite offering walk-in closet, master bath and access to the laundry room. Additional guest rooms located on the second floor, along with a guest bathroom. Outdoor space is amazing on the huge 1.3 acre city lot. Perfect space for outdoor activities, including a basketball court. Additional outdoor storage space in the two storage buildings. **\$649,000**



**PRICE REDUCED**

### 11 Sellers Avenue

An original Sears Roebuck Home on the lovely Sellers Avenue in downtown Lexington! This wonderful home offers four bedrooms, three full bathrooms and plenty of space, just blocks from the heart of Lexington. Home has a spacious living room complete with gas fireplace, built-in bookshelves and wood floors. Dining room is open to the updated kitchen and offers plenty of cabinets and workspace. There are two separate offices, a primary suite and finished attic, which serves as a fourth bedroom. The basement is partially finished and is host to wonderful additional living space, perfect for a game or media room. Exterior features include a covered front porch, a fenced in backyard and detached garage. A great opportunity in Lexington! **\$439,000**



### 457 E 25th Street

A fantastic opportunity to own a 3 bedroom, 2 bathroom home at the base of Southern Virginia University. Home is move-in ready and offers living room with vaulted ceiling, dining area open to the kitchen and a master suite. Main living spaces have wood wonderfully maintained hardwood floors. Two additional guest rooms and additional full bath, all on one level. Brand new HVAC unit and water heater installed. Enjoy the front porch as you overlook the neighborhood. **\$254,000**



### High Meadow Dr.- .52 Acres

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



### Shaner Hill Dr. - .51 Acres

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

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





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**UNDER CONTRACT!**



### **470 Saddlebrook Rd - 27 Acres**

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 room, two-car garage. The finished basement has a large rec room; bedroom with ensuite bath and walk-in closet; office; two large utility/storage rooms; walk-out access to patio area complete with rubber mulch play area for the kids.

**\$525,000**

## **RIVERMONT HEIGHTS SUBDIVISION LOTS FOR SALE**



### **Pathfinder Dr. Lot 7**

Building lot, .359 acres in Rivermont Heights Subdivision. Winter views of the Blue Ridge Mountains. Water available. Shared maintenance of gravel driveway for Blk 5, lots 3-7. Listed below tax assessment!

**\$10,000**



### **Cresthill Dr. Lots 2,3,4**

Three building lots totaling 1.179 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Easy access to Buena Vista, Lexington, and I81. Water and sewer available.

**\$24,000**



### **Pathfinder Dr. Lots 3,4,5**

Three building lots totaling .89 acre in the Rivermont Heights Subdivision in Rockbridge County. Easy access to Buena Vista, Lexington and I81. Water and sewer available. Gravel driveway in place with shared maintenance by Lots 3-7. Views of the Blue Ridge Mountains in winter. Priced below tax assessment.

**\$26,000**



### **Cresthill Dr. Lots 13,14**

Two inside building lots totaling .79 acres and offering views of the Blue Ridge Mountains. Located in the Rivermont Heights Subdivision near the Maury River. Water and sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment.

**\$29,900**



**SOLD!**

### **Cresthill Dr. Lots 10,11,12**

Three building lots totaling 1.44 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Rolling terrain. Water and sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment.

**\$35,000**



### **Cresthill Dr. Lots 7,8,9**

Three building lots totaling 1.44 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment.

**\$39,000**

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





# BLUE RIDGE PROPERTIES

**Thank you for being there for  
Blue Ridge Properties for the last  
33 years!**





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property in the world...YOURS!

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### 3416 Forge Road, Glasgow

This idyllic farmette is a delight to the senses with a unique feature around every turn. From the bright red bank barn to the panoramic views to the professional riding ring to the vintage stove in the kitchen to the cabin by the creek there is something for everyone to love. Little features throughout the home indicate the love the owners have put into this property, but the real work was done to the exterior. The barns have been restored and offer 10 stalls, loads of storage, & tack rooms. Fully fenced and ready for horses! **Call Mary Beth to see today. 540.460.0753 \$599,000**



### 210 Miller Street, Lexington:

This one owner home has been loved thru the ages, simply but sturdily built, well-maintained and updated while retaining its beautiful hardwood floors & original woodwork. New metal roof, new gas furnace and new bathroom fixtures, vanity, flooring and lighting along with new kitchen counters, backsplash and freshly painted cabinets all done w/in the last few years. The covered front and back porches provide comfortable spots for relaxing and friendly visits with the neighbors and the backyard allows ample space for flowers and gardening. **\$224,900**



### 12 Link Road, Lexington:

Located minutes from downtown Lexington and easily accessed by the bypass, this well-maintained, spacious home has so much to offer. The beautiful bay window allows for loads of natural light in the main living space. The cheerful kitchen has plenty of counter space and a lovely new cafe-style refrigerator. The basement den features a gas-log fireplace and floor-to-ceiling built-ins. The screened-in porch right off the kitchen is perfect for entertaining and opens into the neatly landscaped backyard. HVAC is 5 years old. New laminate flooring and carpet throughout. **\$347,000**



### 311 Higgins Hollow Road, Lexington

Just minutes from Lexington, built of Rockbridge Co oak, poplar & walnut, also features custom cabinets, Anderson windows, both wood & tiled flooring, sky lights. 3 bdrs, 2 full baths, decks in all directions from which to enjoy the views, whole house generator. 3 stall barn, pastures, fencing and garden sheds. **POOL, BARN, ACREAGE, GREEN HOUSE, VIEWS! CALL JANIE TO SEE FOR YOURSELF! \$669,000**



### 18 Sixty West, Lexington

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



**Connie Clark**  
 Broker/Owner  
**540.570.7157**

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

**NEW LISTING**



**2258 Sycamore Avenue  
 Buena Vista**  
 Solid built brick home with fireplace in living room, hardwood floors, 3-4 bedrooms and 2 baths. Zoned multi use for many possibilities!  
**\$249,000**

**NEW LISTING**



**66 Sales Mill Road  
 Fairfield**  
 Charming brick rancher with living room, eat in kitchen, 3 bedrooms and bath on main level and family room leading to deck. The finished basement has a bedroom, kitchen bath and living area leading onto a patio. Excellent location.  
**\$275,000**

**NEW LISTING**



**540 Fairview Place  
 Lexington**  
 Completely renovated on the inside and out - easy walking distance to Washington and Lee and downtown. Ready to move into - vacant easy to show.. **\$349,000**

**ELECTION DAY – TUESDAY,  
 NOVEMBER 7th**

**VOTE**





# FRESH

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**2105 JACKTOWN ROAD LEXINGTON** Turn-key oasis! This move-in ready brick home awaits you in an enchanted setting of almost 4 park-like acres! Privately situated just 7 miles to downtown Lexington, the 3 bedroom, 2 bath home has been meticulously well maintained and updated. Numerous updates include kitchen appliances, flooring, windows, walk-in shower, water filtration system and reinforced foundation. Recent improvements include custom horse/livestock and equipment building, new horse/livestock fencing, new dog yard, roof-top solar panels, landscaping, extensive driveway stone and parking areas. Enjoy an expansive attached two car garage with ample storage area. The outdoor pavilion area offers unlimited entertainment opportunities including a professionally built wood-burning pizza oven. Fiber optic internet. This turn-key oasis is nestled in the foothills of iconic House Mountain. **\$399,000**



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



**60 RIDERS RIDGE TRAIL** Unique Multi-Generational family home with small horse barn on 2 acres! If you ever wanted stunning panoramic views of House Mountain and Lexington, this home offers the very best with its amazing valley scenery and mountain sunsets year round. Three separate private areas on the main level, an additional private walkout suite on the lower level with kitchen and appliances. There are 12 rooms with two kitchens located within almost 3,800 square feet of living space. Beautiful stonework, jacuzzi tubs, and a walk-in tile shower all found throughout the 4.5 baths. 3 gas fireplaces and heat pump with multi-zones. Multiple decks, covered walkways, built in garage and workspace. Located in Longview Meadows, just minutes to Lexington, Buena Vista and the Chessie Trail. This home offers a variety of options for you, your family and your horses! **NEW PRICE \$649,000**



**51 WOODZELL LANE** Located at the head of the beautiful Dunn's Gap between Warm & Hot Springs, this ranch home on 0.62 acre has over 1330 square feet of living space on the main floor and an additional mostly finished basement. There is a 23x14 living room with picture windows overlooking the adjoining farm, hardwood floors throughout, large bright rooms, heat pump/oil furnace and both public water and sewer! 27x23 built under garage adds to the usable space and creates a large patio/deck area for evening entertainment and gorgeous neighborhood views. **\$179,900**



**SOLD**  
**285 BATH ALUM RIDGE** Beautiful passive solar home on 5.03 wooded acres! With deeded walking access to the National Forest, this is a great weekend base or permanent home for all that Bath has to offer. On the well kept Bath Alum Ridge, this one owner home built in 1990 has over 1700 square feet of living space and two decks overlooking the wooded surroundings. Three bedrooms, two full baths (one with jacuzzi tub), bright kitchen with a full array of appliances and a rec room on the ground floor. The large domed ceiling living area offers full wall windows for wildlife viewing, Pergo flooring throughout and skylights. Many extras in a nice setting including well, conventional septic and fiber optic internet! **\$219,900!**



**SOLD**  
**150 HEAVENLY HILL GOSHEN** Outstanding views from this well built and immaculate contemporary ranch (1991) with a full finished basement. Containing over 2400 combined square feet of living space, there are 8 rooms that include a main level large master suite with balcony, kitchen with full array of appliances, dining room and living area. On the ground floor walk-out there are two bedrooms, additional sitting area/office and large recreation area with a bar, second efficiency kitchen and attractive wood stove. Carrier heat pump for heat/AC and BANC Connects fiber optic! Situated on a pinnacle of 15 acres, the views are astounding of the surrounding area including Walker Mountain, Mill Mountain and the Virginia Wildlife Management area. **\$299,900**



**317 GATEWOOD DRIVE** Located in the Mountain Grove community, this 3.41 acre recently surveyed mini-farm has a Circa 1900 frame farmhouse in need of renovation and TLC. There are multiple accessory buildings also needing various degrees of repair. Wonderful location where recreational opportunities abound both in Bath County and at nearby WV attractions. Lake Moomaw, Dominion Recreation Lake, trout fishing, National Forest and Greenbrier River Trail all within a short drive. Incredible views of the Little Back Creek Valley! **\$129,900**



**157 N MAPLE AVENUE** Historic money maker in downtown Covington! This 10 unit apartment building has been undergoing many renovations and has a proven track record. Some recent capital improvements are a new roof and electrical service with each apartment having its own meter. Updated plumbing, including hot water tanks, new windows and much more! Convenient location to local job market, and serving a much needed housing demand. Ideal investment property! **\$399,900**



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

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# FRESH Estates & Country Properties, Inc.

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



**BORDERING NATIONAL FOREST** 327 and 329 Jonestown Road Covington. This property is located off Jonestown Road and has 5.298 acres of Land that borders over 14,000 acres of National Forest!! 329 Jonestown features a 2 bedroom, 1 bath home that was built in 2003. Large open yard area with a pond that is near completion. Just in to the woods above the house is an additional building site approved for conventional septic! Adjoining 327 Jonestown Road has a single wide trailer with many options for this hidden gem. Great hunt camp or live in the 2 bedroom house while you build your dream home. **\$139,000**



**278 ASHWOOD DRIVE** This one bedroom one bath property is nearly move in ready with 90% of the remodel work complete. Some interior painting, flooring, and trim work remaining and all is complete to make this a like-new home! Items completed include: new doors, electric, heat and AC, waterlines, insulation, and flooring. This secluded home is situated on 1.88 acres with both public water/sewer and includes a two care garage/carport and 12x12 storage outbuilding. **\$91,000**



**700 SWEETBRIAR AVE COVINGTON** Charming 1.7 story home located in an established and desirable neighborhood. This home, while older, is very well built with much potential. While in need of updates, the home was well cared for. There are hardwood floors throughout with carpet covering the first floor. The first floor has two bedrooms, a bathroom, living room, kitchen and dining room. The second floor has two spacious bedrooms and a full bath. Exterior is vinyl with a stone front and there is a single detached garage as well. **\$84,900**



**1804 WESTWOOD DRIVE** Covington. Four bedroom 2 bath home on 11.72 acres in Alleghany County with an additional 3 bedroom, 1 bath home is located behind it. The four bedroom home has wood floors and a large kitchen with large pantry room. The home has a large covered front porch and rear sitting porch with windows and screens. This location is convenient and close to Covington. This property will be sold as is and will qualify for a conventional loan only. **\$139,900**



**321 E HAWTHORNE STREET COVINGTON** Four bedroom, two bath home with 2424 square feet of living space, boasting hardwood floors in most living spaces, a sunroom just off the Kitchen along with a large front porch and a covered back porch give you plenty of outdoor living space. This home had a new roof installed in 2021 with warranty and new hot water heater as well. A cinderblock 2 car garage is at the back of the yard with alley access. **\$129,500**



**000 DUNLAP CREEK ROAD COVINGTON** Fronting Dunlap Creek, this 5.023 acre tract is fenced pasture land with a large barn and pole shed with over 4400 square feet of usable space! The barn is supplied by a propane generator for electric service and the topography is excellent. Beautiful area, easy access to Dunlap Creek, a known trout stream! Outstanding property for only **\$89,900!**

## FRESH ESTATES PARTIAL LAND LISTINGS

**0 KANAWHA TRAIL COVINGTON** This wooded tract is gently sloping with ample frontage on Rt 311. It borders National forest and would make an excellent home site or hunting cabin site. **\$39,900**

**2.97 ACRES IN THE VILLAGE OF MILLBORO!** Fantastic "site ready" building lot in the Crooked Spur Subdivision. Two lots combined to give ample room for home, outbuilding(s) and wooded buffer. On state mail road, there is public water, sewer, underground electrical service and high speed fiber optic internet service available. Well established neighborhood with protective covenants and walking distance to the elementary school and pool. **\$49,900**

**573 BUHRMAN RD, EAGLE ROCK** beautiful 2.35 acre lot ready to build! The total acreage consists of 5 individual lot with existing septic, two wells, septic system and electricity. There is a large vinyl sided garage with two additional outbuildings. **UNDER CONTRACT** **Fantastic price at \$54,000**

**2.88 ACRES ZONED R-2 WITH PUBLIC WATER AND SEWER!** Located in the village of Ashwood, within minutes of Hot Springs and The Homestead, this investment lot could be used for a residential homesite(s), and is zoned for commercial use. Great investment in much needed area rentals! Road frontage on both Forestry Road and Leaf Lane. **SOLD** **\$69,000**

**000 DUNLAP CREEK ROAD COVINGTON** Fronting Dunlap Creek, this 5.023 acre tract is fenced pasture land with a large barn and pole shed with over 4400 square feet of usable space! The barn is supplied by a propane generator for electric service and the topography is excellent. Beautiful area, easy access to Dunlap Creek, a known trout stream! **Outstanding property for only \$89,900!**

**TBD MILL CREEK XING** Beautiful hardwoods and gentle topography on this 20.03 acre parcel! With a private walking easement to the Chestnut Ridge National Forest tract, and Walker Mountain only minutes away, this is an ideal location. Established neighborhood. There is a three bedroom convention septic system in place, along with a drilled well and interior road. Outstanding location for a camp, weekend cottage or full time residence! **SOLD** **A very affordable \$99,900**

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charitybucky@aol.com

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**LONG & FOSTER REAL ESTATE**

16 Gosnell Crossing, Suite 200 • Staunton, VA 24401



## 8 Heather Brooke Lane Waynesboro

- Classic brick beauty on a large corner lot!
- 2821 SF, 4 bedrooms, 2.5 baths, huge BRIGHT kitchen
- Main floor master, huge deck off kitchen.
- 2 car attached garage, convenient location!!

**ONLY 499,900**



## 848 Fairfax Avenue Waynesboro

- Beach house style in the city! Why not?
- 912 sq ft, 3 BR, 1 bath, OPEN LIVING ROOM!
- Covered parking, large deck!
- Walking distance to the river & North Park!

**ONLY \$189,900**



## 1278 Ladd Road Waynesboro

- ONE owner home on ONE ACRE of level lawn!
- 2359 sq ft, 3BR, 3 baths, main level bedroom!
- Huge sunroom with gas logs to enjoy ALL seasons!
- 2 car detached garage, convenient location!

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## 226 Parker Heights Road Waynesboro

- One level brick ranch on huge fenced lot!
- 2413 sq ft, 3 BR, 2 baths, OPEN kitchen!
- Full basement with rec room and bath!
- Convenient location with private setting!

**ONLY \$299,000**



**UNDER CONTRACT**

## 65 Troxell Lane Staunton

- Adorable Fishersville RENOVATED home!
- 1547 sq ft, 4 BR, 1.5 baths, main floor bedroom!
- Rocking chair front porch, large level yard!
- full unfinished basement with 1 car garage!

**ONLY \$275,000**



**Melissa Hennis**

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com



**Catherine Elkins**

Property Manager

540.817.0207

Ckelkins@howardhanna.com

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## FOR SALE



### 523 MT ATLAS ROAD

Fresh coat of paint on the interior! This 2 BR 1 Bath cottage is located just 1 mile from Rt 11 and minutes from Historic Downtown Lexington, VA. Large level lot with 2 car detached garage/ workshop. This home has been in the family for many years, and is now ready for a new family to make it home. Hardwood floors throughout with Vinyl in the kitchen and bathroom. Full unfinished basement. **\$249,000**

### 29 TRIPLE CROWN DRIVE

New Construction duplex. 3 BR 2 Ba with one car garage, stainless steel appliances, granite counter-tops, LVP flooring. Conveniently located to Historic Lexington, Washington & Lee University, Virginia Military Institute, and Interstate I 81 and I 64 for easy commutes for Charlottesville, Staunton, Roanoke and surrounding areas. **\$2100/ month plus power, water/sewer, internet.**

## FOR RENT



### BUCKLAND LOTS 7, 8, 9

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



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



**STAUNTON-**Beautifully landscaped 1952 brick Cape Cod style home. Formal living room, library/study/BR, dining room, gorgeous retro designed kitchen, Primary suite on the first floor. 2 more BRs and a bath upstairs. You will love the 3 Season enclosed porch. Paved parking at the end of the driveway. Full unfinished basement with garage. Nice storage building. **\$399,900.**



**RUSTIC RETREAT-**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. #635003**



**STUARTS DRAFT-** 19 rolling open acres zoned Business/Multifamily. A rare find. Frontage on two streets. Public utilities available. **\$ 550,000. #640152**



**STAUNTON-**Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. Entrance in place. Owner/Agent **\$ 259,900. #639510**



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



## Houses are Selling! Let us sell Yours!

**NEW!**

**471 River Road**  
Buena Vista, VA



**22.65 acres**      **\$899,000**

- Horse Farm with 9 acres of fenced paddocks
- Main House: 3,200 ft<sup>2</sup> • 3-bay garage: 1,120 ft<sup>2</sup>
- Horse Barn: 1,296 ft<sup>2</sup> • Run-in Shed: 432 ft<sup>2</sup>
- Private 28' x 14' in-ground swimming pool

**195 Shake Rag Rd.**  
Lexington, VA



**21.65 acres**      **\$895,000**

- Log Home Circa 1813 with 2 Bedrooms, 2 Baths
- 2 level Activity barn 2,000 ft<sup>2</sup> on each floor
- Seasonal stream runs by house. Gardens galore.
- 15 min. from downtown Lexington

**NEW!**

**15 High Meadow Dr.**  
Lexington, VA



**1.10 acres**      **\$729,000**

- Stately home in Maury Cliffs, 1 mile from Lexington
- 4,180 ft<sup>2</sup> on 3 levels. 5 Bedrooms, 4.5 Baths
- Large back deck & porch. Premier whirlpool spa.
- 2 bay garage. Deeded access to Maury River.

**NEW!**

**1 Chamberlain Loop**  
Lexington



**\$569,000**

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

**26 King Rail Ln.**  
Lexington, VA



**1.0 acre**      **\$419,000**

- TOTAL remodel/renovation just completed!
- 1,455 ft<sup>2</sup> living space. 3 Bedrooms, 2.5 Baths
- 1st Fl. Master BR. Central A/C, New Appliances
- Large Patio, Garden Shed, Close to R.C.H.S.

**68 Little House Lane**  
Lexington



**2.09 acres**      **\$379,000**

- Energy efficient geodesic dome home.
- 3,466 ft<sup>2</sup> living area. 2 Bedrooms, 2 Full Baths
- Under home garage, portico leads to elevated gazebo.
- Private neighborhood 15 min. from Lexington.

## Why choose The Paula Martin Real Estate Team?



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In our **20+ years of experience**, we've supported well over **550 clients** buy and sell their homes and sold over **\$130 million** in local real estate.

In 2022, The Paula Martin Team participated in over **70 sales**, with a sales volume of **\$24.5 million**.

In 2022, on average, The Paula Martin Team got their Sellers **97.5% of their list price**.

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## NEW LISTING



## SELLERS AVENUE

It really is all about LOCATION for this charming 3-bedroom 2-bath 1950s Cape Cod just blocks from the heart of downtown, in one of Lexington's most sought-after neighborhoods. Lovely traditional floor plan features living room with fireplace, spacious dining room, eat-in kitchen, den, 1st floor bedroom and bath. Gracious stairway leads to two generous bedrooms, bonus area & second bath. You'll appreciate quality construction, period moldings, and all the nooks and crannies unique to the age and genre. Many recent updates include freshly painted interior, refinished oak floors and 2017 roof. An unfinished basement, breezeway, garage, and large lot complement the property. And all within walking distance of schools, parks, and downtown restaurants and shops.

**Make it yours for only \$399,900**

## HOUSTON STREET

**LOCATION, LOCATION, LOCATION and affordable!** Charming bungalow with large addition located on corner lot in established Lexington neighborhood offers 3 bedrooms and 3 baths. Completely renovated kitchen with bar seating, quartz tops, hammered copper sink, stainless appliances, and custom shelving, along with beautifully restructured baths give modern convenience without sacrifice to the classic 1930s style that makes this home a standout in today's market. Light-filled living spaces, gas fireplace, and beautiful wood floors, accentuate the recently completed makeover. Come check out the master bedroom and ensuite with custom vanity and beautifully tiled oversized shower with dual fixtures and rain heads. Spacious family room with gas-log fireplace and private bath also serves as 2nd master suite. Freshly painted, updated electric and plumbing, replacement windows, tankless water heater and dual-zoned HVAC system all make for the perfect blend of old and new! Partially finished basement with private entrance features bedroom, living room, kitchenette, full bath, and laundry, provides an in-law suite or rental potential. Attached dbl garage and large back yard. In-town property and attractively priced at **\$299,500**

## NEW LISTING



## FOREST AVENUE

An easy walk to downtown Buena Vista, Glen Maury Park and Southern Virginia University from this sweet 3bedroom-2bath brick ranch in a quiet residential neighborhood. A traditional floor plan features light-filled living room, generous kitchen with all appliances, and adjacent dining area. A spacious family room enjoys access to the covered porch for ease of entertaining. The partially finished basement provides lots of storage and potential for additional living space. Enjoy the outdoors from the cozy front porch, large yard, and covered rear porch. Updated bath, new HVAC in 2021, NEW METAL ROOF and water heater in September 2023.

Sidewalks, public water & sewer, off street parking, generous storage building with new roof and additional parking in the rear. Come see all this property offers for **only \$203,000**

## NEW LISTING



## MILL COURT

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

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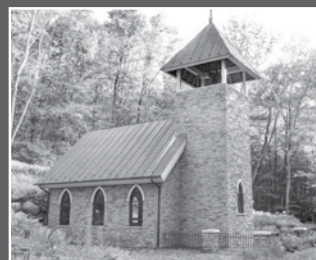
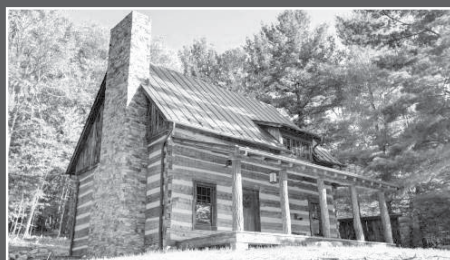


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### Commercial Property!

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*Welcoming our newest  
associate, Victoria Mason*



### 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



**SOLD**

### 11 Whitmore Street

Wonderful, quality, solid brick, 2 story, 2,520 sq. ft. home built in 1947, in a most desirable location! A short distance stroll to Historic Downtown Lexington, schools, VMI and W & L Universities, restaurants, and coffee shops. The lower level includes a spacious LR with wood fireplace and large picture window to admit light and enjoy the outdoors. An adjoining full bath, kitchen and glassed in back porch. Upstairs includes 4 generous size BRs, full bath, and pull down stairs for some attic storage. Solid wood floors throughout home, as well as forced air heat and air conditioning. Steps from the main level lead down to a huge 1,260 sq. ft. basement with exit to the back yard. Property consists of 3 level lots and a shared paved driveway. \$329,000

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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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