

Happy Thanksgiving!

BLUE RIDGE PROPERTIES

MELISSA HENNIS WITH HOWARD HANNA REAL ESTATE SERVICES

See pages 6 - 7



Whistle Creek Farm on Cold Run Drive in Lexington, VA



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NOVEMBER 2024

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

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Brownsburg, VA

Level Loop (c. 1819) and its 145 acres comprise one of Virginia's most significant historic farms in a timeless country setting. With over one mile of Hays Creek, Level Loop's premier feature is its prominent Federal brick manor.

\$1,695,000



307 Swope Lane

Premium 67+ acre legacy farm embodies the beauty of the Shenandoah Valley. Situated among its multi-purpose horse barns and livestock fields moments from the Village of Fairfield on a winding country road, the main residence offers one-level living with a multi-generational lower-level living space.

\$1,670,000



111 S Jefferson Street

Well-appointed historic residence (c. 1820) centrally located in downtown Lexington features a rare turn-key residential opportunity in the C1 zoning district. Meticulously restored to the finest detail in 2007, the property offers supreme grace and charm.

\$1,295,000



307 S Jefferson Street

This premier historic residence meticulously crafted in 1887 boasts a rare combination of stunning historic architecture and an irreplaceable, prominent location on S. Jefferson St. with high-end architectural details throughout.

\$838,000



145 East Ridge Drive

Immaculate custom residence set on 7.49 private acres offers high-end one-level living with ample additional space. Home boasts many luxury features and private single-track walking and mountain biking trails winding through the property's mature hardwoods.

\$749,000



70 St Andrews Drive

Situated on a quiet residential cul-de-sac on over 0.7 acres, this is a rare opportunity to purchase an exceptional move-in ready property with one-level floorplan and relaxing outdoor space pleasantly adjoins Lexington Golf and Country Club's scenic 18th hole.

\$649,000



7386 Sam Snead Hwy

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.

\$599,000



3 High Meadow Drive

Located in the coveted Maury Cliffs subdivision with deeded access to the Maury River, the property is just minutes from downtown Lexington, Virginia Military Institute, Washington and Lee University, the Chessie and Woods Creek Trails, and Jordans Point Park.

\$519,000



10 Grouse Run

Located just outside the Lexington city limits with easy access to Washington and Lee University, Virginia Military Institute, and the Lexington Golf and Country Club. Exceptional opportunity to add custom upgrades to a well-built and well-located property!

\$429,000

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





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

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

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

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

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

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

Northpointe - 58 Acres Discover Northpointe: Your Premier Commercial Development Opportunity. Located strategically at the intersection of Exit 195 of I-81/I-64 and U.S. Rt. 11, Northpointe offers a prime 58-acre development site with B-1 Business zoning and public utilities. Boasting an average daily traffic on adjacent thoroughfares of 54,800 vehicles, this site promises unparalleled visibility and accessibility. **\$1,695,000**

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

4373 S Lee Highway PRICE REDUCED!! 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. **\$349,000**

Boundary Line Lane. - 1 Acre Commercial Development Site - Over 1 acre zoned B-1 business at Exit 195 on I-81 (48,000 average daily traffic). Site lays well with long frontage on state-maintained Boundary Line Lane offering visibility from U.S. Rt. 11 (6,800 average daily traffic). Located in close proximity to other successful businesses including Days Inn by Wyndham, Valley Storage, future Circle K, Quality Inn & Suites, Exxon, Howard Johnson by Wyndham, and TA Travel Center. Public utilities available. Minutes from Lexington, W&L, VMI, and the Virginia Horse Center. **\$249,000**

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48 Appalachian Rise

Precious three bedroom, two bathroom home located in a small neighborhood and just a short distance from many conveniences. This one level ranch home is situated on a spacious half acre lot. The property hosts three bedrooms, including a primary suite with private bathroom, a living room, dining room and efficient kitchen. Outdoor living on the front deck or on the covered back porch. The yard is partially fenced and open in the back of the house, perfect for playing and pets!

\$194,000



Waterloo Drive - 42 Acres

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

\$240,000



Turnpike Road - 2 Acres

Step into time in this amazing early 1800's barn on 2.04 acres! Gorgeous old wood beams, flooring and original construction, you can see the original craftsmanship. Sugar Creek running through the bottom of the property. Perfect for gardening or hosting small animals. Potential for a long term lease on the adjoining pasture land.

\$150,000



Rose Crest Lane - 0.69 Acres

Located in the Meadows at Woods Creek subdivision, this oversized .69 acre lot is ready for you to build your custom home! The lot is located at the end of a cul-de-sac and adjoins the neighborhood green space. Enjoy the mountain views from this elevated lot! The lay of the land is perfect for a variety of styles of homes, including a walk out basement. Public utilities are available, including sewer, water and electric. A great opportunity to own one of the few remaining lots in this neighborhood!

\$127,500



Shaner Hill Drive - 0.51 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



High Meadow Drive - 0.52 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 owners association dues, but covenants in place. Maury Cliffs is located just minutes from Lexington with easy access to Washington & Lee, VMI and downtown Lexington.

\$65,000

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fans, refinished hardwood floors, new flooring, paint, septic inspection, water heaters. Don't miss out on this investment!

\$270,000

9674 Maury River Rd.

Shay Lima is a multi-family property (vacation rental) being sold fully furnished. This 2085 sq ft home features 2 separate units. The first unit, "The Shay", offers 2 bedrooms, 2 baths, living/dining, and shared kitchen and laundry all on one level. The second unit, "The Lima", features 1st floor living/dining with gas fireplace and shared kitchen and laundry plus three 2nd floor bedrooms and one bath. Corner lot overlooking the BB Steam Track. The property is conveniently located near Goshen Pass, Goshen Scout Reservation, the Goshen/Little North Mountain Wildlife Management Area, the George Washington and Jefferson National Forests, historic Lexington, and the Virginia Horse Center. Improvements in 2023 include: new furnace with ionizer, central AC, appliances, roof, windows, ceiling

RIVERMONT HEIGHTS SUBDIVISION LOTS FOR SALE



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

\$10,000



Cresthill Drive Lots 2,3,4 - Three building lots totaling 1.179 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Easy access to Buena Vista, Lexington, and I81. Water and sewer available.

\$24,000



Pathfinder Drive Lots 3,4,5 - Three building lots totaling .89 acre in the Rivermont Heights Subdivision in Rockbridge County. Easy access to Buena Vista, Lexington and I81. Water and sewer available. Gravel driveway in place with shared maintenance by Lots 3-7. Views of the Blue Ridge Mountains in winter. Priced below tax assessment.

\$26,000



Cresthill 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

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

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List Price \$849,000

Price Improvement

53 Cold Run Dr. Lexington, VA 24450

Rare opportunity just 2 miles from Historic Downtown Lexington, Virginia.

5 Bedroom 3 bath farm house situated on 18.46 acres on Whistle Creek. This property includes a five stall barn, two silos, a milking building with shop, well house, in ground pool with pool house, a large deck with hot tub, and plenty of space to expand. Owner is a licensed Realtor.

\$1000 Home warranty offered with the home.



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PRICE IMPROVEMENT



53 COLD RUN DRIVE

Rare opportunity just 2 miles from historic Lexington, VA. This 5 Bedroom 3 bath farm house situated on 18.46 acres on Whistle Creek offers a five stall barn, two silos, a milking building with shop, a well house, an in ground pool with pool house, a large deck with hot tub, and plenty of space to expand. Owner is a licensed Realtor. \$1000 Home Warranty offered with the home. **\$849,000**

UNDER CONTRACT



3267 TURNPIKE ROAD

Step back in time and experience the charm and beauty of this 1911 farmhouse that has been fully renovated in 2000. This picturesque home boasts three bedrooms, two bathrooms, and is surrounded by mature trees and landscape that will take your breath away. The equine facility is fully equipped and ready for horses with 15 matted stalls featuring rubber brick aisle, PVC safety bars, and six laned paddocks. Riders choose between a river bottom sand surface in the arena, or the turf jump field. The property offers unbelievable 365° mountain views of North Mountain, Green Hill, and the "saddle" between the House Mountains. Whether you're sipping your morning coffee on the back patio, or enjoying the sunset from the front porch, you'll never tire of the natural beauty. **\$1,200,000**



1914 CEDAR AVENUE

This 4 BR 1 BA ranch home offers updated paint and flooring, a nice back yard, and off street parking. 1056 sq feet offered at \$169,000 subject to lease. Tenant has been given 60 days notice, but would like to stay if an investor purchases the property.

INVESTMENT OPPORTUNITY



1464 FOREST AVENUE

This duplex offers two bedroom and 1 bath in each unit. A washer and dryer is provided with Unit B- the upstairs unit. Laminate flooring throughout, ceiling fans, updated large kitchens, and updated bathrooms. Off street parking and large level rear yard. Subject to leases in place through 5/31/24. **\$289,000**

UNDER CONTRACT



85 PINNACLE LANE

This 3br 2.5 bath townhouse is conveniently located to Historic downtown Lexington, VA, Washington and Lee University and Virginia Military Institute. It has mountain views from both the rear deck and the covered front porch. Some of the highlights of this property include an eat in kitchen, open living room, large primary bedroom with bathroom en suite, and two designated parking spaces. In addition, the full walk out unfinished basement offers many possibilities from storage to building it out in to another family room or bedroom with flex space. **\$249,000**



BUCKLAND LOTS 7, 8, 9

Located just 1 mile west of Historic Lexington, Virginia. There are three lots which each have a great homesite. Views of both the Blue Ridge Mountains and House Mountain.

Lot 7 4.5 acres \$79,000

Lot 8. 3.2 acres \$74,900

Lot 9 6.42 acres \$89,900



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95 FOREST PATH LEXINGTON Stately custom built brick mansion patterned after the Springs Industries founders home (1872) and having almost 10,000 square feet of living space! Completed in 2006, This marvelous dwelling features a ground floor master suite, four upstairs bedrooms, six full and two half baths. The impressive living area boasts 22' ceilings and a full height stone fireplace. Large commercial grade kitchen with cherry cabinets and an adjoining 32x22 dining area. Recreation room that can double as separate living space with kitchen facilities, full basement, matching 40x14 exterior wings for screened outdoor space and both Brazilian cherry hardwood and tile floors! Geothermal heat pumps, attached 3 car garage, 48x24 storage barn and all on 28.33 partially open and wooded protected acres **\$1,295,000**



2991 JACKSON RIVER TURNPIKE Magnificent! The only word to describe the setting of this 245.49 acre offering with tranquility and privacy. Everything anyone would want in a location that offers outstanding vistas, and views of Lake Moomaw from the ridgetop. Adjoining Conservation Easement lands, long time family holdings and the Gathright Wildlife Management Area adds to the serenity and protection. The acreage is both unrestricted and partial Conservation Easement with mature timber and unique rock formations. The structure is a well-built off grid 1600'+ cottage with two bedrooms, a full bath, built around an existing stone home adding to the charm. Accompanying 30x28 metal garage/workshop with equipment canopy. Public water and electricity available to the tract. **\$945,000!**



116 DUSTYS ROAD COVINGTON Immaculate custom-built home on an acre in Alleghany County close to great recreation including Lake Moomaw, Jackson River, and the Jackson River Scenic Trail. Features include 9 bedrooms, 4 full baths, 2 half baths, family room, spacious great room, beautiful custom kitchen with tile floors and granite counter tops high ceilings. Also, laundry on 1st and 2nd floors, game room, with ceramic tile, and Luxury vinyl and carpet throughout this extraordinary home. Large covered front porch and back deck for outstanding outdoor living spaces with gorgeous mountain views, back yard privacy, manicured lawn, beautiful landscaping and a total of 5 garage bays with premium 3 panel garage doors (one attached, and 1 detached) that include storage and work space. Over 6,000 sq. feet of living space! This is a true gem offered at **\$659,000**

UNDER CONTRACT



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

SOLD



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

SOLD



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



10734 JACKSON RIVER TURNPIKE Beautiful tri-level brick ranch custom built in 1969 situated on 2 acres near the quaint village of Bacova. Peaceful setting with lovely pastoral views. The main level includes living room with fireplace, dining area, kitchen, and office/den with water closet. The second level features 3 bedrooms, one full bath and a bonus room in the 13' X 4' dormer. The basement level contains 832 square feet of unfinished space ready for your design with an outside entrance and stairs from the second level. The home also features public water, private septic system, hardwood floors, electric baseboard heat, gas logs in the stacked stone fireplace, and covered front porch. The elevated home site provides wonderful privacy with surrounding woodland on three sides. **\$279,000**



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



LOT 8.....77.38 acres.....**\$199,900**
LOT 9.....86.00 acres.....**\$215,000**
LOT 11.....60.00 acres.....**\$152,000**
LOT 12.....45.54 acres.....**\$139,000**
LOT 13.....75.00 acres.....**\$189,900**
LOT 14.....75.56 acres.....**\$189,900**

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SOLD

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



148 DOE HILL ROAD MCDOWELL Enjoy a little slice of Highland County in this stick built 1950's home with vinyl siding, metal roof and kitchen appliances. The dwelling has over 1220 square feet of living space with three bedrooms and one and a half baths. Situated on 0.39 acres of fenced backyard with an established garden space, it is a beautiful setting with farmland in the rear. There is a 30x30 two bay garage with a 12x12 cedar sauna and workshop area plus an additional 12x60 storage shed large enough for tools and equipment. Served by public water and a conventional three bedroom septic system, this would be the perfect weekend getaway or a solid full time residence. **\$215,000**



SOLD

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



SOLD

103 WOOD HOLLOW ROAD Manufactured home with additions on two level acres with beautiful mountain views! This home has had many updates over the years and offers 4/5 bedrooms and two bathrooms, spacious living room, and two kitchens! With this layout, you could easily utilize the additions as a mother-in-law suite with their own space! There is a covered front sitting porch, rear deck, fenced back yard and four out buildings for storage as well. Heating is by propane radiated heat, outdoor wood stove back-up as well as an indoor wood stove and window ac units to cool. There is also public water and a well on site. Convenient to I-64, this listing offers space and country living at an affordable price. **\$135,900**



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



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

FRESH ESTATES PARTIAL LAND LISTINGS

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

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

TBD SAM SNEAD HIGHWAY 20.45 acre of recently surveyed prime mountain tract, conveniently located just south of the Cascades Golf Course. All forest land with a good mixture of mature hardwoods and pine. Gentle elevation to the ridge top with multiple building sites and great views! Many possibilities for this mid-sized and affordable parcel! **\$169,900**

TBD LOST CABIN ROAD 87.04 acres of mostly gently rolling woodland adjoining the George Washington National Forest! Reached by deeded 50' easement at the end of Lost Cabin Road, there is direct access to over 2300 acres of National Forest on the Little Mountain Tract, then continuing into Alleghany County. One of the closer parcels to both Lake Moomaw and the beautiful Jackson River Trail. There are multiple Interior trails(s), mountain views with clearing and even possible public water! **\$229,900**

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178 Windsor Lane

Just listed, 178 Windsor Lane, off of River road between Buena Vista and Glasgow. This stately brick ranch has many recent updates and provides convenient, one level living on 4.22 beautiful acres high above the nearby Maury River and just a few miles from National Forest access. Formal living room, dining room, den opening off of the kitchen, 4 bedrooms, 3 baths and attached 2 car garage all on a full unfinished walkout basement basement. Nice barn/storage building for hobbyist or small time agricultural endeavors Property comes in two separate parcels so one portion could be sold or used for an additional building site. A lot of house and a lot of options for \$459,000. Call Janie for more information or to schedule a showing.



6325 Sam Snead Highway Hot Springs

Seven Springs Farm is a magnificent property with captivating views, a gorgeous modernized farmhouse that maintains its historic character, 5 stall horse barn, remodeled bank barn, and well-maintained trails throughout the expansive 44 acre property. Set up for those with equestrian pursuits, the barns, riding ring, and trails are ready to use and require no additional maintenance in their current state. The owners of this expansive home have completely updated it, sparing no expense to maintain its abundance of charm while making it a haven for those who may wish to work from home. The house flows beautifully. **\$1,350,000**



1042 Virginia Avenue, Goshen, VA

Like a shy girl at a dance, this unassuming yet pretty house presents a relatively plain exterior....but it's what's inside that counts as inner beauty here blossoms forth in abundance. Vintage Victorian features include tall ceilings, wide hallways, bulls eye molding and detailed millwork, wood floors, tri window bays, carved mantels and a gorgeous, solid staircase all in wonderful condition and, with the exception of extensive systems updates about 27 years ago, relatively untouched by time. The baths and kitchen appear functional but could use updates. Large, flat backyard offers lots of options for outdoor fun. A good cleaning and some spiffing up of the property may present an excellent opportunity for buyers desiring, roominess, style and classic construction at an affordable price. Built in 1900, 3 Bedrooms, 2 Bathrooms



Hunter Hill Road, Lexington, VA

16 ± Acres sitting just outside of Lexington City limits off of Rt 11 within 1/2 mile of the I 64 interchange, close to I 81 and within a mile of the Maury River at Jordan's Point, this 16 Acre tract offers a great location, beautiful views and huge development potential. Frontage allows for a commercial entry with a myriad of possibilities or a combination of many Multi-family and single family home sites are numerous but the proximity to the local high school, office complexes, hotels and popular businesses along the growing North Rt 11 corridor make this large parcel especially attractive for creative, thoughtful and well planned development. \$619,000



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30 Edgewood Drive Lexington

Beautiful brick ranch just on the edge of Lexington, easy one level living, 4 bedrooms, kitchen, den, formal dining room, living room, large patio opening onto a gorgeous landscaped yard all accessed by a wide paved driveway. **\$599,000**



151 Buckland

Average cost per square foot for a new home in this area typically runs between \$250 - \$300. Priced at less than \$160 per square ft.. this gently used 15 year old



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WHISTLE CREEK

Majestic 1850s Farmhouse only 2.5 miles from the W&L campus and historic downtown Lexington. Located along the meanders of Whistle Creek on 2.6 well-groomed acres, this two-story home, with spacious center hallway, that's been nicely RENOVATED FROM TOP TO BOTTOM offering 4-5 bedrooms & 3 full baths. An updated kitchen with stainless appliances and restructured baths gives modern convenience without sacrifice to the classic style that makes this home a standout in today's market. Multiple light-filled living spaces, rustic stone fireplace, beautiful wood floors, millwork, transoms and gracious stairwell accentuate the recent upgrades. Relax and entertain from the large, screened porch or pergola covered deck. Freshly painted roof, interior, and exterior, replacement windows, and dual-zoned HVAC system. Child and pet friendly with Play-set and large kennel. The perfect blend of old and new! **\$520,000**



HUNTER HILL

Large ranch-style home situated on private one-acre lot just minutes from downtown Lexington, VMI, & W&L. Boasting 3 bedrooms and 2.5 baths, perfect for accommodating your family and guests. Generous living room, separate dining room, and family room/kitchen combo. Partially finished walk-out basement offers family rec-room with flue for wood stove, laundry/half bath, storage and potential for expansion. Recent updates include refinished wood floors, updated baths, exterior & interior painting, 2015 roof, and 2020 water heater. 14x10 Byler storage building, attached carport and paved driveway. Large back yard, covered front porch, rear deck and patio provide opportunity for relaxation and outdoor activities from this county property conveniently located just outside the Lexington city limits. **\$349,000**



THOROUGHbred CIRCLE

New offering in SADDLEBROOK RIDGE, a family friendly neighborhood convenient to downtown Lexington, W&L, Virginia Horse Center, VMI and the Rt-11/I-81 corridor. 3 bedroom, 2 bath contemporary ranch with open floor plan featuring living, kitchen/dining, master suite with walk-in closet and dedicated laundry. Low maintenance exterior with attached garage, fenced yard, large rear deck, concrete drive and sidewalk. Affordably priced at only **\$259,000**

NORTH LEE HIGHWAY

Stately 1830s Valley Farmhouse with deep covered porch on 0.811 acres awaits its next chapter with your TLC. Two-story center hall plan offers high ceilings and spacious rooms with period millwork, mantels/fireplaces, wide plank wood floors, and gracious stairway. Over 2,400 sqft features living, dining, eat-in kitchen, office/library, 3 bedrooms and refreshed bath. Recent upgrades include freshly painted roof & trim, new gutters, some repl. windows, electric panel, new survey, and public water. Convenient to historic Lexington & Augusta County, W&L, VMI, and the I-81 corridor. Nearby Rockbridge Vineyard & Brewery and The Cyrus McCormick Farm & Museum. Great potential for full-time living, small business, Airbnb, or your own weekend getaway. Looking for a farmette, adjoining 2.170acs may be available. Whether you're considering an investment or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history. Property to convey "as is". **\$289,000**



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Victoria Mason
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REDUCED



South Lee Highway

Commercial Building Lot in prime location. 1.69 acres nestled between Interstate 81 and US Route 11. Located in very close proximity to Exit 180, between Lexington and Natural Bridge. Features long road frontage on US 11. It's zoned B-1 for a wide array of permitted uses. Very high visibility. If you're looking for a place to start a business, you have to check this out!

\$200,000



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**

WILL DIVIDE



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**

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Real Estate Matters

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 make 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, 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 5, 2024

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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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70 Henry Hill Dr. Fairfield



12.25 acres \$1,295,000

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- In-ground, heated pool with lanai. 28' x 14' workshop

110 Dawn Ridge Ln. Horse Property



46.94 acres \$1,195,000

- Custom log home, 3,888 ft² & full finished basement
- 3 Bedrooms, 3.5 baths, 1st floor master suite
- 36' x 34', 3-stall horse barn, tack room, wash stall
- More details and floor plan on our website!

4745 Plank Rd. Natural Bridge



29.62 acres \$850,000

- 3,923 ft², 5 Bedrooms, 3.5 Baths
- Privacy with incredible Blue Ridge Mountain views
- Premium build quality, Unique features abound
- 12Kw solar array, radiant floor heat, fiber internet

587 Bunker Hill Mill Rd. Horse Property



9.58 acres \$549,000

- 2,720 ft², 5 Bedrooms, 3 Full Baths
- 8 Stall horse barn, Riding Ring, 7 ac. rich fenced pasture
- In-ground pool, seasonal views of Blue Ridge Mts.
- 10 min. to downtown Lexington, V.M.I., W&L Universities

40 Florence Sarah Ln. Lexington



.21 acre \$425,000

- 1,519 ft², 3 Bedrooms, 2 Full Baths
- 2 bay detached garage with workshop space
- In "The Ponds", access pools, gym, clubhouse.
- Elegant finishes, gas fireplace, custom cabinets

70 Stoneview Cir. Lexington



.85 acre \$299,000

- Nicely maintained in a great neighborhood.
- 1,728 ft², 2 Bedrooms, 2 Full Baths
- Lots of recent upgrades. Private setting.
- 2 miles to downtown Lexington.

Why choose The Paula Martin Real Estate Team?



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Paula Martin, Realtor®
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