

*Blue Ridge Properties Wishes You a Happy Halloween!*

# BLUE RIDGE PROPERTIES

**CHARITY COX WITH LONG AND FOSTER REAL ESTATE**  
*See page 27*



**Almost 50 Acres Adjoining Blue Ridge Parkway,  
Close to Skiing and a Lake!  
Oh, and You Get This Fantastic House!**



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FOR ADVERTISING INFORMATION: ROBIN C. HEIZER-FARRIS  
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**FREE**  
**OCTOBER 2021**

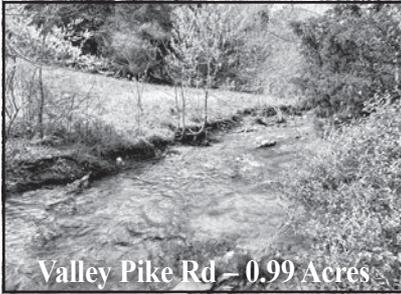
Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties  
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona

*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  
540-463-7080



Valley Pike Rd - 0.99 Acres

One acre residential building lot fronting on Mill Creek and state maintained Valley Pike with easy access and close proximity to Lexington, I-64, and I-81 in Rockbridge County, VA. Serene county setting minutes from town! **\$29,900**



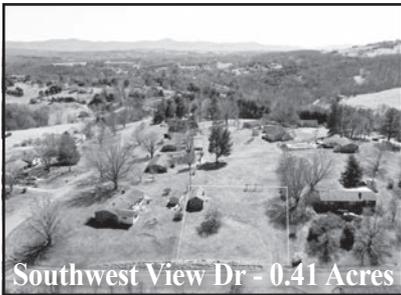
Prescott Trail - 2.1 Acres

Minimum home size only 1,400 square feet! Modular homes permitted. Beautiful views abound from this gently rolling meadow building site located in a well-established neighborhood. Outstanding sunsets! Perc approved and surveyed. Underground electric (BARC) and telephone service. Very convenient to Lexington, Buena Vista, and I-81/64. Owner/Agent. **\$34,900**



E Ridge Drive - 2.13 Acres

Wooded elevated building lot with seasonal views of House Mountain. Country living just minutes from Lexington. Features include a private road and underground utilities. **\$35,000**



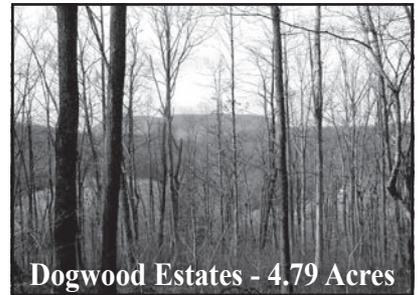
Southwest View Dr - 0.41 Acres

Elevated building lot located on a quiet residential street offers mountain and valley views. Conveniently located minutes from downtown historic Lexington in the Mount Vista subdivision, the property features an existing garage/workshop building and a gentle grade providing views of Rockbridge County in multiple directions. **\$39,900**



Prescott Trail - 2.08 Acres

Minimum home size only 1,400 square feet! Modular homes permitted. Beautiful mountain views abound from this fine elevated building site in beautifully established neighborhood. Outstanding sunsets! Perc approved and surveyed. Underground electric (BARC) and telephone service. Very convenient to Lexington, Buena Vista, and I-81/64. Owner/Agent. **\$44,900**



Dogwood Estates - 4.79 Acres

Gently sloping lot with wonderful building site in magnificent, mature hardwoods. Nice seasonal views of House Mtn. Great location in exclusive Dogwood Estates neighborhood. **\$79,000**

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





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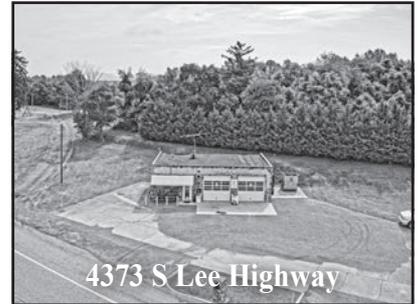
435 Eastview Lane

Immaculate home privately situated on 3 park-like acres near Lexington. This 4 bedroom, 3 bath features 1st floor master with en suite bath and walk-in closet, well-appointed kitchen with stainless appliances and eat-in area, and great room with fireplace and vaulted ceiling. Large workshop and storage shed are perfect woodworking and additional storage. Walkout lower level offers endless opportunities for recreation, gym, office, or a family room. Mature landscaping provides exceptional privacy with gorgeous level grounds. High speed internet, paved driveway, attached garage and two outdoor patios!  
**\$499,000**



515-517 S Main Street

Located on a prominent corner of Lexington's highly desirable historic residential district, the property features three income-producing apartment units with easy walkability to historic downtown. An exciting investment opportunity and chance to restore to a single-family home in the future, the property consists of two two-bedroom units on the main level and one one-bedroom unit on the lower level. Each unit has one full bath and its own laundry facilities. Total monthly rent for the property is currently \$2100. Rare opportunity!  
**\$325,000**



4373 S Lee Highway

Exceptional business location and immaculate auto shop conveniently located on U.S. Rt. 11 at I-81 Exit 180 near Lexington and Natural Bridge. County Auto has operated successfully at this location for 12 years with two oversize 10' x 10' bays, professional office, and reception area with restroom. Business zoning (B-1) and loyal customer base allow for continuity of business or numerous other uses. Plenty of storage, large level parking area, and high visibility with average daily traffic of 3,600 vehicles.  
**\$399,000**



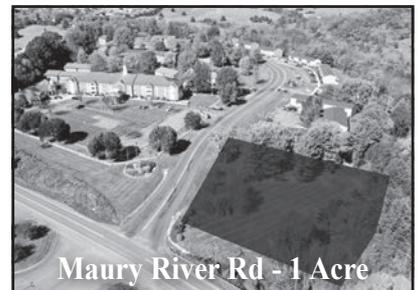
1480 Magnolia Avenue

Highly visible office property in excellent condition offers strong income stream and flexible future use potential. Located on a high traffic corner of downtown Buena Vista, Virginia, the property is well maintained and ideal for general office use. There is adequate off-street parking and land that could accommodate additional development.  
**\$249,900**



105 Memorial Lane

Expansive commercial building zoned B-1 (Business) offers highly flexible use, excellent parking, and convenient location just off of U.S. Rt. 60 between Lexington and Buena Vista at I-81 Exit 188 interchange. One level floor plan includes a large kitchen, massive assembly space with stage, two restrooms, and an oversized private office. Great visibility in high traffic area.  
**\$299,000**



Maury River Rd - 1 Acre

Potential development site with excellent location just off of I-64 Exit 55 interchange with U.S. Rt. 11 in Lexington, VA. High traffic area in close proximity to multiple hotels, apartments, restaurants, and shopping in one of Lexington's most vibrant commercial corridors. Corner location on VA Rt. 39 and Willow Springs Rd. Exceptional value and visibility in an area with limited undeveloped property.  
**\$395,000**

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





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### 257 Dogwood Rise

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

**\$550,000**



### 5602 S Lee Hwy

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

**\$280,000**

**Sarah Centorino**

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**30 River Hill Place**

Incredibly built, custom home in the Maury Cliffs subdivision. Main level offers a formal dining room, living room with built-ins and gas fireplace, eat-in kitchen with custom cherry cabinets. Master suite hosts two walk-in closets, expansive bath with stand in shower and soaking tub. Additional two guest rooms and full bath located on opposite side of the home. The full finished basement offers huge family room, office, bedroom, full bath and large storage space. Screened in porch, back deck and double car garage. **\$624,000**



**7 Barger Drive**

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



**327 S Main Street**

A fantastic opportunity to own a spacious home on Main Street! Home is currently set up with four separate apartments and has a very solid rental history. Two apartments located on the ground level and two apartments on the second level. Each unit features a living room, bedroom, office, full bathroom and kitchen. Beautiful wood floors, high ceilings and original wood work throughout. Located at the top of Main Street, and is just a block from downtown Lexington. Two off street parking spaces available. **\$525,000**



**519 S Main Street**

Located in the heart of downtown Lexington, this 3 bedroom, 3 bath home is ready to move in. Wonderful living room with fireplace and wood floors, spacious dining room with wood floors and updated kitchen with stainless appliances. First floor office with plenty of built ins and natural light. Second floor is home to 3 bedrooms and a full bath. Master bedroom has walk in closet, sitting area and sink. Newly finished third floor is spacious and connects to a half bath. **\$459,000**



**8 Hays Creek Road**

Welcome to The Lucas House, established in 1785 and completely renovated. This historic home is located in the heart of the community of Brownsburg. Fantastic living spaces with beautiful hardwood floors, original fireplaces and lovely finish work. English basement hosts kitchen, DR, den, BR and full bath. Main living level is home to LR, parlor, library and guest room. Additional guest room and sitting room on third floor. Original log cabin at rear is great for storage. **\$425,000**



**1 High Meadow Drive**

Located in the Maury Cliffs subdivision, this 3 bedroom, 3 bathroom home presents wonderful living space. First floor hosts living room, open kitchen to dining area, office and full bath. 3 bedrooms and full bath on second floor. Walkout basement has a large family room, bath and laundry area. Fantastic .88 acre level lot has beautiful landscaping and includes a fenced in back yard, and storage building. Access to the Maury River through the neighborhood access point. **\$299,000**



**Maury Cliffs Lot**

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



**UNDER CONTRACT!**  
**307 Overhill Drive**

Completely renovated, 5 BR 4 BA home on 1.6 acres. Living room with built ins and fireplace, dining, upgraded kitchen with granite countertops, gas range and large walk-in pantry. First floor master hosts walk in closet and master bath. Bedrooms on 2nd floor take in the character of the roof lines and exposed chimneys. Lower, walk-out basement offers family room, bedroom/gym space, full bath, utility room and workshop. In-ground pool, screened in porch, and garage. **\$775,000**



**UNDER CONTRACT!**  
**602 Jackson Avenue**

Adorable two story brick home located on the historic Jackson Ave. Situated on a city lot, this home features lovely living room with hardwood floors, formal dining room with corner built ins, office and kitchen are hosted on the first floor. The second floor is home to four bedrooms and one full bathroom. Plenty of storage space in the walk up attic and in the unfinished basement area. Covered back porch leads to a fenced in yard with thousands of newly planted bulbs! **\$309,000**

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





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Real Estate Co.

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www.jwmre.com  
540-463-7080



**2230 Walnut Ave, Buena Vista VA**

This 1918 Plantation Craftsman underwent a complete restoration bringing back original details while updating for contemporary family living. An easy walk to downtown, this 9-room home has 4 suite-sized bedrooms, 2 full baths and powder room. First floor ensuite master, formal living room, dining room with gas-log fireplace, spacious library, wet bar, and large custom kitchen with family room. The second floor has 3 large bedrooms, full bath, and walk-in attic. Enjoy the wrap around front porch and back porch with ceiling fan. Large, fenced backyard is shaded by mature walnut trees. The extra deep one-car detached garage has workbench and shop space. This 2758 sq ft home has wood floors, is professionally decorated, and is smart wired. Frequently dubbed as one of the nicest homes in town, this historic house stands next to the city's oldest church building and was the star of the Christmas Tour. The 3-year renovation completely replaced all electrical, heat and air conditioning, plumbing systems, and a new 40-year roof. All the original trim was saved to retain the authentic craftsman charm. **\$339,500**



**55 Deer Fox Run, Lexington VA**

This charming property on 48.88 acres just 4 miles from historic Lexington is an outdoorsman's paradise. Property includes a 4 BR/3 BA, 3,678 SF home, a 3 BR/1 BA guest house, 30' x 40' Quonset building, stocked spring-fed pond, chicken coop, approximately 6 acres open and over 42 acres of hardwood forest with trails for hiking, riding, or hunting. Soak in the tranquil vista of the mountains at the top of the hill! Primary residence main level features master suite with new tiled shower and walk-in closet, living room with stone fireplace, kitchen with stainless appliances and large quartz island, dining room with buffet/wine fridge, a 2nd bedroom and hall bath. Walk-out lower level offers rec room, 2 bedrooms, private patio, bath with soaking tub and shower, home theatre wired for surround sound, spacious laundry and plenty of storage. Guest house has excellent potential to serve as in-law quarters or as an income generating rental. 2021 upgrades include new roof, updated electrical panel, rewired well pump, new master shower, refinished deck, and zoned HVAC in lower level. Come explore what this property has to offer! **\$499,900**

Lori has lived in Rockbridge County since 2013 and joined JWMRE following a successful career in music education. Her commitment to personal education extends to the real estate industry where she has earned the ABR designation and e-PRO certification. Lori puts the skills she has honed throughout her education career (planning ahead, attention to detail, organization, anticipating potential problems, problem solving, flexibility) to work for her real estate clients. She strives to educate her clients on the buying and selling process and prides herself on honest, effective, and prompt communication. Lori currently serves on the Board of Directors and on several committees for the Rockbridge Highlands Realtors Association.

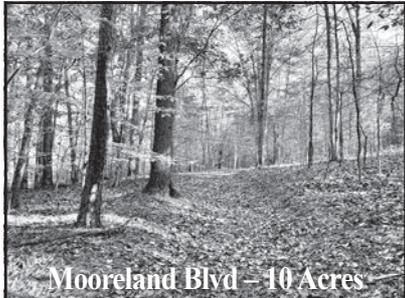
**Lori Parker, ABR, E-PRO**  
540-570-9007 · lori.parker@jwmre.com





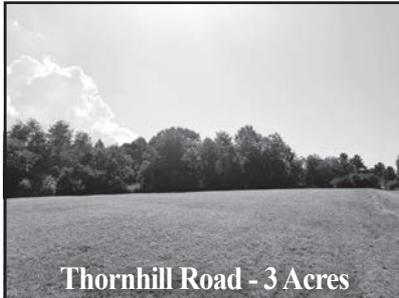
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Mooreland Blvd - 10 Acres

Located just 3 miles from downtown Lexington in a private forested setting with mature trees and level hilltop building site. Situated near the end of the road, this property perfectly blends seclusion with a supremely convenient location. **\$94,500**



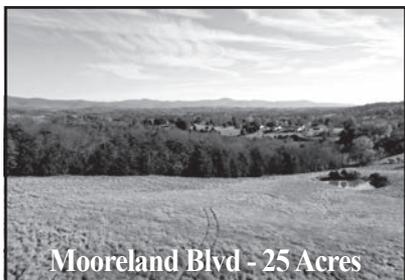
Thornhill Road - 3 Acres

Premium home site located just outside of Lexington's city limits offers exceptional convenience, privacy, and views. Accessed directly off of Thornhill Rd., property is minutes from the Lexington Golf and Country Club, historic downtown Lexington, W&L and VMI. Public water available. **\$96,000**



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**



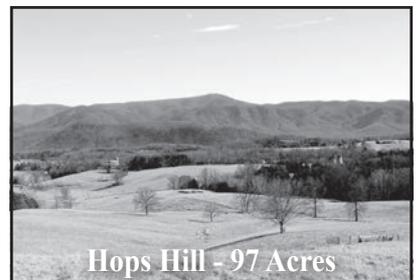
Mooreland Blvd - 25 Acres

Nearly 26 acres with sweeping long-range mountain views comprised of 3 parcels in the Mount Vista subdivision. Located just 3 miles from downtown Lexington, property has multiple high quality building sites, shop building, small pond, and 3 access points to Mooreland Blvd. Excellent residential development opportunity! **\$199,500**



Sehorn Hollow - 37 Acres

Over 37 secluded acres in the mountains of Western Virginia located only 20 minutes from Lexington, I-64 and I-81. Off the grid camp features stunning views of mountains in all directions, bedroom, two small bathrooms, and kitchenette/living area. Several large storage facilities, year round stream, easy access road, and teeming wildlife make this the ultimate mountain retreat. **\$275,000**



Hops Hill - 97 Acres

Gently rolling upland pastures provide sensational views of the Blue Ridge Mountains and Falling Spring area of Rockbridge County. Located on a quiet country road in one of Virginia's most scenic farming valleys, this premier property includes a level hilltop building site, productive crop field, and nice wooded area. Existing well in place. **\$495,000**

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www.atlanticbay.com/johncampbell



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

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- *Reverse Mortgage*
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Loan programs may change at any time with or without notice. Information deemed reliable but not guaranteed. All loans subject to income verification, credit approval and property appraisal. Not a commitment to lend. Located at 596 Lynnhaven Parkway Suite 200 Virginia Beach, VA 23452.

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



Details for our Home and Land listings at:  
**www.YourRockbridgeConnection.com**

## Featured Properties



- Built in 2003 on 35+ acres with astounding views
- 8,670 sq. ft. with 5 Bedrooms, 4.5 Baths
- Elegant living on 4 levels. Extensive landscaping
- Multi-Tiered decks perfect for entertaining



- 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



- 3,001 ft<sup>2</sup> finished living space.
- 1<sup>st</sup> floor Master Suite, 4 bedrooms, 3 full baths
- 2 minutes to downtown Lexington. Great views!
- Located in Maury Cliffs subdivision



Steve Martin, Realtor®

Paula Martin, Realtor®

Jessie Taylor, Realtor®

## Why choose The Paula Martin Real Estate Team?

In our 20+ years of experience we've supported over 550 clients through the process of buying and selling their homes. Because we've sold over \$160 million in real estate, we've seen it all! Give us a call and let our years of experience guide and support you with the sale or the purchase of your home. You'll be surprised at just how enjoyable the experience can be!

## Pearls from Paula...

What costs should you expect when buying or selling a home? Having an idea of the costs that will go into the actual buying and selling of a home can be helpful when making an offer or preparing your home to sell. If you are working with a lender, talk to them about the possibilities of working some of these costs into the loan!

<b>Down payment</b> .....	ranges 3% – 20%
<b>Closing Costs</b> ...	3-6% of your loan amount
<b>Home Inspection</b> .....	\$350 – \$400
<b>Appraisal Fees</b> .....	\$300 – \$600
<b>Real Estate Commission</b> .....	5 – 10%
<b>Termite Inspection</b> .....	\$.85
<b>Well Pump &amp; Inspection</b> .....	\$125
<b>Septic Test inspection</b> .....	\$495
<b>Attorney/Settlement</b> .....	\$350 – \$500
<b>Grantors Tax</b> ...	\$1 per ea. \$1000 sales price
<b>Pro-rated Real Estate Taxes</b>	(depends on time of year – calculated per Diem)
<b>Previous Loan Pay-off ?</b>	What you may owe on your previous home loan.

**Office: 540.463.2016**

**Mobile: 540.460.1019**

For Updates, follow us on  &  @PaulaMartinTeam



The Paula Martin Team are Realtors® licensed in Virginia • Property information is deemed to be reliable, but is not guaranteed.

# FRESH

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



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



**8883 SAM SNEAD HIGHWAY CIRCA 1899**, the Hot Springs Victorian Inn has over 6000 sq ft of living space! Nestled among mature trees, this historic Victorian has 11' Ceilings, well-appointed rooms and updated amenities on three fantastic levels. With 7 bedrooms and 5.5 baths, there is plenty of space to continue the business, create a family retreat or indulge yourself. Includes a separate Honeymoon Cottage and can be sold furnished. Relax on the Period wrap around porches overlooking your 2.84 acres in a gorgeous setting. **\$849,900!**



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



**27570 MOUNTAIN VALLEY ROAD** Custom built brick ranch on 2.48 acres overlooking the Cowpasture River valley! Quality construction throughout exemplifies this bright and beautiful immaculate home. With almost 2100 square feet of one level living, and an additional full, partially finished basement, there is plenty of room for old and young alike. Three bedrooms, 2 full baths, country kitchen with ample cabinet space, formal dining area and two large sunroom/living area additions with vaulted ceilings, large windows and plenty of sunshine! In ground pool, decks, gazebo, multiple outbuildings and mature trees accent this outstanding home. **\$289,900!**



**27952 MOUNTAIN VALLEY ROAD** 8.53 acres in a secluded wooded hollow just off Route 39 near Millboro. Circa 1850's original log home with tons of character and yesteryear charm. Massive half dove tail cut logs form both the exterior and interior walls. Rustic, yet with conventional septic and deep drilled well. Five rooms, kitchen and one full bath. Listen to the small stream from a full length covered porch and watch the deer/turkeys in the front yard. Includes small potential rental home (needs work) and period outbuildings. **\$159,900**



**1525 DUG BANK ROAD MONTEREY** Homestead situated on 150 acres in one of Highlands' most beautiful valleys! Rising from Dug Bank Rd to the top of Monterey Mtn, enjoy fantastic views with 90+ acres of fenced, well-watered grazing land, maple trees, a pond, spring stream and upland woods. Stargaze from the deck of the ranch house built in 1983 with 4 BRs and 2 BAs over a full basement with garage doors. Southern exposure overlooking the mtn ranges, including your own character silo and Pre-European Settlement Oak dating from the 1600s. Take the gentle rise to a middle tier with an even more expansive view and gentle topography for perhaps a secondary homestead. Recreation and healthy living opportunities abound. **A change of lifestyle for \$579,900**



**1696 JACKSON RIVER TURNPIKE HOT SPRINGS** The Village at Cedar Creek Mobile Home Park. Outstanding history and well kept park on 34.20 acres with room for expansion. Served by public water and sewer with tenants paying directly to the PSA, this very well kept mobile home park is available. Currently there are 33 lots (54 approved lots) rented, a 5 apartment and office complex, 2 mobile homes rented, 2 mobile homes on installments and 5 vacant for sale. There are 20 additional approved sites with all utilities as well as 15 subdivided lots within an area of the complex with utilities that could be sold outright. Beautiful setting south of Hot Springs and north of Covington. Convenience to Lake Moomaw could be big factor with the remaining unimproved acreage. **\$1,100,000**



**306.11 ACRES IN MOUNTAIN GROVE!** The Bonner Tract is a landmark property in Western Bath. The acreage is a combination of bottomland with long fertile frontage along Little Back Creek to game-rich woods rising to the top of Little Mountain with full National Forest frontage. Divided by Mountain Valley Road (Route 39), this property is under Conservation easement allowing one division. Serene setting in quaint idyllic community. Close to Lake Moomaw and eastern WVA attraction. **\$389,900!**

Please visit us at [www.freshstates.com](http://www.freshstates.com) for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.

# FRESH Estates & Country Properties, Inc.

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



## UNDER CONTRACT



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



**461 MAIN STREET** Located in the village of Millboro, the two-story Clarkson House is zoned B2 and is well suited for a variety of uses. With over 4,000 square feet of interior space, this historic home has an original log cabin at its core. The interior logs have been exposed on one wall and the original fireplace opened. The entire structure has been lovingly renovated with new plumbing, wiring, windows, roof, and HVAC. The first floor features beautiful pine floors, multiple parlors/meeting rooms, handicapped accessible bath rooms, and 24 X 42 community room with separate entrance. The second story contains a 2-3 bedroom apartment with kitchen, laundry room, bath, living room and dining room. High speed internet is available. The 1.14 acre lot, with public utilities, has ample parking. An exceptional property, in an excellent location, just 25 miles to Lexington, 21 miles to Hot Springs, and 38 miles to Staunton. **\$285,000**



**97 NALLEYS CIRCLE COVINGTON** A rare offering in the desirable Woodland Hills area of Falling Springs! With a 3 acre rural setting and close proximity to prime recreational access points, this large two-story Farmhouse-style has over 2200 sq ft of living space, partially finished full basement and attached two car garage. The main level has new engineered hardwood floors, granite counter tops, a full dining room, and large family room with French Doors that lead to a newly constructed deck! The upper floor has 3 BRs, 2 full BAs, and utility room with W/D connection. The full basement has been partially remodeled and ready for a new owner to finish with ample space, a beautiful setting, and all the intrinsic properties of a great home. **\$295,000**



**1783 LITTLE VALLEY ROAD BOLAR!** Well-kept recreational camp/residence on 7.659 acres at 2550' elevation on a peaceful dead end paved road. Original core is a mobile home, but with very nice additions and finishing. Two BRs, one full bath, DR, kitchen and large great rm. Front porch, rear deck and multiple outbuildings, including 2 car garage/workshop. Beautiful woods with fern covered forest floor with views. \$139,900. Additional 57.33 acres across State Route 694 is available with the subject, but not separately. Partially open, two intermittent streams, old homeplace and views down the valley and of Jack Mountain. Subject to ACP Easement. **\$279,800 for both home and 64.989 total acres.**



## SOLD

**23333 MOUNTAIN VALLEY ROAD!** 1890's character home situated on 1.10 acres and fronting Jordan's Run! Approximately 2175 square feet of living space in this two story frame farmhouse with traits from yesteryear. Two beautiful fireplaces, one in the living room, the other in a downstairs family room/potential bedroom. Recently remodeled kitchen, crown molding and chair rails. New well with excellent water quality and over 20 gpm! Outstanding yard fronting Route 39 with mature trees, shrubs, and flowers! **\$179,900**



## UNDER CONTRACT

**TBD KELLINGSON LANE FALLING SPRINGS!** Approximately 60 acres on Lick Mountain that has both woods and an almost hidden pasture on top! This property has beautiful views to the south that you will need to see to believe! With no improvements on the property, it is prime for recreational use, hunting, or potential home building site. Reached by deeded easement, there is partial fencing, a small pond an 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! **\$195,000**

## FRESH ESTATES PARTIAL LAND LISTINGS

**4.63 ACRES** with deeded National Forest access is a highlight of this wooded tract in the Mill Creek Valley. This wooded acreage has a new 300' well, has been previously approved for a conventional three bedroom septic system and is within easy walking distance to the National Forest. Very nice topography and nice views to the south. **SOLD \$39,900**

**11.27 ACRES LOCATED ON PEACEFUL VALLEY ROAD** near Williamsville! Fantastic camp location within minutes of the Bullpasture River Gorge, Coursey Springs State Trout Hatchery, Highland Wildlife Refuge, and Washington National Forest. Shared entrance easement, electricity, small storage building and possible elevated views. Highly sought after inexpensive parcel, well below tax assessed value. **UNDER CONTRACT \$39,900**

**TBD SAM SNEAD HIGHWAY!** Within sight of The Homestead Old Course, this 1.31 building lot fronts Route 220 mixed among the beautiful Victorians and edge of commercial growth. Zoned R-2 with public water and sewer. Many possible uses. Absolute investment price at **\$59,900**

**3167 INDIAN DRAFT ROAD** 20.94 acres fronting Route 678 near Millboro Springs. Mostly wooded, there is an old campsite with a conventional 2 bedroom septic system! Possible year around small mountain stream. Multiple trails and elevated ridges. There are at least three building sites on this tract with decent views of the surrounding area. Very good location at a hard to find size and price. **SOLD \$89,900!**

**23.70 ACRES ON MILL CREEK!** Long road and creek frontage on this wooded parcel in the Mill Creek Valley. Protected by a Conservation Easement, this tract allows one home with auxiliary buildings and a storage building. Fish for trout in your own backyard, or hike to the National Forest on a deeded 10' walking easement. Beautiful location and wonderful potential home or camp site. **SOLD \$99,900**

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

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Realtor/Owner  
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### 124 Windsor Lane

Beautiful 3 bedroom 2 bath one owner brick home situated on 2 acres above the Maury River that flows into the James River where the Dept. of Inland Game/Fisheries has a boat landing/launch in Glasgow, Va perfect for canoeing/kayaking/fishing. The 18' x 18' covered back porch with ceramic tile and an additional open patio is perfect for an outdoor kitchen for family gatherings. The one acre flat back yard further enhances outdoor activities.  
**Price \$255,000**



### REDUCED

### 120 Houston Street

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



### 26 King Rail Lane

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



### UNDER CONTRACT

### 1256 Maple Avenue

Wow the possibilities - the house sits on a 100 x 125 lot with a 3 bedrooms 1 bath two story home with the possibility of adding a second bath off bedroom downstairs. Large eat in kitchen and Two extra bedrooms upstairs. Extra building lot measure 50 x 125 could easily build two more houses or use that large yard for family gatherings. Call today - vacant easy to show! **Price \$110,000**



### NEAR SVU/REDUCED

### 526 Factory Street

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



### NEAR VMI/REDUCED

### 107 Smith Street

INVESTMENT OPPORTUNITY - Older Two bedroom one bathroom home in a new development area. Fix this home up or build a new. **Price \$58,500**

## Attention Developers



### COUNTY - 20 ACRES

**TBD off Hutcheson**  
Attention Developers - 20 acres (to be surveyed) on the outskirts of Lexington off McCorkle Drive - water and sewer available. Can be bought with 11 Acres that adjoins this property. MLS 136292.  
**Price \$999,000**



### CITY - 11 ACRES

**TBD Off Campbell Lane**  
Attention Developers - 11 acres in the City of Lexington to build on with endless possibilities - Housing for the Elderly, townhomes, condos all with public water and sewer available. Included is a two room tiny house that could be rental income! Call today! **Price \$499,000**



### 2 LOTS - CEDAR HILL

**TBD Cedar Hill Lane**  
Located only minutes from Historic Lexington, W & L University, VMI and the VA Equestrian Center 1.75 ac of cleared land ready for your home or weekend getaway. Close proximity to I-64 and I-81. Public water sewer electric and natural gas available. Recent survey. Fire hydrant on property. Call today! **Price \$98,000**

# JUST LISTED

Cottage with Timeless Historic Flare

**\$549,000**



**135 Ponds Drive  
Lexington, VA 24450**

## features



**4 bedrooms**



**3 bathrooms**



**2,700 sq ft**

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**hostetterkimberly@gmail.com**



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**40 Abb Ridge Lane, Lexington**

Considerable updates made to this spacious property. Beautifully remodeled and move-in ready with upgraded appliances and new flooring throughout, this huge house features 4 bedrooms & 3 full baths. The grand master bedroom has a massive walk-in closet, en suite bath with soaking tub, and an adjacent light-filled office. The open floor plan allows for multiple living spaces, including a large formal living room with gas log fireplace, an eat-in kitchen, formal dining space, den area, and bright, airy 4 season sunroom. 2 storage buildings on the property convey. Situated on +/- 2.5 acres, there is plenty of room to stretch out in this surprising home. **\$268,000**



**124 Tom Alphin Road, Lexington**

If you're on the hunt for mountain views throughout the seasons, this is the house for you! The wrap around porch is perfect for those looking to enjoy the sounds of nature and the peacefulness of Rockbridge County. The back porch leads into a 4 season sunroom with quick access to the kitchen. Three spacious bedrooms and a full partially finished basement allow for plenty of extra space. The easy floor plan allows for comfort and privacy. Featuring multiple spaces for outdoor entertaining as well as fairy tale worthy woods, this unique property is one of a kind. Well-loved homes like this one don't come around every day, so schedule a tour today! **\$329,000**



**610 S Main Street, Lexington**

Imagine, 4 1/2 blocks from downtown proper once was considered the outskirts of town. Now this home is within an easy stroll to schools, parks, restaurants and stores all in historic Lexington. This sturdy, stately, stuccoed stunner is a commanding presence on an oversized .57 acre lot at the corner of S.Main and Maple. First floor features a Formal Liv Rm w/gas log FP& built in bookcases, dining room, large kitchen, Mstr Suite, den, guest bdr and 2nd bath. Upstairs, 2 bdrs, full bath, large family room and full kitchen providing abundant space for those needing such or an income producing apt. ( w/ access from inside or a separate exterior entry). Beautiful Wood floors, tall ceilings, fanciful woodwork, replacement windows, deep front porch, covered back porch w/ handicap accessibility. **\$499,000**



**Sloan House, 107 E. Washington Street, Lexington**

Own a piece of Lexington history in the heart of the 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 and located directly across from the Visitors Center and right downhill from Davidson Park - which regularly holds concerts and gatherings. The back section of the property adjoins the municipal parking garage making this an ideal office or business space, while the mature trees and serene park-like setting would make for great future residential spaces. **Price reduced \$679,000**



**+/- 70 acres Turnpike Road, Lexington**

Outdoor lovers take note! This mountain land borders National Forest and is perfect for those looking to hunt, hike, or just enjoy the beauty of nature. A cold weather spring runs through the trees. There is harvestable timber on the property. Wildlife abounds throughout this land and the mountain views through the trees are unparalleled. **\$149,000**



**+/- 21 acres Turnpike Road, Lexington**

Looking for an elevated home site that's secluded but not isolated? Beautiful surroundings and glorious mountain views? How about a gentle stream meandering through open pastures, suitable for a horse or two? It's all here. Everything you've been looking for is here on one of the largest lots in the popular Colliers Hill subdivision - and it's the only one with long road frontage on idyllic Turnpike Rd. **\$179,900**

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**AUGUSTA CO.-2 Story Brick home just minutes south of the City Limits. Public Utilities. Situated on double lot. 4 Bedrooms, 1.5 baths. 2nd floor has separate entrance. View of the Blue Ridge Mountains. \$ 189,900.**



**INVESTORS SPECIAL**-Lexington-Split Foyer home. Some renovation started, you finish. 3 BRs, Eat-in kitchen, Living room, bath. Full unfinished walkout basement. Located at the end of a dead end street. Convenient location to the colleges and shopping. **\$ 89,900.** # 620085



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



**FAIRFIELD!** Own a piece of history. Located in the Village of Fairfield. This CIRCA (1839-1860) home offer 2 BRs, bath, Large living room, formal Dining room. **\$ 59,900.** #605102

## LOTS & LAND

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

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

**STAUNTON**-Undeveloped 1 acre lot off end of Gay St., **\$ 22,000.** #180277

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



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## INVESTMENT OPPORTUNITY



### 235 VISTA LINK

Beautiful townhouse at Vista Links Golf Course. 3 BR 3 BA with finished basement, garage, screened porch, and just 5 miles from Historic Lexington, schools, shopping, hiking trails, the Blue Ridge Parkway, and the Appalachian Trail. Sale is subject to the lease but may be negotiable if tenant can find other housing. Additional units available and offered at a package price. Call for details. **\$295,000**

## UNDER CONTRACT



### 35 LONE STAR LANE – LEXINGTON, VA

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

## SINGLE FAMILY HOME



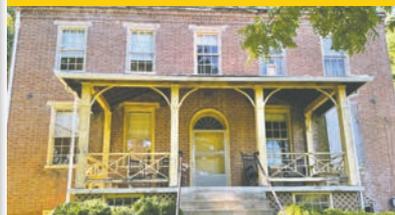
To be built similar to.

### LOT 29 DERBY LANE

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

**\$295,000**

## SINGLE FAMILY HOME



### 4302 PLANK ROAD NATURAL BRIDGE

This home is ready to be brought back to life! This brick 3 bedroom 1 bath home was built in 1800 and is situated on 26+ picturesque acres. Beautiful details in the trim, windows, and mantels.

**\$330,000**

### 60 LILLY BELL DRIVE LEXINGTON, VA

This level building lot is located at The Ponds at Lexington, just one mile for Rt 11 N and Historic Lexington, Virginia. This beautiful home site is within walking distance to the Chessie Trail and the Maury River in a subdivision that offers an indoor pool, and outdoor pool, a club house, and a work out room with locker room. Lot 61 is also available for sale if you want a 1 acre parcel for your dream home.

**\$58,000**

## Land Listings

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

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

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

**Lot 9** - 6.42 acres with panoramic views of the mountains and located in the cul de sac. This lot may be subdivided.

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### 1458 Old Buena Vista Road

This unique contemporary home set on 3+ acres boasts a 360 degree view of the Valley, the Allegheny and Blue Ridge Mountains. Old oak trees, select blooming trees and flowering gardens provide a perfect setting for the residence. The property's large decks and terraces are perfect for outside dining and entertaining and the large casement windows and sliding doors help bring the scenic outdoors in. **\$560,000**



### New Listing 38 Merrywood Lane

A short drive from downtown Lexington locates this three bedroom, 1 1/2 bath brick ranch style home. Features include a sunny living room, a large eat-in kitchen, an enclosed back porch providing a laundry area and mud room. Gorgeous hardwood floors throughout the main level. The full partially finished basement has potential for separate living quarters or apartment. Heat pump provides comfort during summer and winter. **\$137,000**



### Big Reduction 19 Patrick Drive

Follow the curvy brick walk to the front of this charming one level home and step up onto a full length covered and side porch to enjoy the year-long flower gardens. The interior features a large LR/DR combination and an additional large glassed-in den with sliding doors to rear deck. 3 BRs, (1 with half bath) and hallway full bath. Huge kitchen with an abundance of cabinetry and counter space plus convenient pantry/laundry area. Original solid wood floors except for kitchen. Replacement windows & lots of glass makes a bright, cheerful home for that very special person. Come see for yourself! **\$220,000**



### 701 Thornhill Road

Charming 4BR, 2BA 2-Story older home with running creek (Sarahs Run) at rear and an additional large, beautiful lot. There are 2 large bonus rooms upstairs that can be renovated for extra rooms and stairway to lower level. Large cinder block building on property. Garage is large storage & shop area. **\$359,000**



### 5 Woodlark Road

At the end of a cul-de-sac is this hidden gem of a contemporary Colonial home overlooking a spacious lawn for play, gardening, tranquility or just hanging out! 3 BR, 3 BA, maple kitchen and original floors throughout. A great room addition with a wall of glass brings the outdoors in. Have your morning coffee on the deck and listen to birds singing. Come see for yourself! Within minutes to downtown, schools, shopping and where the action is. **\$330,000**

### TBD Maury River Road, Rockbridge Baths, VA

Come build your home or vacation get away in beautiful Rockbridge Baths. This 1.72 acre lot sits adjacent to the Maury River. If outdoor activities are your thing, this is where you need to be! There are so many things to do, tubing, canoeing, kayaking, and fishing. Take a walk or hike on one of the many nearby trails. Bring your road bike and enjoy the scenic ride through the Pass, or your mountain bike for a more challenging ride on our mountain trails. It's all right here! **\$45,000**



### Commercial Property!

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

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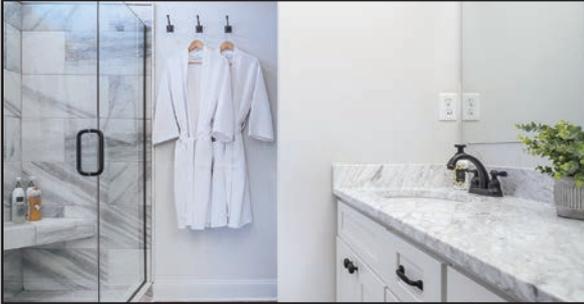
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Lana Nicely, Assoc. Broker  
540-463-9520 • 540-460-7256  
lnicely@ntelos.net



## LOCATION & PANORAMIC VIEWS!

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

## KYGERS HILL ROAD

Follow the meanders of Collierstown Road & Buffalo Creek to this charming 3-bedroom 2-bath brick ranch on 1.27 acres surrounded by farmland with breathtaking views of the House Mountains and Short Hill. This home boasts an eat-in kitchen and large living/dining area with fireplace & wood floors throughout the living spaces. Partially finished basement, offers flue for wood stove and potential for expansion. New HVAC and recent roof. Many extras including attached carport and oversized dbl-garage, paved driveway and storage buildings. Conveniently located just 7 miles outside Historic Lexington. **\$242,500**



## SOUTH LEE HWY – ROCKBRIDGE

Come check out the covered front porch at Buffalo Bend a charming bungalow enjoying long frontage on Buffalo Creek. A cozy 2-bedroom home with large living room, eat-in kitchen and den with woodstove. Recent upgrades including replacement windows, updated bath, furnace, electrical, and roof. Ideal for a casual weekend get-away or full-time country living and best of all less than 10 minutes from historic downtown Lexington or the I-81 interchange for an easy commute to Roanoke or Augusta. **Affordable at only \$159,000**

## LAND

### RARE OPPORTUNITY 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**

### NEW PRICE FOREST HILL VIEW

Don't miss out on this 9.5-acre elevated building site tucked away in Rockbridge County just minutes from historic downtown Lexington, Washington & Lee and VMI. Design your own custom build to take advantage of lovely Mountain views in a quiet neighborhood surrounded by other quality-built homes. Septic approved. Driveway in place. **\$139,000**

### WHITE ROCK ROAD

4.06 acres surrounded by mountains in the picturesque Kerrs Creek Community. Nice, level building site with good road frontage for easy access. 3-bedroom septic installed. Easily adapted to recreational usage with abundant and diverse wildlife. **\$46,500**



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## Upcoming Elections November 2, 2021 General Election

- **Offices on ballot:** Governor, Lieutenant Governor, Attorney General, House of Delegates, some local offices (varies by locality).
- **First day of in-person early voting at local voter registration office:** Friday, September 17, 2021.
- **Deadline to register to vote, or update an existing registration:** Tuesday, October 12, 2021.
- **Deadline to apply for a ballot to be mailed to you:** Friday, October 22 2021. Request must be received by local voter registration office by 5:00 p.m.
- **Voter registration offices open Saturday, October 23, 2021 and October 30, 2021 for early voting.**
- **Last day of in-person early voting at local voter registration office:** Saturday, October 30, 2021 at 5:00 p.m.

## What Makes Our Neighborhood Special?

- **The Alleghany and Blue Ridge Mountains**
- **House Mountain**
- **Great Colleges;**  
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Washington & Lee University



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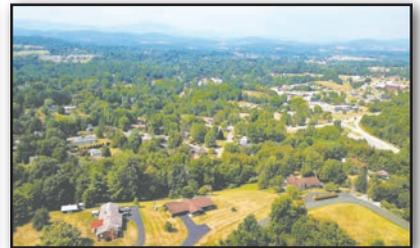
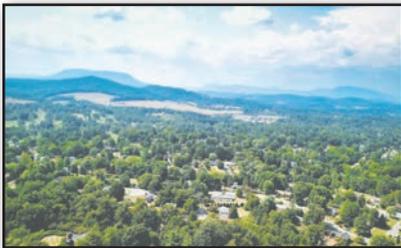
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## SHENANDOAH ROAD

It's all about LOCATION and PANORAMIC VIEWS with this custom-built 3bedroom 2.5 bath contemporary on 1.6 acres in one of Lexington's most sought-after neighborhoods. Enjoy 360-views of the Blue Ridge, iconic House Mtns, downtown Lexington and the Alleghenies, from floor-to-ceiling windows, a covered entry and large rear deck. Cozy-up to the fireplace and entertain w/ease in the generous family room with wet-bar and direct access to a covered patio. Freshly painted exterior, updated HVAC & replacement windows. Oversized attached garage, storage shed, fenced back yard & paved driveway. Separate building lot with premier hilltop site overlooking SPECTACULAR long-range mountain and valley views. Within walking distance to the Lexington Golf & Country Club, experience country living with all the amenities of in-town. **\$395,000**



## SOUTH LEE HWY – ROCKBRIDGE

Come check out the covered front porch at Buffalo Bend a charming bungalow enjoying long frontage on Buffalo Creek. A cozy 2-bedroom home with large living room, eat-in kitchen and den with woodstove. Recent upgrades including replacement windows, updated bath, furnace, electrical, and roof. Ideal for a casual weekend get-away or full-time country living and best of all less than 10 minutes from historic downtown Lexington or the I-81 interchange for an easy commute to Roanoke or Augusta. **Affordable at only \$159,000**



## KYGERS HILL RD

Follow the meanders of Colliertown Road & Buffalo Creek to this charming 3-bedroom 2-bath brick ranch on 1.27 acres surrounded by farmland with breathtaking views of the House Mountains and Short Hill. This home boasts an eat-in kitchen and large living/dining area with fireplace & wood floors throughout the living spaces. Partially finished basement, offers flue for wood stove and potential for expansion. New HVAC and recent roof. Many extras including attached carport and oversized dbl-garage, paved driveway and storage buildings. Conveniently located just 7 miles outside Historic Lexington. **\$242,500**

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