

Blue Ridge Properties is Celebrating 31 Years!

BLUE RIDGE PROPERTIES

JAMES WM MOORE REAL ESTATE COMPANY

See pages 2 – 5



Immaculate Home Privately Situated on 3 Parklike Acres.

*Since 1990, the Valley's Original Gallery of
Real Estate, Building & Related Services*



FOR ADVERTISING INFORMATION: ROBIN C. HEIZER-FARRIS
P.O. BOX 183, FAIRFIELD, VA 24435 • FAX OR MESSAGE 540-463-9781
Email: robin@blueridgeproperties.com • www.blueridgeproperties.com

FREE
SEPTEMBER 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**



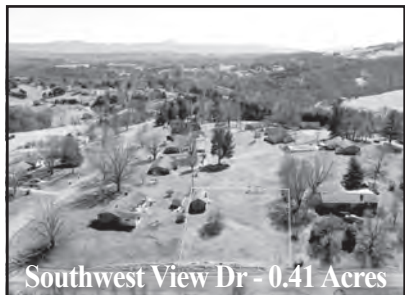
E Ridge Drive - 2.13 Acres

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**



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**



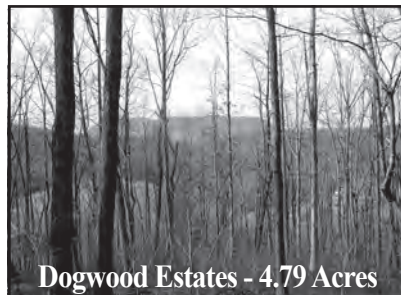
Southwest View Dr - 0.41 Acres

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





James Wm. Moore Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



435 Eastview Lane

Immaculate home privately situated on 3 parklike 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! **\$509,999**



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**



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. **\$315,000**



1480 Magnolia Avenue

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



Forge Rd - 5 Acres

Irreplaceable business location located on Forge Rd between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility. Food Lion & CVS anchor neighboring shopping center. Approved access & public utilities available. **\$595,000**



Maury River Rd - 1 Acre

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

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





James Wm. Moore Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



83 Forge Road

Adorable and completely renovated! Gorgeous new kitchen includes granite countertops with tons of work space, new cabinetry, stainless appliances and a pantry. Living room has lots of natural light, a wood burning fireplace and is connected to the dining area. Three bedrooms, all with wood floors, ceiling fan and fresh paint. Wonderfully updated full bathroom. Home has a covered front porch, back patio and fully fenced in back yard. A must see!

\$194,000



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



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.

\$314,000



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.

\$465,000



30 River Hill Place

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

\$635,000



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

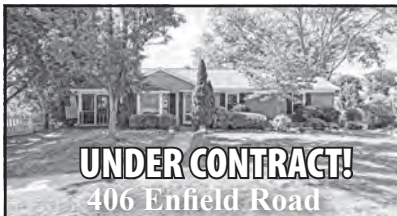


UNDER CONTRACT!

65 Spring Ridge Lane

Located just outside the village of Fairfield, this MaxMark home was built in 2013. First floor hosts living room with gas fireplace, kitchen with granite countertops and stainless appliances, separate dining room and master suite. Lower, walk out basement has a spacious family room, two guest rooms, full bathroom and utility room. Plenty of storage! Back deck makes for the perfect outdoor dining space. Home also offers a cement driveway and double car garage.

\$279,000



UNDER CONTRACT!

406 Enfield Road

A wonderful opportunity to live in the City of Lexington! This 3 bedroom, 3 full bathroom ranch style home has all of the conveniences. Main level hosts a living room with fireplace that connects to the open, eat-in kitchen. In addition, main floors hosts a master suite with large walk in closet, two guest rooms and a full bathroom. Full partially finished basement has family room, additional bonus room, office and full bathroom. Wonderfully fenced in back yard.

\$299,000



UNDER CONTRACT!

272 Dogwood Rise

Over 14 acres and picturesque mountain views. First floor hosts living room with gas fireplace and cathedral ceiling, dining room, recently updated eat-in kitchen, family room and first floor master suite. A second master suite, guest bedroom, full bathroom and office located on second floor. Walkout basement is home to a family room, bedroom, full bathroom and massive storage space. Back deck is amazing, encapsulating a picture perfect meadow full of wildlife.

\$469,000

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





James Wm. Moore Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Heritage Drive - 0.50 Acres

Great building lot overlooking the Lexington Golf & Country Club and the Blue Ridge Mountains! Lot owners in the "The Greens" have exclusive use of their own 3+ acre private common area along beautiful stream fed lake. Public water and sewer, and fiber optic telephone. Protective covenants. **\$84,000**



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**



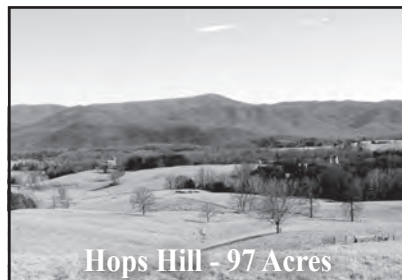
Bayberry Lane - 3 Acres

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**



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**

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



Bridget McClung delivers mortgages with a local, caring touch.

Mortgage rates are still low, making it a great time for a new or refinanced mortgage to purchase, remodel or build your dream home. As the market's ONLY locally owned and based mortgage provider, CornerStone Mortgage Services' Bridget McClung can find you the right mortgage, guide you through the application process, and fast track decisions.

Convenient and safe digital mortgage options are available at <https://cornerstonebankva.com/Mortgage>.

Whether in person, online or using the app, contact CornerStone Mortgage Services¹ today!



Bridget McClung²

Vice President, Mortgage Loan Officer

540.462.6724

bridget.mcclung@cornerstonebankva.com



T. David Grist Headquarters: 54 South Main Street, Lexington, VA 24450; (540) 463-2222

Lee Highway Branch: 719 North Lee Highway, Lexington, VA 24450; (540) 464-8900

Buena Vista Branch: 2235 Beech Avenue, Buena Vista, VA 24416; (540) 261-1604

MEMBER
FDIC



◆ **CornerStone** *Cares* ◆
www.cornerstonebankva.com

¹CornerStone Mortgage Services NMLS #509209

²Bridget McClung NMLS #453518

BLUE RIDGE PROPERTIES

**Blue Ridge Properties is celebrating
its 31st year of service with this
September issue! It's hard to believe
I delivered the first issue in 1990!**

**Thank you all so much for helping to
make this happen! Both advertisers
and readers have been wonderful!**

Thanks again, Robin



Charity Cox

540.294.5682

charitybucky@aol.com

www.homesweethome4u.net



LONG & FOSTER REAL ESTATE

16 Gosnell Crossing, Suite 200 • Staunton, VA 24401



1520 Chicken Hollow Lane Lyndhurst

- True craftsmanship, hand hewn 1800s log cabin
- Adjoining the Blue Ridge Parkway, nearly 50 acres!
- Ideal for investment home OR private getaway
- 4 miles to Wintergreen Ski resort, 6 miles to Sherando Lake!

\$1,475,000

741 Springleigh Drive, Greenville

- Private resort-like property on 5 acres!
- 2741 sq ft, 4 bedrooms, 2.5 baths, gourmet kitchen
- Spring fed pond, in-ground pool, 2 car garage
- Breathtaking serenity, Riverheads school district

ONLY \$599,900



41 Scenic Hills Drive, Waynesboro

- Brand new home on 1.21 acres in county
- 2112 sq ft, 3 bedroom, 2 bath, large living rm. w/fireplace!
- Huge kitchen, rocking chair front porch!
- Wildlife, fresh air, simple living!!

ONLY \$239,900



101 Craig Street, Craigsville

- The American dream, entrepreneurship!
- Business opportunity gas/convenience store!
- Ample parking, gas pumps, garages!
- Priced to sell quick with current inventory!

ONLY \$279,900





A DIVISION OF
BANK OF BOTETOURT

NMLS#476841

**Let us help
build your future.**

**Come talk with
me about our**

- **Construction Loans**
- **Lot and Land Loans**
- **Home Improvement Loans**
- **Home Equity Loans**

Sharon M. Cooper
*Rockbridge Region
Mortgage Loan Originator*
NMLS#447853



540-458-3715

www.vamtnmortgage.com



**MEMBER
FDIC**

FRESH

Entering our 40th Year!
12187 SAM SNEAD HWY, WARM SPRINGS, VIRGINIA



Estates & Country Properties, Inc.

www.freshstates.com

(540) 839-3101

ALLEGHANY, HIGHLAND, BATH &
ROCKBRIDGE COUNTIES

Larry W. Fresh, Broker

Washington & Lee Class of 1980

(540) 997-5219 • fresh@cfw.com



• Residential • Farms
• Commercial

Terry Kershner

(540) 839-5191 • kersh@tds.net

Harold Higgins, Jr.

(540) 962-8065 • higginsh@ntelos.net

Jim Garcia

(540) 691-5812 • standardp@aol.com

Barry Calvert

(540) 969-9606 • brcalvert@ntelos.net

Tanner Seay

(540) 968-3921 dtseay94@gmail.com

Tenney Mudge

(540) 464-5032 office 540-460-6309 cell/text
properties@rockbridge.net

UNDER CONTRACT



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**



515 RAPPS MILL LANE LEXINGTON Looking for privacy? Look no more! This secluded low maintenance, move-in ready cottage on over 45 acres of wooded serenity awaits. Ultra privacy but just 16 miles from Lexington and 45 minutes from Roanoke. Open floor plan that is well designed for comfortable living. Attractive kitchen, great room and dining area that opens to a large deck and hot tub. Large bedroom with sitting area and storage upstairs. Other features include a full bath and laundry. Cell service and Internet available. Mixed hardwood forest with mature trees, walking trails, abundant wildlife and wildflowers. An exciting property for a full time home, getaway, recreational or hunting paradise. **\$310,000**



314 INDIAN HILL ROAD MILLBORO COWPASTURE **RIVER!** Over 1493' feet on the Cowpasture and large tributary. Beautiful river bottom in private setting, with swimming hole and great fishing! Dwelling is a modest 1979 ranch style home with three bedrooms, two full baths and full basement. Includes newer 40x26' garage for auto and farm equipment storage. Hard to find mid-sized tract on the water! **\$329,900**



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 quiet idyllic community. Close to Lake Moomaw and eastern WVA attraction. **\$389,900!**

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

FRESH Estates & Country Properties, Inc.

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



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**



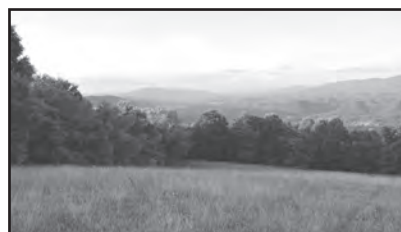
UNDER CONTRACT

133 KENMORE ROAD MOUNTAIN GROVE Enjoy the sights and sounds of Little Back Creek from the covered front porch of this two bedroom, one bath ranch on 0.89 acre in the village of Mountain Grove. This home features a new roof, remodeled kitchen and bath, 200 amp service, utility room, electric heat and wood stove. All appliances convey. New screened back porch for outdoor dining and relaxing. Nice yard with two outbuildings and fruit trees! **\$79,000**



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**



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**

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

Wherever you are, we're *here!*

*Call and stop by to see
me at our new office!*

Whether you need:

- Auto • Home • Farm • Umbrella
- Business • Liability Insurances,

*Call me to make sure you're getting the
best possible coverage for your money!*

Robin Heizer-Farris Agent
(540) 460-7243 cell



**Bruce Gardner
Insurance Agency**

Representing **ROCKINGHAM INSURANCE**

Now at 729 N. Lee Highway • Lexington, VA
Just down the hill from Tractor Supply beside Cornerstone



Office (540) 463-6702 Claims (800) 662-5246 Email robin@brucegardnerinsurance.com



LANA NICELY Associate Broker



FLINT REALTY
Spottswood, VA

540.463.9520 • 540.460.7256
lnicely@ntelos.net

*"Call for assistance with all
your Real Estate Needs!"*

NEW LISTING



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**

NEW LISTING



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**



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. **\$149,000**



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**



FLINT REALTY LLC



Mike Flint, Broker
540-377-6380 • 540-460-3460
mflint@ntelos.net

41 Otterbein Farm Lane
Spottswood, Virginia 24476
540-377-6380

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



HOUSTON STREET -- ATTENTION INVESTORS – THREE FOR THE PRICE OF ONE!

Stately American Foursquare with generous, covered-front porch and enclosed-rear porch on large lot in established neighborhood, is an easy walk to historic downtown Lexington, Washington & Lee & VMI. The two-story dwelling presently consists of 3 income producing units but is easily converted back to single-family. Two additional cottages offer bonus potential as studios, guest quarters, in-law suite or income producing with consistent rental history. This property has been in the same family for more than 100 years. Whether you're looking for an investment or a place to call your own, don't miss out on this rare opportunity. The perfect blend of old and new! **Offered at \$375,000**

NEW LISTING



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**



BROWNSBURG – The brick and frame building was originally built as a guest house in 1835 but was converted into a general store many years ago. At present it is an antique furniture store. Next door is the Brownsburg Post Office. It could be converted back into a 1 bedroom 1 bath home. It has a working fireplace in the lobby. Both properties have excellent rental history and are being sold together. **\$140,000**

COLONNA & ASSOCIATES, INC.



25 S. Main Street
Lexington, VA



Wolletta Colonna
540.461.4000



CALL US...

For Professional Real Estate Services and Results
Since 1975 • Representing Buyers and Sellers

540.463.7157

www.ColonnaAssociates.com



Jeff Mason
540.461.0210



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



5 Woodduck 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



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.

\$360,000



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



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

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



Rentals, Commercial, Residential, Apartments, Mini Storage – Call Jeff Mason 540.461.0210

Picture yourself at the Rockbridge Reserve



Browse local real estate from your new home away from home! All the comfort of a mountain town and a cozy, yet luxurious home sitting atop its own little hill. Enjoy mountain views from every window and you won't believe the sunsets! Soak up the country air and starry nights with a glass of whiskey by the firepit. This quiet, family friendly house is a stone's throw from downtown Lexington, and the colleges VMI, Washington & Lee and SVU, and is very close to the Virginia Horse Center. Near the Blue Ridge parkway, wineries, breweries and historical landmarks. Great for a relaxing couples weekend, family getaway or artist retreat.



CURATED by Helen

Property Hosting | Home Staging

curatedbyhelen@gmail.com

540-570-6169

Call for a booking, it can sleep seven!



GET A HEADSTART ON YOUR FUNDRAISING BECAUSE
NOW, MORE THAN EVER...YOU NEED
MONEY!\$



Farris
Fundraising
Services, LLC

Is here to help you!



Caleb Farris, professional fundraising consultant, can help your school, club, church, any organization raise money! Coaches, teachers, principals, leaders are all looking for the best way to meet their needs, this is it! Offering the finest chocolates, popcorn, cookie dough, merchant cards and many gifts available in the industry, paired with the best prizes, Caleb can help you raise more money than you ever thought possible!

Email Caleb at calebfarris79@gmail.com and get started today!
Lots of money can be raised using only email!
Perfect with social distancing!

PHOENIX CONSTRUCTION, LLC

328 W. Midland Trail Suite A
Lexington, Virginia 24450



- Design/Build Services
- Custom Homes • Renovations
- Additions • Many Plans Available



PAT HENNIS 540.784.0131 or 540.464.1133

Quality construction at affordable prices.
Lump sum and cost plus contracts available.

BISHOP REALTY



**459 Lee-Jackson Hwy.
Staunton, VA 24401
540-886-2313
1-800-296-2250**

www.bishoprealty.net ♦ email: office@bishoprealty.net



NEW LISTING-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.



Staunton- 2 story close to Downtown Staunton. This 4 BR/2 bath home has just had the floors refinished and it features a newly remodeled kitchen. Home has a large LR, a dining room plus one room that could be used as a media, office. Off street parking with minimal yard work. You need to come see this home. **\$214,900.**



NEW LISTING-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



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



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

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

FARRIS PRECISION PAINTING, INC.

APPROVED FOR EPA CERTIFIED LEAD PAINT PROTOCOLS

SPECIALIZING IN:

DIFFICULT PAINTING JOBS, CHURCHES, SCHOOLS, INTERIOR & EXTERIOR OFFICES, BARNs, METAL ROOFS, FENCES, NEW, OLDER AND HISTORIC HOMES

COMMERCIAL • RESIDENTIAL • LIGHT INDUSTRIAL • HISTORIC RESTORATION

FOR OVER 35 YEARS, CALL FARRIS PRECISION PAINTING TO GET IT RIGHT THE FIRST TIME!



REPAIRS

GUTTERS
DRYWALL
PLASTER
GLASS REPLACEMENT

PREPARATIONS

PAINT STRIPPING/SANDING
CAULKING/GLAZING
PRESSURE WASHING
MILDEW REMOVAL

COATINGS

EXPERIENCED IN
APPLICATIONS OF ACRYLICS,
ALKYDS, LATEX EPOXIES,
STAIN & NATURAL FINISHES

APPLICATIONS

AIRLESS SPRAY
HVLP SPRAY
BRUSH
ROLL

FREE ESTIMATES • REFERENCES AVAILABLE • CRANE & MANLIFT WORK

CLASS A STATE LICENSE AND INSURED CONTRACTORS

463-9745

FAX 463-9781

P.O. BOX 183 • FAIRFIELD, VA 24435

OVER 35 YEARS EXPERIENCE

**VICTOR G. FARRIS &
ROBIN HEIZER-FARRIS
OWNERS**

farrisprecisionpainting1@gmail.com

New Location Now Open!

Serving Buena Vista,
Lexington, and
Rockbridge County

Bank of the James
45 South Main Street, Lexington



 **Bank of The James
Mortgage**

Member FDIC | Equal Housing Lender
Loans subject to credit approval.

www.bankofthejames.bank

Serving Buena Vista | Lexington | Rockbridge County | (540) 707-3144

BLUE RIDGE PROPERTIES

Would you like to sell or buy a home?

Advertise in Blue Ridge Properties.

You'll find what you need right here.



GOOD ADVICE

**IS IMPORTANT WHEN
YOU'RE INSURING**
one of the largest purchases
you've ever made.



THREE CONVENIENT LOCATIONS

209 South Main Street – Lexington
540.463.7719

2155 Magnolia Avenue – Buena Vista
540.261.2200

703 N. Coalter Street – Staunton
549.885.8189

*Get great coverage, great rates and great
insurance advice from Nationwide.*



Nationwide®
is on your side



©2006 Nationwide Mutual Insurance Company and Affiliated Companies. Nationwide Life Insurance Company. Home Office: Columbus, Ohio 43215-2220. Nationwide, the Nationwide Framemark and On Your Side are federally registered services marks of Nationwide Mutual Insurance Company. Not available in all states.



**Charles W.
Barger & Son**

- LOCALLY OWNED & OPERATED SINCE 1930**
- CONCRETE • CONSTRUCTION • CRUSHED STONE & SERVICES
 - VDOT CERTIFIED • FLOOR SLABS • DRIVEWAYS
 - FOOTINGS • BRIDGES • BASEMENTS • BOX CULVERTS
 - RETAINING WALLS • ENVIRONMENTAL STONE PRODUCTS
 - LANDSCAPE STONE PRODUCTS • SAND & GRAVEL
 - BLOCK & MASONRY PRODUCTS

**"We Want To Be Your
Concrete Company"**

Call Or Fax
For Quotes
FAX #463-2108

HOT LINE TO DISPATCHER
463-2109
LEXINGTON, VA

FOR FREE ESTIMATES
463-2106
P.O. BOX 778
10 Borden School Road

JAMES
RIVER
REALTY



214 S MAIN STREET, LEXINGTON
JamesRiverRealtyVa.com
540.463.2117



Janie Harris | BROKER
540.460.1932

Looking for a home that offers something special...lovely architectural features...
great location...quick availability?
Then one of these beautiful properties might just be it!
Please call for more details.



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**



19 Howe Lane, Lexington

Nature provides the artwork that decorates every room of this light-filled contemporary, softened by the addition of classic design elements such as a formal entry, wood floors, crown molding, a traditional FP and decorative columns. The blended styles make for a spectacular jewel, placed perfectly in a private, oversized, landscaped setting. An extra buildable lot comes with the property. The ease of having all essentials on one level is accentuated by the spacious basement /garden level which also offers great views and has additional bedrooms, baths, den, and an area which could be easily converted into a full kitchen allowing for a privacy apartment. Copper roof with gutter guards, large Trex deck, built-ins, casement windows and hard-wired generator are other great features here. **\$619,000**



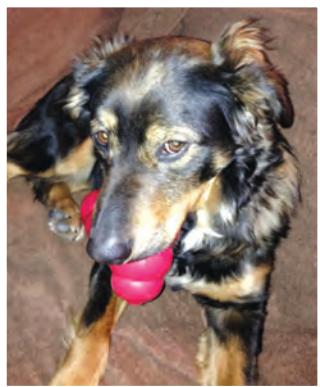
Sloan House, 107 E. Washington Street

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**



109 Rebel Ridge, Lexington

Tucked away on a quiet cul de sac, this house is an oasis in the city. Picture yourself enjoying your morning coffee under the wisteria- covered front pergola. Perfect for the outdoor lover, this modern home has multiple patios & a deck to enjoy the landscaped lawn & backyard waterfall. The spacious interior features 4 bedrooms & 2 full & 1 1/2 baths. Built-in nooks throughout the house are just perfect for those looking for a cozy place to curl up and read. The functional wood burning fireplace adds ambience. The recently installed Pearl certified solar panels with Tesla back-up battery allow for maximum efficiency and low energy costs annually. Walkable to downtown! **\$395,000**



FARRIS BOOKKEEPING

"The Lord detests dishonest scales, but accurate weights find favor with Him" ~Proverbs 11:1

Dogs think life should only include play time. Call Farris Bookkeeping, let me do the work, so you can play!

3 BOOKKEEPING PACKAGES, ADD ON OPTIONS, AND PAYROLL TO CHOOSE FROM – ALL PACKAGES INCLUDE A QUICKBOOKS™ ONLINE SUBSCRIPTION

- ◆ Masters of Science in Accounting ◆ QuickBooks™ ◆ ProAdvisor
- ◆ Specializing in Small Businesses & Non-Profits

Kara Farris • 872 Forge Rd • Lexington, VA 24450

Normal Bookkeeping Hours:

Monday-Wednesday: 1:00-3:00 • Thursday-Friday: As Needed

Emails will be responded to within 24 hours



farrisbookkeeping@gmail.com • Phone: 540-784-8540 (call & text)

Do you want to add some sizzle to your late summer with a house or property sale?

Advertise in
BLUE RIDGE PROPERTIES

Ask your Realtor to make sure your home or property is included in an upcoming edition of the original Blue Ridge Properties.

DUKE'S

ANTIQUE CENTER

*20,000 square feet
and over 45 Years!*

An eclectic mixture of furniture, antiques, collectibles, accessories & more!

FIND US ON

***Pinnacle Hill off Route 11
North of Wal-Mart.
LEXINGTON, VA***

**OPEN 365 DAYS A YEAR • 9AM-6PM
540.463.9511 • DUKE SNYDER**

"Emporium for Everything!!!"

YOUR NEIGHBOR YOUR COMMUNITY YOUR LOCAL LENDER

Now is a great time to
buy a home. Call me for
a FREE consultation.

SARAH DUDLEY

Senior Loan Officer, NMLS ID#214966

540.784.0120 (c) 540.464.1901 (o)
sdudley@alcovamortgage.com



221 S. Main St, Lexington, VA 24450



ALCOVA Mortgage LLC | NMLS ID# 40508 | (www.nmlsconsumeraccess.org) | Licensed in AL, DC, FL, GA (License# 42101), KY, MD, NC, SC, TN, VA, WV | 308 Market Street SE, Roanoke, VA 24011





Real Estate Matters

Things To Look For When Buying A House

House hunting can be intimidating. Purchasing a home is a huge investment and affects your lifestyle for years. It's also scary to think of all the things that could go wrong after a sale. "OH the Joys of Home Ownership". There are five key things you should consider when you go house hunting to make it a more successful undertaking.

1. LOCATION, LOCATION, LOCATION. What kind of neighborhood is it? How good are the schools? How close are you to restaurants and to where you want to buy your groceries? What is the tax rate? Aside from road infrastructure, Location characteristics can change a lot for the better or worse over 5-10 years; location is important but be cautious of giving it too much sway.

2. STRUCTURAL CONDITIONS. Much about a house can be changes. The foundation, frame, and roof are the bones of a house; everything else about a house is built around them. If the bones are good, you can concentrate on changing more stylistic things. If you have to sink big money onto structural problems that could cause more issues and be recurring. It's going to take away from your ability to turn your new house into your dream home.

3. ELECTRICAL AND PLUMBING. Older homes were not built to handle the electrical demands we have today. It's frustrating to have inadequate outlets and potentially dangerous to overload existing outlets by using appliances with higher power demand than a circuit has capacity for. Old plumbing can be problematic, either just old and leaking or running through lead pipes, to low water pressure. Both electrical and plumbing fixes are expensive. New houses are not immune to problems

4. FLOORING. Flooring is a large part of a home's ambience. Don't hold a home's flooring against it while you are house hunting. Flooring is something which can be changed fairly easily – as long as you follow the right steps to floor installation. Tile, laminate, wood and carpet flooring, there is a wide range of choices to suit your budget. Only painting has a better return on investment than updating flooring.

5. FLOOR PLAN FLOW. Is the square footage used in a way that makes sense to you? Is there enough space? Are the areas you use most convenient to each other? Do you prefer an open floor plan or rooms that are set apart? A house needs a floor plan that works for your life.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



30 Crossing Lane, Suite 212, Lexington, VA 24450 • 540-464-4700

www.rockbridgerealtors.com



Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins

Property Manager

540.817.0207

Ckelkins@howardhanna.com



Kassidy Beagan

Property Manager

540-784-8501

kassidybeagan@howardhanna.com



Located in the Historic Dutch Inn • 114 W. Washington Street • Howardhannarentals.com

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**

INVESTMENT OPPORTUNITY



35 LONE STAR LANE – LEXINGTON, VA

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

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



136 WARM RUN ROAD

Custom brick house with expansive views on a full unfinished basement. 4 large Bedrooms plus office and 2.5 baths situated on a large level lot just minutes from Historic Lexington, shopping, and schools. This home offers a circular drive, large rear deck and sun porch. Beautifully finished hardwood floors, large rooms, brick fireplace, and open floor plan. This is a one owner home so don't miss out on this opportunity. Whether you want to sit out on the deck off of the master bedroom to gaze at the beautiful countryside or plant a garden out back, this home is an oasis nestled in the scenic landscape of Lexington.

\$369,900

60 LILLY BELL DRIVE

LEXINGTON, VA

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

\$58,000

Land Listings

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

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

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

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

www.howardhannarentals.com

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 ft² plus outbuildings on 22+ acres
- 4 Bedrooms, 3 Full Baths, 2 Half Baths
- 10 Original working fireplaces



- 3,001 ft² finished living space.
- 1st 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...

Are you looking to buy a home? For most folks, buying a home will be the biggest financial investments in your life. Take the time to consider the housing market, interests rates and your future before making the commitment.

What are your goals? Do you have a stable income? Are you planning to stay at your job? Will you be getting married or starting a family?

How much can you afford? Financial gurus suggest your mortgages should be under 25% of your total gross monthly income. If you are paying off other loans or debts, your monthly payments, including the mortgage, should not total over 45% of your total monthly income.

What are you looking for? Make a list of your must-haves in a home. Though we all want to find our "dream home" try to be realistic about what your needs are vs. your wants.

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.



Connie Clark
Broker/Owner
540.570.7157



City & County REAL ESTATE



Chy Clark
Realtor/Owner
540.570.7158

2 East Washington Street • Lexington, Virginia
540.463.7400 • connie@cityandcountyrealestate.com



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 \$275,000



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 \$175,900



115 Smith Street

Brick ranch style home in a great location. Three bedrooms and two bathrooms on a basement with a nice size yard.

NEW LISTING



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

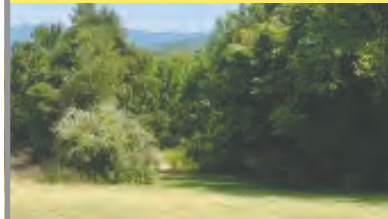


TBD off Hutcheson

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

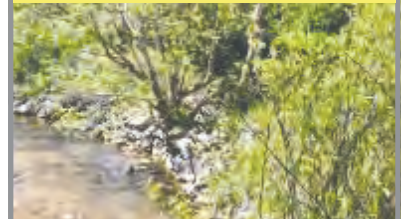
CITY - 11 ACRES



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 sqft

Kimberly Hostetter

540.460.9182

hostetterkimberly@gmail.com



**Powered by: eXp Realty, LLC/Office 540.300.6560
1320 Central Park Blvd., Fredericksburg, VA 22401**

Dedicated to Being **Your Personal Mortgage Banker**

JOHN CAMPBELL

Manager/Sr. Mortgage Banker
NMLS #214954, Licensed in VA

540-461-2072

johncampbell@atlanticbay.com
www.atlanticbay.com/johncampbell



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

ATLANTIC BAY'S LENDING PRODUCTS

- *Construction Loan*
- *Conventional Loan*
- *Energy Efficient Mortgage*
- *FHA Loan*
- *Jumbo Loan*
- *Renovation Loan*
- *Reverse Mortgage*
- *USDA Loan*
- *VA Loan*
- *VHDA*



NMLS #72043 (nmlsconsumeraccess.org)



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.

DREAMING OF *Country Living?*



FARM CREDIT KNOWS THE WAY!

One thing that makes Farm Credit different than any other loan service is we deal exclusively with rural real estate. That means we understand the true value of the land. Our loan officers are committed to providing peace of mind about your decision and will walk with you through the entire process.

Financing that is as unique as the property you want to buy.

LOANS FOR:

- Home purchase, construction and refinance
- Large and small tracts of land – no acreage limitations
- Barns or buildings
- Fences and roads
- And much more!



FARM CREDIT

*Loans for
Farms, Homes & Land!*

800.919.FARM (3276)

FarmCreditofVirginias.com

