

Happy Easter!

BLUE RIDGE PROPERTIES

CITY & COUNTY REAL ESTATE

See page 11



**Beautiful Fully
Furnished Waterfront
Home With Six
Bedrooms In Sought
After Community!**



*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
APRIL 2025

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.

Brokerage | Property Management

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



Brownsburg, VA

Level Loop (c. 1819) and its 145 acres comprise one of Virginia's most significant historic farms in a timeless country setting among the pristine pastures, creeks, woodlands, and mountains of the Shenandoah Valley. With over one mile of Hays Creek meandering through its level fields in its eponymous loop, Level Loop's premier feature is its prominent Federal brick manor showcasing well-preserved architectural elements set against a backdrop of iconic Jump Mountain. Built to the highest standards of craftsmanship by William Houston, a relative of Texas pioneer and Rockbridge County native, Sam Houston, the property features original Flemish bond brickwork, hand-laid limestone foundation, and a molded brick cornice. **\$1,695,000**



307 Swope Lane

Premium 67+ acre legacy farm situated moments from Fairfield on a winding country road. Main residence offers one-level living with a multi-generational lower-level living space. Long-range mountain views, wood-burning fireplace, custom country kitchen, and spacious master suite. Among many farm amenities are 2 barns with 12 total horse stalls, cattle working facility, quality grazing grasses and fences, and an abundance of water. The property's gentle terrain, serene setting, valuable improvements, and accessible location provide first class opportunities for horses, cattle, and agribusineses such as viniculture, events, and pet boarding. **\$1,670,000**



2645 Sterrett Road

Built in the late 1700s, Sleepy Hollow embodies the rich historic character of Virginia's Shenandoah Valley. Just steps from the historic village of Brownsburg, this beautifully restored residence sits on 1.36 acres and showcases many original architectural details, including 7 fireplaces, stunning wood floors and moldings, and exposed wood timbers. The expansive lower-level dining room and kitchen, featuring exposed stone walls and a massive stone fireplace, provide an inviting space for gatherings, while the main level boasts formal living areas and a spacious master suite. Upstairs, 3 bedrooms and full bath. **\$649,000**



8 Sixty West Drive

Desirable Sixty West townhome offers sought-after one-level living just minutes from historic downtown Lexington. Spacious, thoughtfully designed floor plan, featuring an expansive living room with vaulted ceiling, a gas fireplace, and an adjoining den with built-ins, opening to a private enclosed porch overlooking the lush common area. Spacious kitchen, with its double ovens and plentiful storage and counter space, flows seamlessly into both formal and informal dining areas. A total of 3 bedrooms and 3.5 baths, the home includes a generous master bedroom suite with a sitting room and large closet and en suite bath with a double vanity. Two private upstairs suites. **\$579,000**



407 Morningside Drive

This newly renovated one-level home boasts stylish updates throughout its attractive 3-bedroom, 2-bath floor plan. Recent upgrades include new flooring, an open-concept eat-in kitchen with stainless steel appliances, new cabinetry, and a central island, plus two fully renovated bathrooms with attractive tile surrounds and on-demand gas water heater. Additional living spaces feature a light-filled great room with wood stove, vaulted ceilings, and skylights, as well as a home office with brick fireplace. The slab-on-grade construction ensures easy accessibility and low maintenance, all located on a quiet residential street just a short walk to downtown. **\$365,000**



202 Birdfield Road

Charming Colonial-style residence situated in a quiet, desirable residential neighborhood, just minutes from downtown historic Lexington, features 4BR, 2BA, an option for an additional bedroom on the first floor. Exceptional renovation opportunity with quality hardwood floors throughout, an architecturally appealing living room with interior shutters and brick fireplace, and a spacious, light-filled kitchen showcasing a bay window. Attractively set on a 0.35-acre level lot with a carport and plenty of room to create additional private outdoors areas. Easy access to W&L, VMI, and the Lexington Golf and Country Club. **\$319,000**

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





James Wm. Moore
Real Estate Co.

Brokerage | Property Management

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



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. Cleared ridgetop features stunning views of mountains, several large storage facilities, easy access road, and teeming wildlife, making this the ultimate mountain retreat. Property combines ideal sense of seclusion, but with nearby access to Lexington featuring shopping, groceries, hospital, the Virginia Horse Center, and two universities! **\$275,000**

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

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

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

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

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 2,600 vehicles. **\$325,000**

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

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

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





James Wm. Moore
Real Estate Co.

Brokerage | Property Management

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



282 Frog Pond Road, Staunton VA

One-level brick residence, gracefully perched on a hill among mature trees, offers unparalleled privacy and breathtaking sunset views on 3 serene acres surrounded by picturesque farmland. Ideally situated just west of historic Staunton and minutes from the bypass, this prime location provides the perfect balance of seclusion and convenience. Inside, the spacious great room, complete with a wood-burning fireplace, seamlessly connects to the fully remodeled kitchen featuring stainless steel appliances, Silestone and butcherblock countertops, stylish tile backsplash, and updated cabinetry. Designed for one-level living, the home also includes a dining area, family room, convenient laundry space, two master suites, and a third bedroom and bath. An expansive

unfinished walk-out basement provides ample space for a workshop and storage, allowing for endless possibilities for further customization. Outdoor highlights include a detached one-car garage, storage shed, paved driveway, and fenced garden.

\$399,000

RIVERMONT HEIGHTS SUBDIVISION LOTS FOR SALE



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

\$10,000



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

\$24,000



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

\$26,000



Cresthill Drive Lots 7,8,9 - Three building lots totaling 1.44 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment.

\$39,000

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





James Wm. Moore
Real Estate Co.

Brokerage | Property Management

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



9 Evergreen Tree Drive

Elegant 3BR, 2.5BA offers grand entryway leads to a formal living room, dining room, fantastic office with built-in desk and shelves. Sunken family room with a gas fireplace and seamlessly connects to the open kitchen. Second floor primary suite with large en-suite bath and generous closet space. Two additional bedrooms, a connected bonus room and full bath. Private back yard, and screened in back porch and patio! **\$699,000**



21 Murat Road

Escape to this 1800's 4 bedroom farmhouse just five miles from Lexington and situated on Buffalo Creek! Wonderfully maintained and is perfect for someone who enjoys country living and outdoor hobbies. Family room with gas fireplace, bonus room, dining room and office. Covered front porches and side patio. Barn is perfect for woodworking, shop or garage space. Property adjoins the renowned Buffalo Creek, which offers great fishing! **\$399,000**



Waterloo Drive - 42 Acres

A mix of open, pasture area, which would be ideal for grazing or building a home and hardwoods. Wonderful opportunity for hunting as wildlife flourishes throughout. Running parallel to Waterloo Drive, is a fantastic, steady stream. Whether you are looking for recreational or place to build your home, this property is it. **\$250,000**



Rose Crest Lane - 0.69 Acres

Located in the Meadows at Woods Creek subdivision, this oversized .69 acre lot is ready for you to build your custom home! The lot is located at the end of a cul-de-sac and adjoins the neighborhood green space. Enjoy the mountain views from this elevated lot! The lay of the land is perfect for a variety of styles of homes, including a walk out basement. Public utilities are available, including sewer, water and electric. **\$119,000**



High Meadow Drive - 0.52 Acres

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



10 Westside Court

Situated just off Jackson Ave. and on the desirable Westside Court, this property has such character! Wonderfully maintained 3 BR/2.5 BA, sits on a corner lot. **\$539,000**



2233 Forest Avenue

Located on a lovely, historic street in Buena Vista and walking distance to SVU campus, this 1898 home offers 4 bedrooms and 2 baths. **\$264,000**



255 Longhollow Road

A wonderful, move-in ready three bedroom, one full bathroom home in the town of Buena Vista. **\$175,000**

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





Specializing in the most valuable property in the world...YOURS!



214 S. MAIN STREET, LEXINGTON
JamesRiverRealtyVA.com
540.463.2117

Janie Harris | BROKER
540.460.1932

DEVELOPMENT OPPORTUNITIES CLOSE TO LEXINGTON



COMMERCIAL DEVELOPMENT OPPORTUNITY

N. Lee Highway, Lexington

130+ Acres near Lexington, VA bordering both Rt 11 N and I 81S and within 2 miles of the I64 W interchange. High visibility, great accessibility, public water, sewer & high speed internet available and a natural gas line crossing the property which could be tapped for high volume users. A commercial entry is already installed and ready for roadways to be extended to the numerous potential building sites on the property. Currently zoned B-1 and Ag Transitional with the opportunity for varied usages (light manufacturing, commercial, retail, restaurants, hotels, multi-family and single family housing) or a combination of many. Sold in total but buyers can divide. The land lies in such a way as to allow for multiple uses which could compliment each other. The location can be accessed in less than 20 minutes from almost any part of Rockbridge County and a good portion of Augusta.. **\$3,500,000**



Hunter Hill Road, Lexington, VA

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



Specializing in the most valuable property in the world...YOURS!

214 S. MAIN STREET, LEXINGTON
JamesRiverRealtyVA.com
540.463.2117



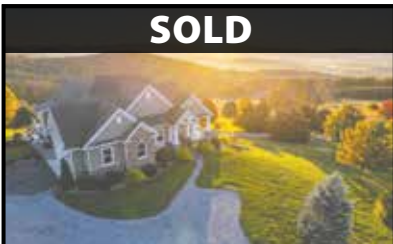
Janie Harris | BROKER
540.460.1932

51.48 ACRES off of Short Hill Drive just South of Lexington near Buchanan, VA. \$264,500



Beautiful views and easy to get to...a perfect site for a cabin, weekend getaway or hunting retreat. Situated between Lexington & Buchanan and very convenient to Roanoke. Tall hardwoods with a few evergreens throughout. Great views and some mostly flat spots which would make good building sites. A spring on the property once served as the water source for an old cabin, the remnants of which can still be seen, and could possibly be developed for a pond as wet weather tributaries also flow from the mountain. Excellent hunting, nature watching and hiking opportunities in a gorgeous part of Botetourt with the James River and National Forest access only 10 minutes away. Great for a full time residence- less than 30 minutes to Lexington, Daleville & Roanoke w/ a nice road right to the property.

Property is in two separate tracts of 26 Acres and 25 .48 Acres and may be purchased separately.
\$139,900 for Lot 13 with 26 Acres and \$129,900 for Lot 14 with 25.48 Acres



262 Shenandoah View Drive
Lexington



30 Edgewood Drive Lexington



494 Smokey Row Road

Count on CornerStone Bank to CARE when you need a

MORTGAGE!

When you need a mortgage to buy, build, remodel, or refinance your home, CornerStone Mortgage Services¹ can help! We offer unique options and will guide you through every step of the process with our personalized, caring service.

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!



MEMBER
FDIC



◆ CornerStone *Cares* ◆

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

Bridget McClung²
Vice President,
Mortgage Loan Officer
540.462.6724

bridget.mcclung@cornerstonebankva.com



¹ CornerStone Bank Institution ID 509209

² Bridget McClung; bridget.mcclung@csbva.com;
540.462.6724; NMLS 453518

FRESH

Entering our 44th Year!

12187 SAM SNEAD HWY, WARM SPRINGS, VIRGINIA



Estates & Country Properties, Inc.

www.freshestates.com

(540) 839-3101

ALLEGHANY, HIGHLAND, BATH &
ROCKBRIDGE COUNTIES

Larry W. Fresh, Broker

Washington & Lee Class of 1980

fresh@cfw.com



• Residential • Farms
• Commercial

Terry Kershner
(540) 839-5191 • kersh@tds.net
Harold Higgins, Jr.
(540) 962-8065 • higgins@ntelos.net
Jim Garcia
(540) 691-5812 • standardp@aol.com
Barry Calvert
(540) 969-9606 • bgealvert@ntelos.net
Tanner Seay
(540) 620-8136 • SeayRealtor@protonmail.com
Tenney Mudge
(540) 464-5032 office 540-460-6309 cell/text
properties@rockbridge.net
Stephanie Neofotis
(540) 460-1822 • saneofotis@gmail.com
Monja McDaniel
(540) 968-6042 • monjamr@gmail.com



SOLD

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



SOLD

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



116 DUSTYS ROAD COVINGTON Immaculate custom-built home on an acre in Alleghany County close to great recreation including Lake Moomaw, Jackson River, and the Jackson River Scenic Trail. Features include 9 bedrooms, 4 full baths, 2 half baths, family room, spacious great room, beautiful custom kitchen with tile floors and granite counter tops, high ceilings. Also, laundry on 1st and 2nd floors, game room, with ceramic tile, and Luxury vinyl and carpet throughout this extraordinary home. Large covered front porch and back deck for outstanding outdoor living spaces with gorgeous mountain views, back yard privacy, manicured lawn, beautiful landscaping and a total of 5 garage bays with premium 3 panel garage doors (one attached, and 1 detached) that include storage and work space. Over 6000 sq. feet of living space! This is a true gem offered at **\$654,000**



SOLD

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



SOLD

842.71 ACRES of former BSA property at the head of Goshen Pass and adjoining the VA Game Commission! With long frontage on both the Calfpasture River and Millard Burke Highway, this is an ideal large acreage parcel in an outstanding location. 300 degree views of the Pass, Lake Merriweather and surrounding ranges. Interior trails with multiple building sites, some open areas for easily developed fields, timber value and a perfect mix of topography. Excellent candidate for a Conservation Easement. **\$1,750,000**



6552 MILL CREEK ROAD MILLBORO National Forest, Mill Creek and a spring fed pond! All the characteristics of the perfect residence or weekend get away! 5.26 acre tract in the fabulous Mill Creek Valley adjoining the Walker Mountain National Forest Tract. Improved with a 1985 DW with almost 1400 square feet of living space, cedar siding and metal roof. There are 5 rooms and an addition with large windows overlooking the spring fed pond, open concept kitchen living area and two full baths. Multiple out-buildings, heat pump, conventional septic, deeded spring water and a deck! **\$219,900!**



SOLD

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



49 KINGTOWN LANE MITCHELLTOWN This three bedroom, two bath, single family home is conveniently located with excellent walkability to the grocery store, wellness center, and convenience retail. Situated on 0.26 acre this 2180 square foot house features large living room with bay window, kitchen, dining area, office with outside entrance and fireplace, large bonus room with outside entrance, and 1260 square feet of unfinished space in the basement. The 24 X 24 two car detached garage has a second story for possible conversion to additional living space. Public water, sewer, paved driveway, garden area, electric and propane heat, hardwood floors, and covered porches. A multitude of possibilities with lots of space and a great location! **\$239,900**



HORSE MOUNTAIN CONSERVATION AREA Only 40 minutes west of Lexington! (Exit 21/1-64) Conservation themed large acreage tracts are an ideal escape for hunting, hiking or weekend getaway. Private, yet accessible, these are the remaining offerings of the original 20 tracts. There is an HOA that was never enacted, the tracts are in Conservation Easement with one dwelling per tract, and ownership entitles usage of a 1,329 acre "common area" that has miles of trails and frontage on the Jackson River. Plat and topos available for each lot. **LOT UNDER CONTRACT @ \$90,000**
LOT 14...75.56 acres...\$189,900

Please visit us at www.freshestates.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



SOLD

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



148 DOE HILL ROAD MCDOWELL Enjoy a little slice of Highland County in this stick built 1950's home with vinyl siding, metal roof and kitchen appliances. The dwelling has over 1220 square feet of living space with three bedrooms and one and a half baths. Situated on 0.39 acres of fenced backyard with an established garden space, it is a beautiful setting with farmland in the rear. There is a 30x30 two bay garage with a 12x12 cedar sauna and workshop area plus an additional 12x60 storage shed large enough for tools and equipment. Served by public water and a conventional three bedroom septic system, this would be the perfect weekend getaway or a solid full time residence. **\$199,900**



146 MOUNTAIN VIEW TERRACE HOT SPRINGS This home has 1056 square feet of living space with public water and sewer that is perfect for a fixer upper! Situated on a 0.33 acre Cul de sac lot and within a quick walk or a short 3 minute drive to the Omni Homestead. Built in 1992, this dwelling features three bedrooms, two full baths and an attached two bay garage. In need of interior renovation, but well worth the investment and in a great location! **\$150,000**



SOLD

8903 POTTS CREEK ROAD COVINGTON This well maintained 3 bedroom 2 bath home is situated on 3.02 acres with beautiful Potts Creek frontage! Enjoy country living in this home boasting a great room with wood stove/fireplace for that cozy comfy feel on a cold winter day. Large kitchen and dining room areas, along with mud/utility room with washer/dryer. The large master bedroom has its own private bath and there are large closets in all bedrooms. This home also sports a large partially covered deck watching over the large fenced in back yard and spacious front porch screened with skylight and ceiling fan. Detached two car garage and 3 very nice out buildings! **\$178,000**



UNDER CONTRACT

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



601 BRUSSELS AVENUE CLIFTON FORGE With over 2000 square feet of living space, this brick 2-story home is the perfect project home in the renovation stage. Work started in 2015 with a new roof and gutters, 2 new heat pumps and blown insulation in the attic as well as insulation in basement ceiling. Additionally, it has all new plumbing and electrical and the kitchen and one bathroom have already been completed. There are four bedrooms and two baths with public water and sewer. Located on a corner lot, this partially completed project could be lived in while the work is finished. **Only \$59,900!**

FRESH ESTATES PARTIAL LAND LISTINGS

TBD MORRIS HOLLOW ROAD CLIFTON FORGE. Attention Hunters and Landowners! 17.63 Acres of prime hunting land that borders the George Washington National Forest, near Clifton Forge, with ATV Trails throughout. Inexpensive parcel that gives access to thousands of acres for hunting and hiking! An absolute rarity in today's market! **\$52,500**

TBD FRIELS DRIVE COVINGTON Discover a great property with this beautiful 8.66 acre parcel. Perfectly situated near Cliffview Golf Course, the Jackson River, and Lake Moomaw, this land offers an ideal blend of recreation and relaxation. Whether you're an avid golfer, a fishing enthusiast, or simply seeking a peaceful retreat, this property provides the perfect backdrop for your future home or getaway. Don't miss this unique opportunity to own a piece of paradise in a prime location! **\$53,400**

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

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

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

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

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.



**City & County
REAL ESTATE**



Connie Clark
Broker/Owner
540.570.7157

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

Chy Clark
Realtor/Owner
540.570.7158

LAKE LIFE



470 JERAMIAH RUN

Welcome to this stunning 6 bedroom, 4.5 bath lakefront home located at the end of a cul-de-sac on a private lot with nearly 200 feet of waterfront on beautiful Leesville Lake. This fully furnished home (few exclusions - ask agent for details) with open concept offers the perfect blend of comfort, privacy, and entertainment space. The layout is thoughtfully designed, with spacious living areas spread across multiple levels, allowing everyone to enjoy their own private space — including a game room ideal for fun-filled nights. Step outside to a large patio overlooking the water, perfect for relaxing and soaking in the peaceful views of the private cove. The 28'x28' dock with a party deck is ready for lake life, complete with a new HydraHoist boat lift. Additional features include a double car garage leading directly into the kitchen for easy access and plenty of storage in the lower level for all your lake toys. Located in the sought-after Runaway Bay community, residents enjoy amenities including a pavilion, tennis (pickleball) court, walking trails, gazebo, fountains and ponds, boat launch with day docks, fenced boat/trailer storage, street lighting, and underground utilities. Whether you're looking for a weekend getaway or a full-time lakefront home, this property is ready to make your lake living dreams a reality! Owner is Brother/Son of the Listing Agents. **\$899,000**

SOLD



112 WHITE STREET – LEXINGTON
\$655,000

REDUCED



412 MORNINGSIDE DR, LEXINGTON
\$275,000



Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com

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

PENDING



List Price \$799,000

Price Improvement

53 Cold Run Dr. Lexington, VA 24450

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

5 Bedroom 3 bath farm house situated on 18.46 acres on Whistle Creek. This property includes a five stall barn, two silos, a milking building with shop, well house, in ground pool with pool house, a large deck with hot tub, and plenty of space to expand. Owner is a licensed Realtor. \$1000 Home warranty offered with the home.



540-784-0329



melissahennis@howardhanna.com



Real Estate Services



Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins

Property Manager

540.817.0207

Ckelkins@howardhanna.com

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

1914 CEDAR AVENUE

4 Br 1 Ba ranch home with 1056 sq ft. Baseboard Electric heat, large eat in kitchen, hardwood flooring in living space and bedrooms. Ready for you to make this home OR fix it up for an investment property. Good rental income! All new laminate flooring throughout and new paint throughout. **\$269,000**



INVESTMENT OPPORTUNITY



1464 FOREST AVENUE

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

TBD RIDGEMORE DRIVE, RAPHINE, VA

Beautiful building lot in Ridgemoor Subdivision. Priced below recent appraisal! Fantastic Blue Ridge mountain views and a state maintained road. Just minutes from Historic Lexington, Virginia yet in a bucolic rural setting. Easy access to Route 11 North and Interstate 81. Restrictive Building Covenants in place to protect your investment. **\$99,000**



PENDING



325 THOROUGHbred CIRCLE, LEXINGTON VA

Beautiful 3 Bedroom 2 Bath Townhouse with garage is just minutes from Historic Lexington, Washington and Lee University and Virginia Military Institute. Lovely views of House Mountain and located close to the Virginia Horse Center. This home offers a grand entry with vaulted ceiling, open floor plan, hardwood floors, primary suite on the main floor, beautiful kitchen, and back patio & storage building. Wonderful opportunity for a vacation home or investment opportunity. **\$245,000**



www.howardhannarentals.com



VIRGINIA MOUNTAIN MORTGAGE

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**

PHOENIX CONSTRUCTION, LLC

328 W. Midland Trail Suite A
Lexington, Virginia 24450



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



AUSTIN DOLL-HENNIS 540.462.7138
CALL FOR YOUR FREE ESTIMATE!



ROCKBRIDGE HIGHLANDS
REALTORS®



Applying for a Mortgage

You've found a home to buy and have applied for a mortgage! You are undoubtedly excited about the opportunity to decorate your new home! But before you make any big purchases, move any money around, or make any big-time life changes, consult your loan officer.

They will be able to tell you how your decision will impact your home loan.

Below is a list of 7 Things You Shouldn't Do After Applying for a Mortgage! Some may seem obvious, but some may not!

1. Don't change jobs or the way you are paid at your job! Your loan officer must be able to track the source and amount of your annual income. If possible, you'll want to avoid changing from salary to commission or becoming self-employed during this time as well.
2. Don't deposit cash into your bank accounts. Lenders need to source your money and cash is not really traceable. Before you deposit any amount of cash into your accounts, discuss the proper way to document your transactions with your loan officer.
3. Don't make any large purchases like a new car or new furniture for your new home. New debt comes with it, including new monthly obligations. New obligations create new qualifications. People with new debt have higher debt to income ratios... higher ratios make for riskier loans... and sometimes qualified borrowers no longer qualify.
4. Don't co-sign other loans for anyone. When you co-sign, you are obligated. As we mentioned, with that obligation comes higher ratios as well. Even if you swear you will not be the one making the payments, your lender will have to count the payment against you.
5. Don't change bank accounts. Remember, lenders need to source and track assets. That task is significantly easier when there is consistency among your accounts. Before you even transfer money between accounts, talk to your loan officer.
6. Don't apply for new credit. It doesn't matter whether it's a new credit card or a new car. When you have your credit report run by organizations in multiple financial channels (mortgage, credit card, auto, etc.), your FICO score will be affected. Lower credit scores can determine your interest rate and maybe even your eligibility for approval.
7. Don't close any credit accounts. Many clients have erroneously believed that having less available credit makes them less risky and more likely to be approved. Wrong. A major component of your score is your length and depth of credit history (as opposed to just your payment history) and your total usage of credit as a percentage of available credit. Closing accounts has a negative impact on both those determinants of your score.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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

www.rockbridgerealtors.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!"*

NORTH LEE HIGHWAY

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



UNDER CONTRACT



COLLIERSTOWN ROAD – ONLY MINUTES FROM LEXINGTON

Brick ranch situated on 3.26 acres just a short drive to downtown Lexington, VMI, & W&L. Boasting 3 beds and 2 baths, is perfect for accommodating your family and guests. Easy single-level living offers generous living room, renovated eat-in kitchen with updated cabinets and granite counters, and recently refreshed bath. Full walk-out basement is partially finished with kitchenette, bath, and flue for wood stove. Low maintenance brick & vinyl exterior. Some repl windows, new roof in 2021 & AC in 2023, paved driveway, and storage building. French doors leading to rear deck, large back yard, and attached carport/patio provide opportunity for relaxation and outdoor activities from this county property conveniently located just outside the Lexington city limits. Make it yours for only **\$299,900**

CLOSED



MCCORKLE DRIVE

LOCATION, LOCATION, LOCATION – come check out this move-in-ready ranch located inside the Lexington City Limits within walking distance to VMI and Washington & Lee. This wonderfully maintained home features a spacious and open living/dining/kitchen area with cathedral ceiling and adjacent sunroom offering access to a private rear deck also accessible from a large master suite with jacuzzi tub for relaxing at the end of the day. An additional guest bedroom and beautifully updated bath complete the main level. The lower walkout level is partially finished with rec space, laundry, potential for 3rd bedroom and plumbed for 3rd bath. So many updates including roof in 2021, repl windows and doors, new flooring & lighting, upgraded electrical. Lovely parcel features private back yard, storage building (2023) and plenty of off-street parking. ALL this for only **\$235,000**



WADDELL STREET

One of the few remaining parcels of vacant land in the City of Lexington. 2.392 acres with convenient access to the highly travelled U.S. Route 11 and Main Street Corridors. 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. Lexington Zoning department has indicated there is a high probability for rezoning given its consistency with a mixed use neighborhood which would allow for light commercial usage. Offered at **\$239,500**



MAURY ESTATES

Enjoy spectacular views of the Blue Ridge Mountains from this choice 5.79 acre lot in the peaceful Maury Estates subdivision located just outside Buena Vista in beautiful Rockbridge County. Design your own custom-build to take advantage of picturesque mountain and pastoral views in a quiet neighborhood surrounded by other quality-built homes. Call today and make it yours for only **\$119,000**



HOUSTON STREET

Looking for a beautiful spot for your custom build in the City of Lexington, come check out this 1.36-acre parcel all while enjoying a classic view of the iconic House Mountains. Tucked away in an established neighborhood, just off the Main Street corridor and across from the Carilion Rockbridge Community Hospital makes for an easy walk to historic downtown Lexington, Washington & Lee, VMI and nearby schools and parks. Consisting of three tax parcels presently zoned Residential. Re-zoning possibilities offer potential for other uses in keeping with nearby health and professional services. Come explore all this property has to offer. Offered at **\$299,500**



PAULA MARTIN TEAM

TRADITION, EXPERTISE & A PERSONAL TOUCH IN REAL ESTATE



Houses are Selling! Talk to us about yours!

www.ThePaulaMartinTeam.com

**70 Henry Hill Dr.
Fairfield**



12.25 acres \$1,295,000

- Stunning 4,700 ft² French country-style home
- Located in desirable Henry Hills subdivision.
- Blue Ridge Mt. views, mature landscaping & gardens
- In-ground, heated pool with lanai. 28' x 14' workshop

**747 New Providence
Raphine**



25.65 acres \$1,295,000

- Custom log home, 2,888 ft² & full finished basement
- 3 Bedrooms, 3.5 baths, 1st floor master suite
- 36' x 34', 3-stall horse barn, tack room, wash stall
- More details and floor plan on our website!

**4745 Plank Rd.
Natural Bridge**



29.62 acres \$850,000

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

**6 Coe Place
Lexington**



.6 acres \$637,000

- 4,032 ft², 3 Bedrooms, 3.5 Baths
- Classic Virginia style on elevated cul-de-sac
- Short stroll to Lexington Golf & Country club!
- Minutes to downtown Lexington

**1451 Kelvin Grove
Glasgow**



.39 acres \$290,000

- 2,372 ft², 3 Bedrooms, 2 Full Baths
- Spacious well built brick dwelling, mature landscaping
- Carport for easy access in bad weather.
- Upgrades and renovations. Check photos on our site.

**10 Morris Rd.
Lexington**



1.0 acre \$275,000

- Sweet Country-style farmhouse in Lexington
- 1,804 ft², 4 Bedrooms, 2 Full Baths
- Lots of recent upgrades. Remodeled kitchen & bath
- Check out more details and photos on our site.

NEW PRICE

**TBD Park Place
Lexington**



2.46 acres \$225,000

- Commercial site with views of House Mt.
- Located on Rt. 11, 1.5 miles from I-81 junction.
- 100' x 130' level, graveled fenced area with gate.
- Downtown Lexington is an easy 10 minute drive.

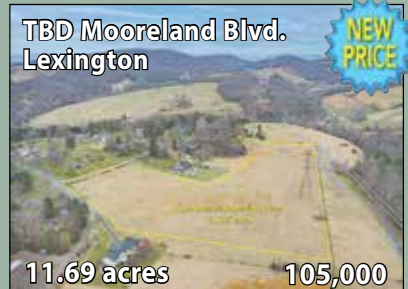
**25-4 Beverly Court
Lexington**



\$224,900

- 1,088 ft² living space close to Lexington.
- 3 Bedrooms each with Full Bath, additional 1/2 bath
- Spacious eat-in kitchen
- Private brick patio in the rear, perfect for cook-outs.

**TBD Mooreland Blvd.
Lexington**



11.69 acres 105,000

- Create your own vegetable gardens, orchards, berry bushes, grape arbor and magnificent flower gardens. Room for your pets to play and your children to run free. Lovely views surround you. Perk has been completed. No H.O.A. Enjoy your freedom!

NEW PRICE



Lexington Real Estate Connection • 31 South Main St. • Lexington, Virginia 24450 • 540-463-2016



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

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.

here for *all*
your plumbing
& septic needs



Cavalier
SEPTIC SERVICE



- ✓ SERVING ROCKBRIDGE & SURROUNDING AREAS
- ✓ RESIDENTIAL AND COMMERCIAL PLUMBING
- ✓ ANY SEPTIC NEEDS FROM PUMPING TO REPAIRS

 **CALL COX TODAY! 540-943-8723**

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.

Are you looking to add zing to your
Spring by selling your house?

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!!**

Great results come from having your advertising in the
widely-seen **BLUE RIDGE PROPERTIES** magazine!!

**WANT TO EXPERIENCE A LITTLE BIT OF “YELLOWSTONE”
IN ROCKBRIDGE COUNTY, VIRGINIA?**

Wouldn't you love to wake up in the morning and walk out onto your front porch and see the beautiful sunrise over the Blue Ridge Mountains?

Wouldn't you love to look out from your back deck and patio and watch the sunset behind the Alleghany Mountains illuminate your tall mature trees until they look like orange and pink neon?

Would you like to be in your totally secluded beautiful home on 30+ acres, but only be 5 minutes to Interstate 81 and 10 minutes to Lexington?

How about living in your totally custom, unique and beautifully rustic contemporary lodge feel home with soaring ceilings, huge free-standing fireplace and posts/beams for all your treasures?

If this sounds like the place for you, stay tuned for more information next month in Blue Ridge Properties!! This unique property is going on the market for the first time ever! I designed it, my husband, Dad and I brought my vision to life and we've loved it!

Now, this is your chance to own this one-of-a-kind property to enjoy with your family!

Stay tuned for more next month!

**SPRING IS
HERE!
BEAUTIFUL
OUTDOOR
LIVING SPACES
WITH THIS
CUSTOM HOME.**



SEE DETAILS AT LEFT AND MORE NEXT MONTH

DREAMING OF *Country Living?*



FARM CREDIT CAN HELP!

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

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



 NMLS
#456965