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Beautiful Custom One of a Kind Home In Sought After
Rockbridge County Location. See pages 6 – 7.

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

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Brownsburg, VA

Level Loop (c. 1819) and its 145 acres comprise one of Virginia's most significant historic farms in a timeless country setting 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 agribusinesses such as viniculture, events, and pet boarding. **\$1,670,000**



195 Shake Rag Road

Luxurious 21+ acre retreat situated high in the foothills of Hogback Mountain less than 10 miles outside of downtown Lexington, offers a stunning main log residence and useful accessory buildings including a substantial barn with workshop and living quarters. Combining two early 19th-century hand-hewn log cabins - one original to the site and another thoughtfully relocated - the main residence features attractive historic character and modern amenity with its open-concept kitchen and living area with exposed log timbers, custom cherry cabinets and counters, reclaimed chestnut oak storage cabinetry, and variable width pine floors. **\$895,000**



599 Lindsay Lane

Rare legacy river property features 10.48 acres with over one-tenth of a mile of pristine frontage on the Maury River, a stately 1829 Federal brick residence with 20th century addition awaiting restoration, and a pond with a diversity of wildlife. Tucked away at the end of a state-maintained road, this ultra-private setting offers unparalleled natural beauty and history among highly coveted water features. The "Barton Lindsay Farm" has many irreplaceable original architectural details intact including the year built, "1829", laid into the brick facade, a molded brick cornice, thick pine floors, wainscoting and paneling, and tall, decorative mantels. **\$649,000**



170 Little Lane

Private country retreat in immaculate condition offers luxurious living on nearly six acres in the highly desirable Rockbridge Baths community. Exceptionally maintained and thoughtfully renovated, the home features a light-filled living room with vaulted ceiling and a stunning, locally sourced stone fireplace; a custom eat-in kitchen with stainless steel appliances; a spacious sunroom; three bedrooms and one and half baths on the main level; and a full basement with an additional full bath and ample storage. An attractively designed detached workshop includes one single bay, one double bay, and a generous workspace. **\$599,000**



15 Vista Links Drive

This stately c. 1870 brick farmhouse, privately set on 3 verdant acres, offers spacious living areas with significant historic architectural details. The first floor features a center hall with gorgeous original staircase, two large parlors with massive bay windows, formal dining room, expansive kitchen with center island, half bath, and a bright and cheery sunroom with exposed brick walls and terra cotta tile floor. Upstairs, four generously sized bedrooms and two full baths include an impressive master suite with double closets, a sitting room with an outdoor balcony, and a master bath featuring exposed brick, wainscoting, shower, and jacuzzi tub. **\$499,000**

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





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20 Pleasant Valley Road Nestled on a private 2+ acre wooded lot, this newly built country cottage offers a peaceful retreat with convenient access off U.S. Rt. 11 between Fairfield and Raphine. The low-maintenance one-bedroom layout features a desirable single-level floor plan with an open-concept living room and kitchen with vaulted ceiling and spacious bedroom with full bath. Enjoy the calm of nature among mature hardwoods on the screened porch or relax on the side deck while taking in the beauty of large rock outcroppings. Quality construction details include 2x6 walls, abundant insulation, architectural shingle roof, conditioned crawl space, board and batten siding, 200 amp electric, and a solid poured concrete foundation.

\$199,000

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

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

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





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162 Trinity Lane, Staunton VA

Unwind to breathtaking mountain views at this expansive hilltop residence on over 17 acres just west of historic Staunton, Virginia. Featuring 4 bedrooms and 3.5 baths all on one primary level, this view-oriented property is a car enthusiast's dream with an attached five-car insulated garage, complete with a workshop and exceptional storage. Enjoy delightful living spaces, including a living room with stone fireplace, vaulted ceiling, and wood beams, a spacious master suite with walk-in closet and three-season room opening to the rear deck, and an in-law suite with dedicated access—ideal for multi-generational living. The unfinished walkout lower level provides huge expansion potential, perfect for hobbies, workspace, or future living

areas. Outside, take advantage of dramatic long-range mountain views, multiple storage outbuildings, two fenced gardens, a water feature under a pergola, and a shooting range with bench. Additional features include four heat pumps, two propane fireplaces, 400A electric service, and a generator connection.

\$799,000

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





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18 & 19 Clay Brick Lane

Elegant brick home with guest house & scenic farm views! Previously the home of Braford Antiques, this home is rich in detail! The main residence features gracious formal rooms, including a dining room, a living room with a fireplace, a family room with vaulted ceilings and an office with built-in bookshelves. Hardwood floors throughout and beautiful woodwork! One bedroom and full bath located on the main level. The upper-level bedrooms are expansive and offer breathtaking views of the surrounding farmland. A separate guest house provides private accommodations with its own living area, kitchen, and two bedrooms, ideal for extended family or visitors. The property has beautiful hand made brick work throughout, extraordinary plants & shrubs, garden space and gorgeous mountain views! **\$750,000**



9 Evergreen Tree Drive

This elegant 3 bedroom, 2.5 bathroom home offers a perfect blend of sophistication and comfort. The grand entryway leads to a formal living room with a commissioned Lexington mural, while the separate dining room provides a refined setting for entertaining. Fantastic office with built-in desk and shelves. Sunken family room offers a relaxed ambience, with a gas fireplace and seamlessly connects to the open kitchen. Second floor is home to the spacious primary suite with large en-suite bath and generous closet space. Two additional bedrooms, a connected bonus room and full bath located on second floor. Fourth guest room is currently being used as a dressing room and could be transitioned to a fourth bedroom. Enjoy the private back yard on the screened in back porch and patio! **\$699,000**



21 Murat Road

Escape to this 1800's four bedroom farmhouse just five miles from Lexington and situated on Buffalo Creek! This charming farmhouse has been wonderfully maintained and is perfect for someone who enjoys country living and outdoor hobbies. Home has fantastic living space including a family room with gas fireplace, large, bright bonus room, spacious dining room and office. There is incredible outdoor space for countless hobbies! Enjoy the two covered front porches or the side patio, perfect for entertaining. Barn is perfect for woodworking, shop or garage space and the workshop is ready for your tools. The property adjoins the renowned Buffalo Creek, which offers great fishing! **\$379,000**



809 S Main Street

Adorable three bedroom, three bathroom home located in the City of Lexington. This cape cod home has been meticulously maintained and has so much to offer. First floor offers living room, dining area and eat-in kitchen, two bedrooms and one full bath. The second floor has a spacious bedroom, office and a full bathroom. Make your way to the walk out basement, which has a recreation room, canning kitchen, laundry space, full bathroom and workshop. Charming archways, wood floors, and cozy bedrooms give this home so much character! Located within the city limits and walkable to all the town amenities! **\$295,000**



20-1 Beverly Court

Enjoy the wonderful conveniences of townhouse living in this three bedroom, two and half bathroom townhouse! Just outside of downtown Lexington and with access to modern conveniences, this townhouse has so much to offer. This three bedroom unit is spacious and has a fantastic floor plan. Lower level is home to the living room, open kitchen, dining area, laundry area and half bathroom. There is a huge walk out deck just outside the dining area, perfect for grilling and dining. The second floor hosts three bedrooms, including a primary suite, along with an additional full bathroom. There is lots of closet space throughout taking full advantage of the need for storage space! **\$249,000**



Rose Crest Lane - 0.69 Acres

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

Waterloo Drive - 42 Acres

A fantastic opportunity to own 42 acres in the midst of the foothills of Rockbridge County. Located about ten miles on the west side of Lexington, this property has so much to offer. Acreage features a mix of open, pasture area, which would be ideal for grazing or building a home and hardwoods. A wonderful opportunity for hunting as wildlife flourishes throughout the 42 acres. Running parallel to Waterloo Drive, is a fantastic, steady stream. Whether you are looking for a recreational opportunity or a place to build your home, this property is it. **\$250,000**

Kara F. Braddick, GRI, CRS, ABR, e-PRO

540-460-0484 · kara@karabraddick.com



**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!

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ITS WAY!
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WITH THIS
CUSTOM HOME.**



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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



198 IGLESIAS DRIVE MILLBORO, VA Spectacular Family Compound and Equine Facility. Custom 18 room manor house (2007) has only the finest materials and features, that include large living area, 6+ bedrooms, 5.5 baths, quality kitchen, multiple fireplaces, Brazilian cherry and marble flooring. Separate yet attached apartment, indoor lap pool, recreation room, wine cellar, three car attached garage, beautiful porches, vestibules and sitting areas. The 338.59 acres have awe-inspiring views in every direction with well-groomed pastures, white board fencing, bottomland hayfields, mixed woods and over a mile of Mill Creek. Auxiliary housing includes three tenant homes and an array of large, beautifully crafted special purpose barns for equine activity, including quality stables **\$7,650,000**



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 protected 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!**



UNDER CONTRACT

1747 VIRGINIA AVENUE GOSHEN 7.92 acres and completely remodeled (Circa 1950) stick built home! Renovated from 2009 to present, there are 9+ rooms with large living area and one full bath in this story and a quarter dwelling. Vinyl siding exterior with metal roof, freshly painted interior with laminate flooring, beautiful custom made wood paneling and dry-wall. Heated/cooled with multiple mini splits, with additional electric baseboards, well and conventional septic. The acreage has frontage on Route 42, is partially wooded/open and could easily be developed into a small farmette. 30x28 detached two car garage with workshop and separate entrance. **\$289,900**



116 DUSTYS ROAD COVINGTON Immaculate custom-built home on an acre in Alleghany County close to great recreation including Lake Moomaw, Jackson River, and the Jackson River Scenic Trail. Features include 9 bedrooms, 4 full baths, 2 half baths, family room, spacious great room, beautiful custom kitchen with tile floors and granite counter tops, high ceilings. Also, laundry on 1st and 2nd floors, game room, with ceramic tile, and Luxury vinyl and carpet throughout this extraordinary home. Large covered front porch and back deck for outstanding outdoor living spaces with gorgeous mountain views, back yard privacy, manicured lawn, beautiful landscaping and a total of 5 garage bays with premium 3 panel garage doors (one attached, and 1 detached) that include storage and work space. Over 6,000 sq. feet of living space! This is a true gem offered at **\$654,000**



UNDER CONTRACT

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!**



UNDER CONTRACT

55 BEE TOWN ROAD WARM SPRINGS Amazing 4 bedroom, 2 bath home with 1540 square feet of living space, all on one level, situated on 3.54 acres of woodland. This beautiful home, built in 1996, has a new metal roof, new bathroom vanities, ceiling fans, newer heat pump, public water and sewer, spacious living room, open dining room and kitchen and very nice master suite. Full unfinished basement with roughed in plumbing for an additional bathroom and loads of possibilities for adding living space. 400 square foot deck off the back of the house is perfect for enjoying outdoor living. Move-in ready **\$264,900**



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! **\$229,900**



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 Calpasture 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**

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UNDER CONTRACT



13125 CRAWFORD AVENUE Gorgeous move in ready home located on a corner lot in the beautiful Parkline Heights area of Covington. This 4-bedroom 2 bath home features a mix of solid wood and tile floors throughout, with large dining, kitchen area, spacious living room and cozy family/den, along with a basement area. This home has the updates you are looking for that include, updated bathrooms, a very large live in, year-round sun room, with attached screened patio and deck. Newer roof, siding/insulation installed 7 years ago, custom Plantation shutters, new hot water heater, heat pump less than 10 years old and whole house Generac system. Large 16x10 outdoor shed, with deck, Well-manicured lawn with stunning landscape and large 16x10 storage building helps make this home eager to be yours! **\$299,900**



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**

UNDER CONTRACT



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! **\$140,000**

SOLD



5528 JOHNSON CREEK ROAD COVINGTON Brick Ranch style home on .75 AC of flat land, this 3 bedroom 1 bath home with single car garage is perfect for country living with everything on one level! Nice deck off the back and a few steps away to a shed building for your tools and equipment. 200 amp electrical service and new well are some of the fine features of this country home along with plenty of space for a nice garden. Just minutes from I-64, **Offered at \$149,000!**



146 BATH ALUM RIDGE MILLBORO Meticulously maintained and constructed ranch style log cottage on 2.0 acres in the always popular Bath Alum Ridge area. With deeded National Forest access, this 1998 log home has 1460 square feet with two bedrooms, two full baths and a large open concept living area with dining and kitchen. The family room has an attractive ventless gas stone fireplace and a multitude of windows to view the woods and wildlife in every direction. Gas furnace/central air, well and three bedroom conventional septic. New metal roof (2024) JES crawl space system, whole house generator. Wooded lot and minimal yard maintenance! **\$269,900!**

UNDER CONTRACT



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 Birders! 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. **SOLD** If 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 ready for your vision. Public water and sewer are available at the street. Great recreation potential in a convenient location near Lake Moomaw, Hidden Valley, and The Homestead. Interior road and trails with great mountain views from the elevated home site. **SOLD** **\$94,900**

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

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

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719 North Lee Highway
Lexington, VA 24450
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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



Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins

Property Manager

540.817.0207

Ckelkins@howardhanna.com

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IMPROVED PRICE



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 5/26/24. **\$275,000**

INVESTMENT OPPORTUNITY



1914 CEDAR AVENUE

New LVP flooring and paint throughout! This 4 BR 1 BA Ranch home with 1056 sq ft has a fenced in back yard, hardwood flooring in two bedrooms, updated vanity and kitchen cabinets. Located in beautiful Buena Vista, Virginia close to Southern Virginia University, Washington & Lee University and Virginia Military Institute, this is a great opportunity! Sale subject to lease. Leased through April 2026.

Offered at \$169,000



LOT 16

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.



108 MOORE STREET

This 4 bedroom, 1 bath home is conveniently located to Historic Lexington, Washington & Lee and Virginia Military Institute, Just a short walk to Carilion Rockbridge Community Hospital and the Lexington-Rockbridge County Courthouse. The home has a new roof, replacement windows, hardwood floors, an updated large eat in kitchen, updated cabinets and paint, and an updated large bathroom. This home has been an excellent rental property. Level yard in a quiet neighborhood on a cul de sac.



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Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com

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UNDER CONTRACT IN 8 DAYS!



295 Vista Links Drive

Spacious 3112 Sq ft townhouse with updated kitchen countertops and appliances, new carpet in the bedrooms, and new paint throughout. Conveniently located to Virginia Military Institute, Washington & Lee University, and Southern Virginia University, this home is in pristine condition and offers lots of storage and living space! The main level features hardwood floors, a massive great room with 18-foot vaulted ceilings open to the kitchen with its stainless appliances, new quartz countertops, new appliances, and eat-in area. Enormous first floor master suite has a tray ceiling, huge walk-in closet, and full bath with double vanities and tile shower. Glass French doors lead to the office, den or formal dining room. On the first floor there is also a laundry with mudroom, two car garage, and powder room. Upstairs provides a large space open to the downstairs living area providing more room to work and play. There are two graciously sized bedrooms with walk in closets and a shared full bath. **Offered at \$399,900.**



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**EQUESTRIAN ELEGANCE
ON 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!

4 White St. Lexington



.44 acres \$1,045,000

- Stunning 3,204 ft² American Foursquare style home
- Circa 1912, Updated, but kept it's original charm.
- 5 Bedrooms, 3.5 Baths
- Situated in Historic downtown Lexington.

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

24 High Meadow Dr. Lexington



.6 acre \$625,000

- 2,650 ft², 3 Bedrooms, 2.5 Full Baths. One fl. living.
- Spacious well built brick dwelling, mature landscaping
- 2-Bay attached garage for easy access in bad weather.
- Quality construction. Check photos on our site.

521 S. Main St. Lexington



.13 acres \$519,000

- 1,908 ft², 3 Bedrooms, 2.5 Baths
- 1927 2-story Craftsman Foursquare
- 10 minute stroll to downtown Lexington
- Renovated Master Suite with full bath, library and more

69 Farmhouse Rd. Rockbridge Baths



.72 acres \$429,000

- 1,890 ft², 3 Bedrooms, 2.5 Baths
- Spacious well built brick home, Full basement
- Oversized 2-bay garage with storage above.
- Mountain views, walking distance to Maury River

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.

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 pation in the rear, perfect for cook-outs.



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



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June is National Homeownership Month

National Homeownership Month in June provides various ways to celebrate and promote the importance of homeownership, whether you're a homeowner, aspiring homebuyer, or community member. You can celebrate by sprucing up your home, educating local buyers, volunteering, hosting community events, or donating to organizations that support affordable housing.

HERE'S A MORE DETAILED LOOK AT WAYS TO CELEBRATE NATIONAL HOMEOWNERSHIP MONTH:

For Homeowners:

- **Spruce up your home:** Take the opportunity to improve your home's appearance or make necessary repairs. Sudath suggests this as a great way to celebrate your homeownership.
- **Host a block party:** Organize a neighborhood event to foster community spirit and celebrate homeownership. Realtor.com suggests this as a fun way to engage with neighbors.

For Aspiring Homebuyers:

- **Educate yourself and others:** Attend housing forums, workshops, or online seminars to learn more about the home-buying process and financing options. National Today recommends organizing these to bring experts and the public together.
- **Share resources:** Share information about first-time homebuyers' guides, financial literacy tips, and other helpful resources with friends and family. Twin Cities Habitat For Humanity encourages this as a way to support others.

For Community Members:

- **Volunteer:** Get involved with local organizations that help people achieve homeownership, such as Habitat for Humanity or Rebuilding Together. Bay Property Management Group suggests volunteering as a way to support those in need.
- **Donate:** Support organizations that address housing needs in your community, whether it's through financial donations, donations of goods, or volunteering your time. Twin Cities Habitat For Humanity encourages donations and volunteering.
- **Advocate for policy changes:** Get involved with organizations that advocate for policies that support affordable housing and make homeownership more attainable for all. Twin Cities Habitat For Humanity suggests signing petitions or contacting policymakers.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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NEW LISTING



1301 Timber Ridge Road

Situated on a quiet country knoll with VIEWS VIEWS is this sweet home conveniently located between Lexington and Fairfield. Sit and relax on the beautiful front porch and enjoy the large deck for entertaining - large 12 x 24 storage building included. Inside it has been completely renovated with granite countertops and hickory soft close slide shelf cabinets in the very spacious kitchen. Ready to move into! Call today **\$299,000**

REDUCED



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. **\$849,000**

UNDER CONTRACT



412 MORNINGSIDE DRIVE LEXINGTON

Make this charmer your own - hardwood floors, original wood work around the doors and windows, front porch, deck on back and an excellent location.
\$275,000





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CHAMBERLAIN LOOP

Don't miss out on an opportunity for maintenance free living in the highly desirable Weatherburn community, only minutes from downtown Lexington! Convenient to shopping, dining, nearby Lexington Golf & Country Club, W&L and VMI. Enjoy one level living in this gracious home featuring upgraded finishes from the welcoming foyer to the private screened porch. Spacious open floor plan offers living room with gas fireplace, kitchen with upgraded cabinets, granite countertops, stainless appliances and walk-in pantry, alongside a generous dining room with French doors. The master suite features a tray ceiling, large bathroom with step-in shower, double vanity and walk-in closet. Two guest bedrooms, full bath and large laundry round out the package. All featuring lovely crown molding and wide plank flooring. Enjoy outdoor living with access to common areas and a community pavilion. Built in 2021, this home has been lovingly maintained and is in fantastic condition. **\$425,000**

PENDING



UNDER CONTRACT



WERT FAULKNER HIGHWAY

Check out this cozy bungalow on 2- lots in established neighborhood. Large living room, eat-in kitchen, 3 bedrooms and full bath. Features hardwood floors, replacement windows, HP/central air, updated electrical panel. 2024 roof, gutters, and insulation. Covered front porch, enclosed rear porch and large yard with storage bldg. Perfect for FIRST TIME HOMEBUYER or has solid investment potential. WHY PAY RENT when you can own your own home for only **\$159,000**



MAPLE AVENUE

A brick walkway and covered front porch welcomes family and friends to this sweet ranch over full basement just steps away from Glen Maury Park and an easy walk to Southern Virginia University and downtown Buena Vista. Once inside you can sit for a chat by the fireplace in the cozy living room or large eat-in kitchen. A recent addition boasts a hot tub, shower, stained glass window, hand-painted mural, and gives easy access to the fenced back yard, patio and custom-built BBQ. On the lower level you'll find a family room, full kitchen, dining, office/craft room & bath/laundry offering space for a growing family or potential for an apartment/in-law suite. Features wood flrs, recent roof, repl windows, wood burning stove, covered side porch and storage building. All this PLUS a 12'x28' accessory building is the perfect mancave with kitchenette and bath. Awesome price at **\$165,000**



NORTH LEE HIGHWAY

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



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11 Southfork Lane, Lexington

This lovely 3 bdr, 2 1/2 bath home sits on a quiet cul de sac just N of Lexington in the Viewmont neighborhood. Nicely updated with new easy to care for flooring on the 1st level, an impressive entryway, wrought iron balustrades on the staircase for a modern flair and lots of space thru out. Large kitchen connects to a very spacious dining area and also has a separate light filled breakfast nook which opens onto the back deck all providing loads of room for big gatherings. The living room can accommodate large furniture and still have room to spare. 2 bedrooms are connected by a unique Jack & Jill closet which expands storage space. Covered front porch and open back deck to allow outdoor enjoyment any time of year. Level front entry and a 2 car garage - a whole lot of house & priced well. **\$379,000**



82 Lloyd Tolley Rd, Natural Bridge Station

Classic looks of a Victorian era farmhouse with the updates and comforts of a modern home. Beautiful features throughout with surprising nooks, crannies and even a hidden closet to provide ample storage. This pretty home features a welcoming front porch, rich warm finishes many incorporating the original wood, exposed brick accent wall in the living room, tall ceilings, large windows to bring in lots of natural light and a kitchen designed to let the cook enjoy visiting with dinner guests while maintaining a private area from which to work. The large laundry room is accessed through a custom built sliding "barn door" and opens onto a deep covered porch leading to the fenced backyard. Storage area under the back porch & Lrg. shed for gear to enjoy the nearby James River and Nat. Forest. **\$279,000**



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



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**

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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!

REFER TO PAGES 12-13 FOR MORE INFORMATION AND PICTURES

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

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