EXCEPTIONAL HOMES AND LAND IN THE SHENANDOAH VALLEY

# BLUE RIDGE PROPERTIES Premuer Eduction





### Buffalo Springs Farm,

Circa 1773, Northern Rockbridge Presented by Glenn Land Company See page 12 APRIL 2011
FREE

For Advertising Information, Call 540-463-9781 or Visit BlueRidgeProperties.com

### RIDGEMORE

Ridgemore is a covenanted community with several acreage parcels available. Located between Lexington and Staunton.

- 2 acres with Blue Ridge views, \$59,900.
- 4.6-acre elevated site with views of House Mountain and the Blue Ridge. Spectacular! \$89,900.
- 11-acre parcel w/stream & a bit of woods, ideal for horses! View of House Mountain from homesite. \$99,900.

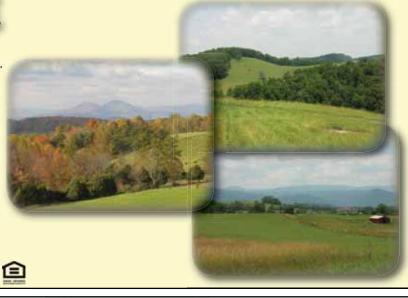
Owner Financing Available.



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### Brand New Community in Stuarts Draft!

The Model Home is under construction now and homes are already selling!
Call Beth (540-241-5986) with
Valley Real Estate Brokers for your tour of homesites and information on these homes.

#### Not ready to buy?

These homes are available to Rent-to-Own!





### Monticola

MONTICOLA (c. 1853) is a member of a very exclusive club. This fully-renovated pre-Civil War plantation home sits high on a hill near the southern tip of Albemarle County. The home boasts almost 7,000 square feet, including a gourmet kitchen, master suite, formal double parlor and billiard room.

Original details, such as the heart-pine floors, 11 working fireplaces and two sets of pocket doors, were all retained during the renovation process. The grounds feature a pool and six outbuildings. Two are original: the smokehouse and a larger structure that could be converted into a studio or guest cottage.

The 102-acre parcel with stream frontage lends itself perfectly to equestrian or vineyard use. Additional acreage available.

MONTICOLA is now available with 102 acres for \$2,995,000 (or with 292 acres for \$4,595,000.) Trades considered.

#### Rent-to-Own!

Call Grindl Haney at 540-949-5151 for more information on Countryside's Rent-to-Own program!

Earn up to \$10,000 in rent credit to help with your closing costs!

All of the homes featured on this page, as well as Overlook on the preceding page, are eligible!



FISHERSVILLE: Rosemary Ridge features several floorplans to choose from:

- 2 bedroom, 1.5 bath, upstairs: \$895
- 1 bedroom, 1 bath, end unit: \$760

Coming Soon: 1 bedroom, 1 bath ADA-compliant unit with garage! \$870/month!

All are available in our Rent-to-Own Program!

#### Harrisonburg



Exclusive Crossroads Farm! Luxury at every turn! 5 BR, 4.5 BA, and all the amenities! Stunning kitchen, ballroom-inspired master bedroom w/enormous bath & closet, wet bar in basement. \$2,900/month or \$901,100.

#### Northwood (Crimora)



The Opal: Affordable ranch with 1,367 SF. Private master suite, open living area. All for \$1,095/month or \$204,900.



#### Windward Pointe

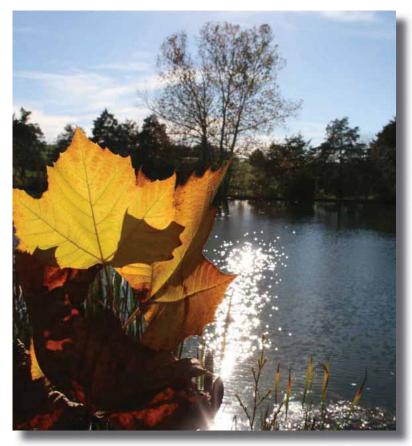
This 2,100 SF home has 4 bedrooms, 2.5 baths. It features granite counters and hardwood floors. Stone and Hardiplank exterior. \$339,900 or rent-to-own for \$1,595.

Windward Pointe is Fishersville's exclusive neighborhood with sidewalks and streetlights, and it's convenient, too! Close to the hospital, both interstates, grocery store and restaurants! Windward Pointe also features spectacular hilltop homesites!



The parcels range from 1.3 to 2.2 acres and several feature 360° views! Owner-financing is available.

Grindl Haney • 540-949-5151





PLANNED WITH NATURE IN MIND. Be a part of the Ponds lifestyle and enjoy the many amenities that the Ponds have to offer. Community building with exercise room, indoor heated pool, outdoor pool, large patio and banquet room for private parties. Ponds for the fishing enthusiast or just to relax by. Building lots, with public water and sewer available, priced from the mid-50's. Financing options available.

#### RIDGEMORE • NORTHERN ROCKBRIDGE COUNTY

The wraparound porch of this contemporary farmhouse is the perfect spot to enjoy a glass of lemonade or just sit for awhile and enjoy the Blue Ridge Mountain views. The interior radiates with the same comfort and Southern hospitality. Open, spacious great room with 16-foot ceilings, gourmet kitchen, formal dining room,  $2\frac{1}{2}$  baths, and 4 bedrooms with master suite that opens to the back porch. For style and comfort, this home can't be beat. Call today for details. \$ 409,900





116 N Main Street Lexington, VA 24456 540.464.1128

Information Deemed Reliable But Not Guaranteed.





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### New to the Market!

#### Whirlwind Court Fishersville

Pride ownership apparent throughout Windward Pointe home. An air of congeniality is present in the tasteful décor and the open floor plan lends itself to entertaining family or friends with ease. A soaring foyer opens the door to prestige and elegance. French doors lead to a sun-filled office. Soaring great room features a gas log fireplace and hardwood floors with walnut inlay. Efficiently-designed kitchen is enhanced by granite countertops and stainless steel appliances and provides ample storage and counter space that assists in food preparation. A warm, inviting breakfast area opens to custom deck with fire pit surrounded by nature's beauty with extensive landscaping and plantings. The main floor master suite is an appealing retreat which is situated for privacy and provides a soothing oasis of special conveniences and comforts at day's end. Begin to build your book of memories that you will cherish throughout your life. This one is a keeper! 4 bedrooms, 3 baths. \$350,000 MLS#59871



#### Windsor Drive Fishersville

A soaring ceiling emphasizes the spaciousness of the open floor plan. The great room, dining areas and kitchen are placed in an energy-efficient and convenient cluster. Main level master suite is situated for privacy and has been designed to promote harmony as you begin the day. Features include 4 bedrooms, 2 ½ baths, granite countertops, stainless appliances, HW floors in the great room, dining areas, kitchen, and foyer. Hardiplank exterior siding in a warm earth tone plus stacked stone façade give this new home distinctive good looks. Premier neighborhood, with stunning views of the Blue Ridge Mountains, is located near city conveniences. \$339,900 MLS#59836



#### Rockbridge County ~ 3.8 Acres

Wide open spaces – incredible mountain views. One level, with over 2700 finished square feet, features a second floor family room and office, spacious foyer, great room with view-catching windows, 3 BR, 2  $\frac{1}{2}$  baths, hardwood floors in foyer, dining room, kitchen and breakfast area, central vacuum, security system, unfinished walkout basement, covered deck with hot tub, fenced garden area, and 2-car garage. \$414,000 MLS #59745



#### Stuarts Draft Area ~ .75 Acre Lot

Move-in condition describes this cozy and charming home that has been updated throughout. Even though it has central heat and air, its personality is captured by a wood burning stove in the living room. Newly installed breakfast bar, laminate floors, ceramic countertops and relatively new appliances make this kitchen one you will enjoy. This warm and inviting home is cute as a button. Detached storage building/shed with covered overhang is perfect for bikes or lawn equipment. Charm, utilization and value!! \$96,500 MLS#59726

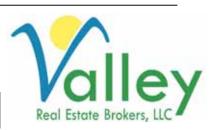
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EXCEPTIONAL HOMES AND LAND IN THE SHENANDOAH VALLEY

### BLUE RIDGE PROPERTIES

Please be sure to pick-up the spring issues of

Blue Ridge Properties,

your original real estate guide, serving the area for 20 years.

Blue Ridge Properties Premier Edition & Blue Ridge Properties real estate guides cover Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties and Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Verona and Covington/Clifton Forge. For advertising information, please contact:

#### Robin Heizer-Farris



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### Happy Easter from Blue Ridge Publishing





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**Kent Heizer** 

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## Henry Hill West

A PIECE OF HISTORY TO CALL YOUR OWN

This outstanding development is located between Lexington and the village of Fairfield just off of Route 11. Take a short drive and visit this exceptional property as we feel you will be quite impressed with the layout, exciting views of the countryside and the Blue Ridge mountains. Even in these trying economic times we feel that purchasing land in Rockbridge County is a good and solid investment and Henry Hill West offers what the discriminating buyer is looking for.

As an added bonus we are offering a Buyer's Incentive of 15% off the original listed prices in 2010. Example: 15.85 acres @ list price of \$179,500.00...deduct 15% and you pay \$152,575.00. (A savings of \$26,925.00.)

#### Finder Incentives:

Do you know someone wanting to purchase property in historic Rockbridge County? Simply let us know and if they become part of the Henry Hill West family because of your recommendation you will receive a check for \$1,000.00 at closing.

#### Realtor Incentives:

Realtors are always welcome and a commission of 5% will be paid after deductions and discounts at closing.

We sincerely hope you will contact us with any questions or concerns about the property or regarding incentives. Also, we will gladly meet with you for a private showing at your convenience.

We look forward to hearing from you soon!

Randy and Linda Holland...540-570-5569...breakinnuground@gmail.com Contact us for a detailed brochure!

Prices and incentives subject to change without notice...Discounts larger than 15% are determined by lot location, topography etc.

#### So you have purchased property... Now what... Who do you call... Who is reputable?

This feeling is overwhelming and intimidating, especially if you are new to the area or not familiar with the procedures. Therefore by offering our many years of experience in home building we can provide guidance and support to make your dream home a reality instead of a nightmare.

From the initial ground breaking to the cerificate of occupancy.....

---Every step of the way---



### Long Valley Farm Middlebrook, Virginia



Price: \$2,325,000

Long Valley Farm is located in a very pastoral setting and encompasses 245± acres. It is located 12 miles SW of Staunton with road frontage on both the Village Rd (Rt. 252) and Mish Barn Rd (Rt. 876). The house is

approached by a private paved tree lined lane and separated from the pasture by one-half mile of white board fence.

The Middlebrook area is known for the superior Frederick Loam soil. Annual soil samples have been analyzed and used to maintain a high level of soil fertility.

A dependable small brook meandering near the residence and barns creates a beautiful setting. A quaint brick residence is located centrally to the barns and work area of the farm. The home was built about 1929 and consists of 4 bedrooms, kitchen, dining and living room, television room, 2 baths and screened-in porch. The country kitchen is fully equipped with modern appliances and recently installed cabinets, island and hardwood floors. MLS #58813

#### Warm Springs, VA 265 Bear Rock Ridge Road

<u>DIRECTIONS:</u> From Warm Springs, take Rt. 220 N for 4 miles, then right on Muddy Run Road (Rt. 614), go 5.6 miles to 265 Bear Rock Ridge Road. Take driveway 1.7 miles through National Forest to house.



A once in a lifetime opportunity to purchase a property like this mountain top home. Unmatched privacy, with long mountain views. The house is a beautiful contemporary with 13' ceilings upstairs, tile and wood floors, incredible kitchen with blue eye granite counter tops, incomparable cabinets, 23'6" x 8' entry foyer, large master bedroom suite with closets galore and bathroom with large shower and jetted soaking tub. Approximately 15 minutes from the Homestead Resort. A very secluded 266 acres. The property borders the Jefferson National Forest on 3 sides. Includes separate 52'x16' guest cottage and many outbuildings. MLS #57154.

An Excellent Value Priced at: \$1,800,000



Paul M. Coleman

153 James River Road, Scottsville, VA 24590 434/286-2071 or 434/286-2423

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#### **O**AKLAND

221 acres in center of Deerfield Valley west of Staunton.
Once an inn for the stage coach Wagon Road West in the early
19th century. Stonewall Jackson, Prince Jerome Bonaparte, General
Santa Anna, and other notables signed in Oakland's guest register.
Now a four bedroom home, with large well lighted rooms, fireplaces
and 11' ceilings, farm buildings. 270 degree panoramic views of
National Forest mountains. 221 mostly open, level acres, long
frontage on both sides of Deerfield Valley Road and also long
frontage on the George Washington National Forest
(over a million acres) at the rear. \$1,175,000.



#### THE OAKS

National Register and Virginia Landmark. Exceptional location, taste and condition. . Queen Anne, Eastlake, other styles, built 1888 by noted Civil War mapmaker Jed Hotchkiss, Highly original but with stylish new baths, award winning kitchen. A 34x24 Great Hall, very large rooms, high ceilings, unique mantels, seven bedrooms. Considering its architecture and lively cultural scene, Staunton, Virginia was hailed by the National Trust as a "Distinctive Destination". \$1,495,000.



#### 400 Acres Farm Land at \$4,000 Or 527-Acre Farm With Manor House, Party House, Lake, Barns

This hilltop four-bedroom manor house enjoys a panorama of its level, fertile farmland, its six-acre lake with party house, and the Blue Ridge Mountains near Lynchburg. Almost all cropland, hayfields and pasture, with numerous streams and scattered mature trees, the farm now supports 180 cow-calf units. 400 acres excellent farm land for sale at \$1,600,000. Or entire 527 acre farm with manor house, party house, lake and barns for \$2,950,000. Owner will stay to manage if desired. Additional 578 adjoining acres with private golf course for sale.



153 James River Road Scottsville, VA 24590 434-286-2071

For details and photos of these and other properties, see **kitcollins.com** or contact Kit Collins.



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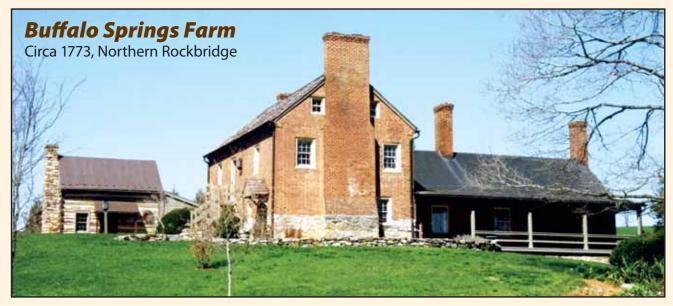


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A celebration of Shenandoah Valley discovery and settlement beginning with buffalo and the Native Americans who followed, Buffalo Springs Farm, where agrarian pursuits have flourished under the careful stewardship of owners past and present, enjoys productive pastures and tillable fields served by multiple natural springs, streams, bold Otts Creek, and deep wells. The McFadden House, c. 1773, situated on a knoll enjoying unobstructed views of the surrounding countryside, displays refined craftsmanship in every detail. Original features include woodwork of native oak, walnut, heartpine, and poplar, handmade brick, forged and imported hardware, antique glass, beaded paneling, exposed beams, and buttermilk paint. The keeping room enjoys a massive stone fireplace and has been fitted with a square wood-mold brick floor. The new kitchen, bath, and sunroom coupled with subtle additions of updated mechanical systems are masterfully joined to the 1841 addition. In sum there are four bedrooms, two and one half baths, and six fireplaces. Appurtenant structures include an authentic hand-hewn log guest cabin, a gardener's cabin, a bank barn capable of accommodating a variety of enterprises, a garage with workshop, a corncrib, and the stone springhouse. Formal and informal Colonial and contemporary gardens grace the grounds. The woodland is home to abundant wildlife and Trillium Trail, which leads to Tuscarora Falls, a natural waterfall located within the boundary. 154 acres. Price: \$2,350,000



