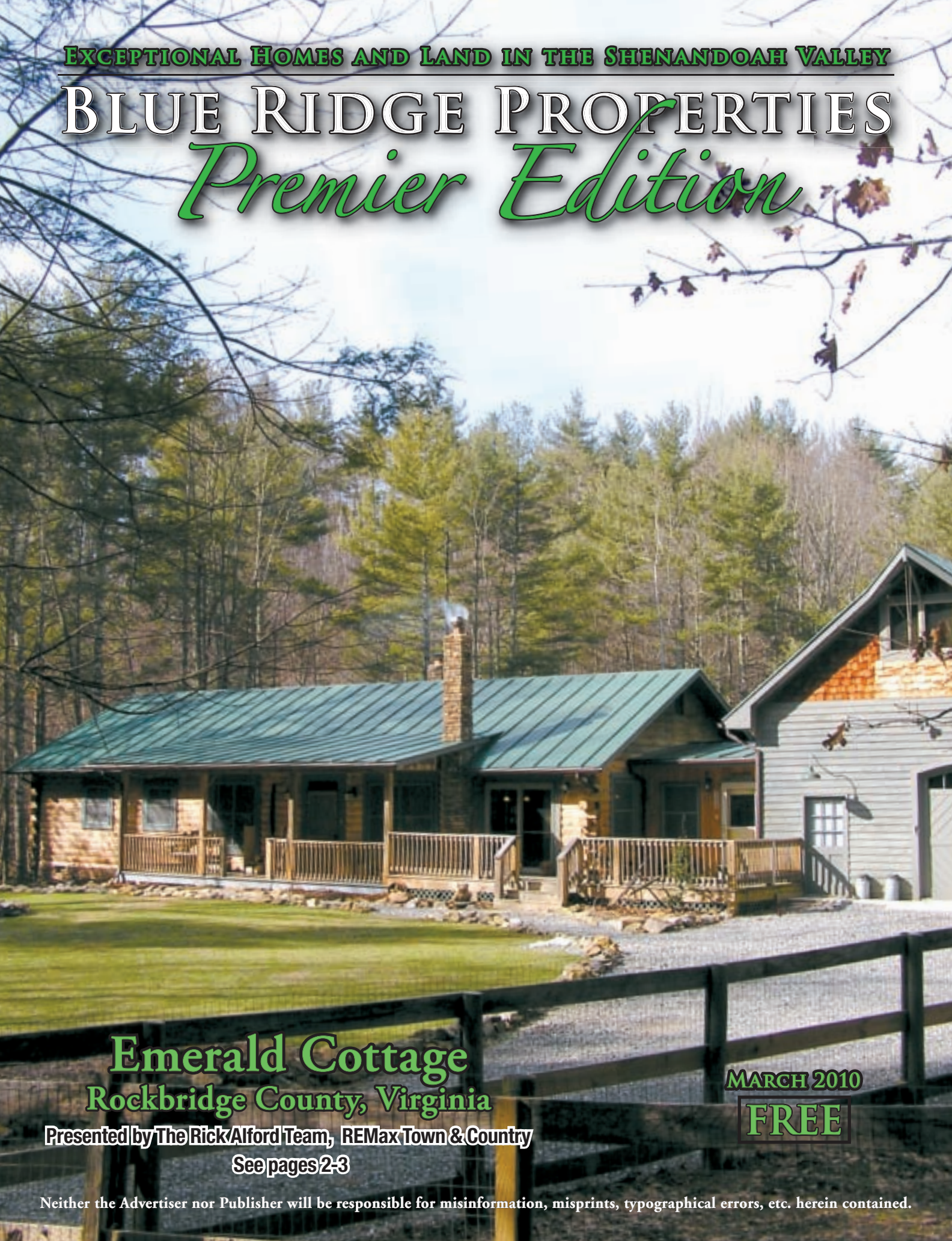


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See pages 2-3

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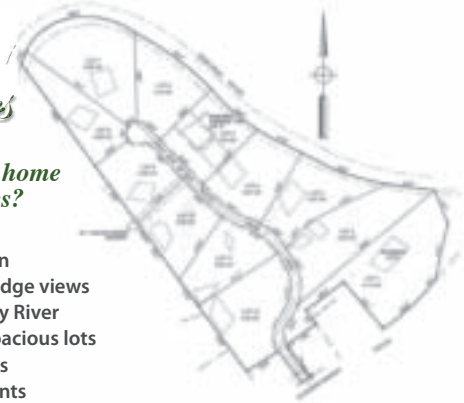
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Located in recently developed premier Maury Estates Subdivision, this 2-story Georgian has 2,247 sq. ft. plus a 2-car attached garage. Enormous great room with gas fireplace extends into the kitchen. Formal dining area is convenient to kitchen. 3 bedrooms. 2.5 baths. 2 fireplaces. Large screened-in back porch. Build quality is excellent throughout. The home is situated on 2.91 level acres. Surrounded by other large parcels, so you will feel you've got "breathing room!" Fantastic Mountain Views and only a few miles south of town! **Call Us Today!**



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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.

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As an added bonus we are offering 15% off the originally listed prices in 2010.

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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 **4%** 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 send a detailed brochure or meet you for a private showing at your convenience.

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Sand Dollar Farm

Rare offering of a 45 acre farm complete with a custom-built home plus MD barn located on the west-ern side of Staunton in Augusta Co. This cedar sided home built specifically for the owner features a handy kitchen & breakfast area with oak cabinets, dining area and living room all taking advantage of the magnificent view of the Allegheny Mountains. The master suite has access to the deck wrapping around 2 sides of the home. The upper level consists of a loft area that looks down into the living room recently used as an office. The lower level which is mostly above ground features 3 additional rooms plus a gathering room and full bath. This home is serviced by a well and also has a cistern for additional watering purposes. The 45 acres is slightly rolling with 2 level, fenced fields that share a run-in shed. The 3 stall barn has a bath, washer & dryer, tack room and plenty of storage. You enter this property though a gated driveway that is paved and pavement extends to the barn. This well manicured and desirable property is now available for your viewing at the great price of **\$599,900. MLS #55537**



Glory Lane

Another Riverheads listing perfect for the person that needs some room to spread out! Land features 7+ acres, partially fenced and has creek. Custom designed 2000 + sq ft ranch with full basement and detached garage. 3 bedrooms and 3 full baths. Recently reduced to **\$314,900 MLS #53349**



Lake View Dr.

Custom-built log home on 3/4 of an acre lot and situated on a private cul-de sac in Raphine, VA. Over 2100 finished sq. ft., it features a stone fireplace, rustic floors & cabinetry and Corian countertops. The exterior has large trees and lots of plantings, two screened porches and a fenced back yard. The oversized 2-car garage has 2 shop areas with one heated. Priced at only **\$259,900. MLS #54830**



Solstice Springs Lane

Brand new construction with a \$50,000 price reduction! Offers 4 bedrooms, 2 1/2 baths, open living room, dining room & kitchen floor plan with red oak floors. Kitchen has granite countertops & maple cabinets. Main level master BR & bath with whirlpool and tiled shower. Window to floor views of mountains and farm land. All situated on 1.9 acres in Riverheads Dist. New price of **\$399,900 MLS #56098**



Southern Augusta Co.

This 9 year old deserves your attention! Featuring 3 bedrooms 2 baths, large living room with hardwood floors, separate dining room, eat-in kitchen and a full basement. Detached garage all on 1.3 acre lot. Priced at **\$259,900 MLS #55022**



PICTURE PRETTY 527-ACRE CATTLE FARM

This hilltop four-bedroom manor house enjoys a panorama of it's level, fertile farmland, it's 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. New exclusive listing. \$3,400,000.



EAST BEVERLEY STREET, STAUNTON

Two fine homes in exquisite taste, condition and location. These homes and their neighbors comprise arguably the finest old residential street in the Shenandoah Valley today. A short walk away are Mary Baldwin College, the Woodrow Wilson Presidential Library, Birthplace and Museum, the Blackfriars Theater, and many fine restaurants and public buildings in Historic Staunton.



#301 Tudor Revival. Exceptionally large (17 x 24) living room with fireplace and pocket doors, seven bedrooms, four and half baths, copper roof and recent upgrades too numerous to mention.
Price \$845,000.



#501 NEW LISTING. Victorian Italianate. High ceilings, large rooms, crown moldings, fireplaces, bay windows, curved stairwell, gazebo, play house, workshop. Four bedrooms plus mother-in-law apartment.
Price \$425,000.

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Over 30 years' experience representing sellers, buyers and owners of farm, historic and residential properties in the Valley.





This fine home offers a living room with gas fireplace, dining area, kitchen with granite counters, utility room and half bath, master bedroom with full bath, two bedrooms and a full bath all located on the first level, bonus room on the upper level. Enjoy the well landscaped lawn and the park like setting from the front porch and rear deck. \$369,000



Newly constructed home minutes from the Homestead Golf & Tennis Club. Three level living with great views to Dunn's Gap. 4 bedrooms, 3 1/2 baths, greatroom, media room, 2 stone fireplaces and wonderful outside multi-level wrap around porches. Owners in the Meadows at Overlook are eligible for membership in the Homestead. This is a fabulous retreat property for your family. Offered at \$750,000



This vintage farmhouse is tucked at the end of a quiet street in Mount Vista. The cozy home offers a newly renovated kitchen, large sunny dining & living rooms, 3 bedrooms and 1 bath. Outside living spaces include back deck and covered front porch. This country home is just a few minutes from downtown Lexington. \$213,500



NW of Lexington, a long lane rises through sweeping fields to a 4 bedroom, 4 bath home. Porches, decks, and gardens invite in the surrounding 51 acres and a tremendous view. Master living on the main level, massive stone fireplace, guest rooms, and walkout basement. A barn, pasture, creek, pond frontage, and wooded trails create a perfect setting. \$769,000



Entrance hall leads to living and dining rooms that offer architectural detail. The family room is located off of large kitchen; master suite and second bedroom on the main level, and three bedrooms and an office are located on the upper level. Also includes 2 fireplaces, large storage area, partial walk-out basement, rear deck and attached garage. \$530,000



7.6 acre horse property north of Lexington. The brick home offers large living and dining rooms, sunroom, family room, eat-in kitchen, 4 bedrooms, rec-room, office, and three bay garage with workshop, a 5-stall barn, and 3 fenced pastures with a four board fence. \$549,900



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HOME ON 10 ACRES



Built in 2008, this beautiful ranch home is surrounded by privacy and has magnificent views of the Blue Ridge Mountains. This three bedroom, three full bath home has hardwood floors, stone fireplace, open eat-in kitchen, laundry/mud room, a full walk-out basement that is partially finished. \$395,000.

TWO-STORY COLONIAL



A great find in South Roanoke. 2 story Colonial with hardwood floors, 2 fireplaces and a large open kitchen and family room space. Full basement has walk up stairs and large laundry/work area. 2-car attached garage, patio with fenced area for garden space. MLS 751458 \$339,950 Co-listed with Lacey Edwards, 540-353-8005.

WYLE A WAY FARM



A magnificent 115-acre equestrian property located in Botetourt Co. just north of Roanoke, VA. This private location offers breath taking views of the Blue Ridge Mountains. Call for details. \$1,990,000 See online at www.661FarmersRoad.com. Co-listed with Fred Burkes, Evers and Company, 540-460-6614

RENOVATED COLONIAL



Beautifully renovated colonial home with every detail you could ask for. Oversized kitchen/family room with granite countertops. Fireplace and sunset views. Oversized master with renovated bath, walk-in closets and a cathedral ceiling. Large deck, large yard, walking distance to school and shopping. MLS 747912 \$549,000

REDUCED \$15,000!



Three bedroom farmhouse with a large front porch and incredible views. In the middle of Rockbridge Hunt Territory, this home features a cozy sun-room, large open floor plan, eat-in kitchen, and a beautiful, well-designed enclosed barn. Reduced \$15,000 Now \$248,950 Co-listed with Fred Burkes, Evers and Company, 540-460-6614

4 BEDROOM COLONIAL



4 bedrooms, 3.5 bath brick Colonial home with an open kitchen/family room, oversized 2-car garage and private wooded backyard. Built by Jeff Sowder and features a 2 story foyer, hardwood floors, a great master suite with an oversized bath and walk in closet, full walk out basement and laundry room. MLS 747869 \$499,000

3 ACRES IN TROUTVILLE



Three acres available in Troutville. From Rt. 22, turn on Gravel Hill Rd., go half-mile to property on the left. An open, three acre parcel zoned agricultural, with no restrictions. Drainfield on plat, but not recorded, perc test. 400+ feet of state road frontage. Mostly cleared, rolling property. Just reduced to \$74,950.

OPEN FLOOR HOUSE



Owner is ready to sell! Built in 2005 with 3 BR and 2 BA this wonderful one-level has a great open floor plan. Handicap accessible, stainless appliances, hardwood & carpet, garden whirlpool tub, step in shower, big walk-in closet, 9 ft. ceilings, and garage. MLS 748704 \$274,950

ACREAGE IN ROANOKE CO.



6.86 acres in Roanoke County, a great property for \$49,000. You will be amazed at the views from the plateau of this beautiful land that is only 10 minutes from Tanglewood Mall. Off Rt. 220 near Red Hill Baptist Church, turn on Hofawger Road and property is on left. Co-listed with Tim Thompson, 540-353-7073.



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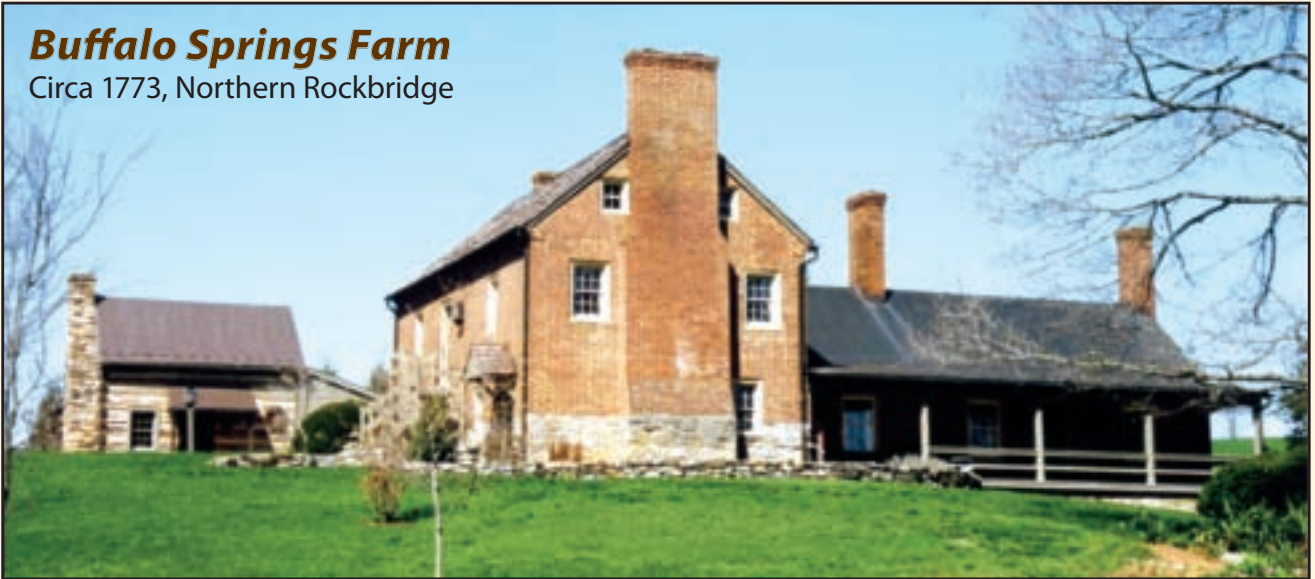


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Buffalo Springs Farm

Circa 1773, Northern Rockbridge



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: \$2,700,000



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