

# BLUE RIDGE PROPERTIES

**JANIE HARRIS WITH JAMES RIVER REALTY**

*See page 12*



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## James Wm. Moore Real Estate Co.

28 South Main Street  
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### 111 S Jefferson Street

Well-appointed historic residence (c. 1820) centrally located in downtown Lexington offers a rare turn-key residential opportunity in the C1 commercial zoning district. Meticulously restored to the finest detail in 2007, the property now combines the grace and charm of an historic Lexington residence with fully updated modern amenities. Luxurious enhancements include an inviting kitchen format with custom cabinetry, high-quality appliances, and venting system, full upgraded replacements to the electrical, plumbing, roof, HVAC systems, and stone foundation. Rebuilt chimneys redesigned on Rumford principles to increase efficiency.

**\$1,295,000**



### 57 Basil Lane

Almost 126 acres located less than 2 miles from historic Lexington adjoining the Chessie Nature Trail showcases panoramic mountain views. The well-built, one-level main residence offers 5 suites, 6 baths, gourmet kitchen, expansive living areas with fireplaces, and a versatile layout providing compelling opportunities for group gatherings and events. Guest cottage, swimming pool, and barns have endless potential. Land includes year-round Warm Run stream gracefully flowing the length of the property, additional potential building sites, and an ideal open and wooded mix with mature hardwood forests and rolling grazing pastures.

**\$995,000**



### 105 Wildwood Road

Mill Branch Farm - Luxuriously renovated early 1900s farmhouse on almost 26 acres at the end of a quiet country road in the foothills of Hogback Mountain forms an awesome backdrop of mountain views. Completely upgraded in 2015 and 2016, this 5 bedroom, 3.5 bath residence features desirable open first level floorplan with stunning kitchen, large island with bar eating area, new cabinetry, stainless appliances, and walk-in pantry; first level bedroom with en suite full bath; expansive great room with dining area, wood burning fireplace and stone surround; laundry room and powder room.

**\$895,000**



### 105 N Randolph Street

Immaculately restored historic residence (c. 1849) located in downtown Lexington offers 4 bedrooms and 5 baths. Meticulously restored in 2022 - 2023, this stately residence boasts extraordinary historic architectural detail and brand-new modern amenities. First floor features spacious living areas with fireplaces, original wide moldings, paneled doors, and gorgeous pine floors, full bathroom, laundry, terrace, and screened porch. New large custom kitchen with eat-in area and plenty of natural light has soapstone counters, slate floors, and high-end appliances.

**\$839,000**



### 260 Round Hill Road

Breathtaking 4BR, 3.5BA privately situated on over 20 acres of mixed open and wooded property offers the ultimate in solitude and serenity with stunning seasonal Blue Ridge Mountain views. The heart of this immaculate residence is the open kitchen and living room with a fireplace and French doors leading to the screened porch. Chef's dream kitchen with gas Viking range and oven, large island with second oven, and smart undercabinet lights. First floor master suite features a luxurious bath with two walk-in closets and a jacuzzi with remote control blind.

**\$749,000**



### 295 Vista Links Drive

Spacious and luxurious townhouse between the historic cities of Lexington and Buena Vista offers expansive spaces with breathtaking mountain views! Main level features a massive great room with 18-foot vaulted ceilings open to the kitchen with its stainless appliances and eat-in area. Enormous first floor master suite boasts a tray ceiling, huge walk-in closet, and full bath with double vanities and tile shower. Glass French doors lead to cozy den, which can also serve as formal dining. Laundry with mudroom, two car garage, and powder room allow for one-level living.

**\$349,000**

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







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**Sehorn Hollow - 37 Acres** Secluded in the mountains of Western Virginia located only 20 minutes from Lexington. Off the grid camp features stunning views of mountains in all directions, bedroom, two small bathrooms, and kitchenette/living area. Several large storage facilities, year round stream, easy access road, and teeming wildlife make this the ultimate mountain retreat. **\$275,000**

**Wee Darnock Way - 19 Acres** Located on a quiet country road minutes west of downtown Lexington with hilltop building site offering impressive House Mountain views. The property features a drilled well, a well-established access road, and access to electricity and high speed internet. Two separate streams traverse the property forming the headwaters of Whistle Creek. Highly desirable, private location with abundant wildlife. **\$255,000**

**Pearl Ridge Ln - 21 Acres** Over 21 acres in pastoral Rockbridge County offers incredible opportunity for a country estate 15 minutes from historic Lexington, Virginia. Select features include dramatic House Mountain views from multiple building sites, exciting mix of fields and forest, year-round brook and ephemeral stream, and frontage on two hard-surface state maintained roads. Surrounded by other stunning country properties, this quiet setting provides close proximity to 31-acre Lake Robertson and its nearly 600 acres of recreation area as well as large tracts of George Washington National Forest, the Virginia Horse Center, W&L, and VMI. **\$169,000**

**Bayberry Lane - 3 Acres** Over 3 acres of prime unimproved land located seconds from historic Lexington, Virginia. Hilltop building site provides sweeping views, an ideal wooded/open mix, and public water and sewer. This is a rare opportunity to own a large, private lot with exceptional convenience. **\$150,000**

**E Whistle Creek - 7 Acres** Rare 7.16 acre elevated building site, comprised of two separate tax parcels, privately tucked away in Rockbridge County less than five minutes from historic downtown Lexington, Washington & Lee, and the Virginia Military Institute. Exceptional opportunity to custom build taking advantage of mountain views in multiple directions including the Blue Ridge and House Mountain. Situated on a state maintained road with two septic locations previously approved and electricity already on site! **\$129,000**

**Pinehurst Dr - 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. **\$119,900**

**Mossy Green Ter - 0.5 Acres** One-half acre building lot with stunning mountain views 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 and VMI. **\$124,900**

**Lilly Bell Dr - 1 Acre** Over one acre premier residential building lot at the Ponds features stunning views of House Mountain and Hogback Mountain to the west and the Blue Ridge Mountains to the east. The largest unbuilt lot at the Ponds, Lot 45 offers public utilities, a convenient location minutes from downtown Lexington, and access to the valuable amenities available to owners at the Ponds including two ponds and a lake, a community clubhouse with both indoor and outdoor swimming pools, a fitness room, and an event room. This walkable neighborhood is a short stroll to the Chessie Nature Trail and in close proximity to Washington and Lee University and the Virginia Military Institute. **\$99,900**

**Ridgeline Way - 7.86 Acres** Almost 8 acres of secluded forest featuring phenomenal long range mountain views, mature timber, outstanding wildlife habitat, and private building sites. Ideal tract for a view-oriented custom design, the property is located a short drive from historic downtown Lexington, Washington and Lee, and the Virginia Military Institute. End of the road privacy, underground utilities, and fiber internet available! **\$84,500**

**Pleasant Valley Rd - 4.9 Acres** Almost 5 wooded acres fronting on two state-maintained roads - including U.S. Rt. 11 - located just north of the village of Fairfield offers exciting opportunities for a new residence or business. Land lays very well with outstanding accessibility. Fiber internet available, agricultural zoning, and no deed restrictions! **\$72,500**

**Will Moore, ALC | [will.moore@jwmre.com](mailto:will.moore@jwmre.com) | 540-460-4602**





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### **470 Saddlebrook Rd - 27 Acres**

Welcome to Hunter's Heaven! This 4 bedroom, 3 bath, 2873 sq ft home on 27.91 acres has the privacy and mountain views you dream of. Located just 9 miles from historic downtown Lexington, the country setting with easy access to I64 makes it perfect for a year-round residence or vacation retreat. The first floor boasts cathedral ceilings in the great room, wood stove, and access to large deck; kitchen with oak cabinets and Silestone counters; large master bedroom with ensuite, large walk-in closet, deck access; two additional bedrooms, guest bath, large laundry room, two-car garage. The finished basement has a large rec room; bedroom with ensuite bath and walk-in closet; office; two large utility/storage rooms; walk-out access to patio area complete with rubber mulch play area for the kids. **\$525,000**

### **20-5 Beverly Court**

Large end-unit townhome located in Pikes Place and close to Lexington, VMI, W&L, and the Virginia Horse Center. This 3 bedroom, 2.5 bath, 1596 Sq Ft townhome was freshly painted a few months ago, carpets cleaned, and has elegant crown molding and plantation shutters throughout both levels. 1st floor features include living room with gas fireplace, spacious dining area that opens to a large private patio, eat-in kitchen, powder room, and laundry closet. 2nd floor offers a master bedroom with double closets and ensuite bath, two guest bedrooms and guest bath. A large, floored storage area can be accessed by the pull-down attic stair. If you are looking for move-in-ready, low-maintenance living, don't miss out on this townhome!



**\$254,900**

**Lori Parker, ABR, E-PRO**

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### **4907 S Lee Highway**

Wonderful 1847 brick manor home with 3 bedrooms and 2.5 baths. Formal living room, dining and eat-in kitchen. Second floor is home to two bedrooms and large bath. Beautiful woodwork, hardwood floors and original details throughout. Walkout lower level with large family room, guest room and full bath. Guest house offers first floor living room and kitchen. Second floor has bedroom and full bath. 3+ acres with beautiful rolling hill farm views. Storage building is ideal for extra storage, a workshop or a studio. **\$459,000**



### **14 N Lewis Street**

Conveniently located to downtown Lexington, this 4 bedroom, 2 bathroom home has lots of opportunity. Previously, a long term rental with fantastic rental history, but could be a wonderful full time residence. The original home was built in 1935 with the current owners doing extensive renovation and adding on a large addition. This two story home has a living room, dining room, kitchen and large bonus room on the first floor. Second floor is home to four bedrooms and a full bathroom. Lower level office with exterior access and open to the backyard. There is plenty of storage in the unfinished basement. **\$320,000**



### **317 Massie Street**

An opportunity to own a home in the City of Lexington! Charming home built in 1897 offers wood floors and original woodwork throughout. First floor is home to spacious living room, dining room and kitchen. Second floor hosts 4 bedrooms and full bathroom. Partially finished basement offers great flex space perfect for additional living space or storage. Enjoy the covered front porch or the back screened in porch. Walking distance to downtown, W&L or VMI. **\$239,000**



### **Shaner Hill Dr. - .51 Acres**

Beautiful, elevated lot located at the top of the desirable Maury Cliffs subdivision. Level lot offers wonderful mountain views and a view of VMI in the distance. Lot has several newly planted trees and is ready for you to build your dream home! Maury Cliffs is located just minutes away from the historic Lexington, VA. **\$69,000**



### **High Meadow Dr. - .52 Acres**

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



### **5874 N Lee Highway**

A fantastic time to purchase a large commercial building with quick access to Interstate 81. This spacious property has plenty of options for various spaces. Brick building used to serve as a bank and has office space galore, plenty of storage areas, large open rooms, individual offices and lots of private parking. Located off of Rt. 11 in Fairfield, this property is 15 minutes from Lexington and 25 minutes from Staunton. Owner is also open to leasing the building. **\$699,000**

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





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## 14 ACRES – NEW PRICE



### N. LEE HIGHWAY

Custom built home located in desirable Fairfield are of Rockbridge County. Custom Home with 360 degree views of the Blue Ridge and Allegheny Mountains. 4 Bedrooms, 3.5 Baths plus mother in law apartment or Air B and B opportunity. Additional 24x48 heated rv, boat, workshop garage, with two car attached garage. Some of the recent upgrades include: Completely remodeled kitchen with soap-stone countertops. All new primary bathroom. New hardwood floors in the living areas. Wrap around deck. Brand new roof. Zipline, treehouse, and fire pit are added bonuses! ~~\$995,000~~ **\$950,000.**



## UNDER CONSTRUCTION



Built similar

### LOT 31 TRIPLE CROWN DRIVE

UNDER CONSTRUCTION! This 3 BR 2 BA contemporary ranch has Laminate flooring throughout, granite countertops, stainless steel appliances. Open floor plan with raised bar and dining area open to the living room. Primary suite offers a large bathroom and walk in closet. Separate laundry room on the living level. Scheduled for August 31, 2023 completion. Some selection available depending on timing such as siding color choice, shingle color choice, paint choice. **\$275,000**

## UNDER CONSTRUCTION



### LOT 32 TRIPLE CROWN DRIVE

Under Construction! To be completed By August 31, 2023. This 3 BR 2 BA home with 2 car garage also has a full unfinished walk out basement. Laminate flooring throughout, granite countertops, stainless steel appliances. This home is conveniently located to Historic Lexington, Schools, and shopping. Buyer will have some selection choices depending on the construction schedule. **\$330,000**

## UNDER CONTRACT



### LOT 29 TRIPLE CROWN DRIVE

UNDER CONSTRUCTION! UNDER CONSTRUCTION! This 3 BR 2 BA contemporary 2 story has approximately 1394 sq ft. and offers Laminate flooring throughout, granite countertops, stainless steel appliances. Covered front porch, and rear deck. Scheduled for July 1, 2023 completion. Some color selections available depending on timing. **\$298,000**

## UNDER CONSTRUCTION



Built similar

### LOT 33 TRIPLE CROWN DRIVE

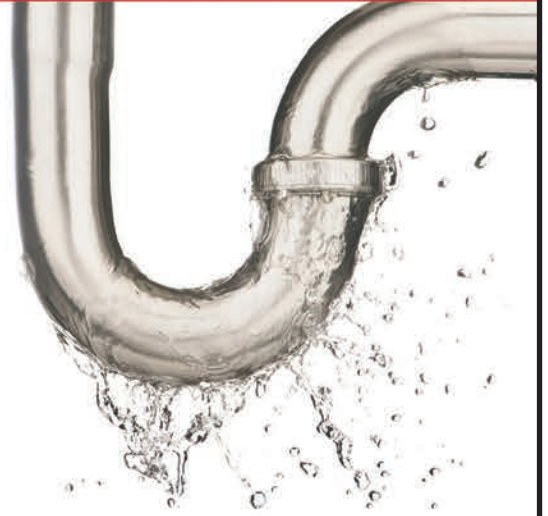
Under Construction! Scheduled to be completed by August 31, 2023. This 3 BR 2 Bath home offers a full unfinished basement, laminate flooring throughout, stainless steel appliances, and granite countertops. Conveniently located near I81 and I64, Historic Lexington, schools, and shopping. This home will be completed like 65 Triple Crown, MLS # 137168. Some selections of colors will be offered depending on timing of during construction process.



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**6119 MILL CREEK ROAD!** 26.99 acres adjoining the Chestnut Ridge National Forest Tract with an attractive brick ranch home! Built in 1982, the home has approximately 1686 square feet of living space on the main floor and a full unfinished basement. With 4 bedrooms, two full baths, conventional septic and well, there is plenty of room for permanent residents or weekend guests. Large carport area, a character outbuilding and a more current 49x30 metal garage with power, storage and workshop area. The acreage is mostly wooded with several additional building sites with privacy and views. Take advantage of direct access to Chestnut Ridge or the Walker Mountain Tract across the street. Very private and in an exceptional valley! **\$329,900**



**25 EDGEWOOD COURT DRIVE** This Northridge resort home has beautiful views of the golf course! With 2698 square feet of living space, this home features 4 bedrooms, 3 baths, great room with cathedral ceiling and fireplace, eat-in kitchen, outdoor deck, and custom built library/den addition also with fireplace. Built in 1980, this home has its own two car detached garage that is maintained by the HOA as part of the monthly maintenance fee. Great location in the neighborhood with two heat pumps for both heating and cooling and public water/sewer. Priced below current tax assessment. **\$395,000**



**1455 S FAIRLAWN DRIVE** Located in an established neighborhood in Covington, this very comfortable and affordable home is now available! Classic brick story and a half three bedroom and 1.5 baths with approximately 1235 square feet of living space and large unfinished basement. Many updates include newer architectural shingle roof, vinyl replacement windows, gas forced air and heat pump. Attached single car garage all on a 0.41 acre corner lot! **\$139,900**



**SOLD**

**103 MOUNTAIN LAKE DRIVE** Custom built 4 bedroom 3 bath tri level home with two car attached garage in beautiful Mountain Lake near Covington. This home is situated on an acre of land with Potts Creek frontage! Features include hardwood floor, tile and carpet, large eat in Kitchen with formal dining room and Living room, large Den area with Fireplace and walk out patio to the backyard and creek. Relax and cool off with your own creek frontage just minutes from town! **\$245,000**



**SOLD**

**8749 DEERFIELD ROAD** 26.03 acres adjoining the National Forest and Stuart Run! Awesome topography with this mid-sized affordable tract and wonderful three bedroom cottage. Built in 1989 with just under 1,100 square feet, the dwelling has a cathedral ceiling in the great room, three modest bedrooms, full length porch/deck with well, conventional septic and heat pump. The property also has solar panels in addition to regular electrical service. Multiple outbuildings including a 30x40 workshop with concrete floor and large equipment shed. Many varieties of fruit trees, wildlife galore and a year around stream! **\$239,900**



**SOLD**

**200 VINE AVENUE CLIFTON FORGE** Located in Westgate, this tri-level plus basement has had many updates and is move in ready! This home features kitchen with newer appliances, living room, Florida room and two car garage on the main level. Upper level has three bedrooms and full bath, while lower level has a family room with fireplace, full bathroom and laundry with washer/dryer conveying. There is a fenced back yard storage building on the very nice corner lot! **\$279,900**



**SOLD**

**8847 SAM SNEAD HWY HOT SPRINGS** Landmark Victorian Home adjoining the Homestead Old Course! Circa 1882, this stately home has been thoroughly and meticulously updated. With almost 4500 sq ft of living space, it is well positioned on 2.28 park like acres with manicured lawn buffer. The 3 story home has 5 large BRs, 4 fully renovated bath and beautiful kitchen. Expansive center hallway, multiple sitting areas, bonus features and all the perks that make Victorian homes so popular, including 2nd story decking to take full advantage of the beautiful neighborhood and mountain views! There is a 2 car garage, two BR efficiency apartment and all fully served by public utilities. Newer roof, updated electrical, heating systems and more! **Priced to sell at \$810,000!**



**157 N MAPLE AVENUE** Historic money maker in downtown Covington! This 10 unit apartment building has been undergoing many renovations and has a proven track record. Some recent capital improvements are a new roof and electrical service with each apartment having its own meter. Updated plumbing, including hot water tanks, new windows and much more! Convenient location to local job market, and serving a much needed housing demand. Ideal investment property! **\$399,900**



**1696 JACKSON RIVER TURNPIKE HOT SPRINGS** The Village at Cedar Creek Mobile Home Park. Outstanding history and well kept park on 34.20 acres with room for expansion. Served by public water and sewer with tenants paying directly to the PSA, this very well kept mobile home park is available. Currently there are 33 lots (54 approved lots) rented, a 5 apartment and office complex, 2 mobile homes rented, 2 mobile homes on installments and 5 vacant for sale. There are 20 additional approved sites with all utilities as well as 15 subdivided lots within an area of the complex with utilities that could be sold outright. Beautiful setting south of Hot Springs and north of Covington. Convenience to Lake Moormaw could be big factor with the remaining unimproved acreage. **\$1,100,000**

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## UNDER CONTRACT



**2845 SAM SNEAD HIGHWAY** Brick ranch, built in 1965, has 1605 square feet of living space with a full basement and one car attached garage on 1.52 acre. The home features 3 bedrooms, 1 1/2 baths, kitchen, dining room, living room, family room with fireplace, and sunroom. Fenced back yard is perfect for pets. Other features include hardwood floors, newer roof, hot water baseboard heat, 200 amp service, public water and paved drive. Very nice yard with two outbuildings. **\$189,900**



**278 ASHWOOD DRIVE** This one bedroom one bath property is nearly move in ready with 90% of the remodel work complete. Some interior painting, flooring, and trim work remaining and all is complete to make this a like-new home! Items completed include: new doors, electric, heat and AC, waterlines, insulation, and flooring. This secluded home is situated on 1.88 acres with both public water/sewer and includes a two car garage/carport and 12x12 storage outbuilding. **\$89,900**



**000 DUNLAP CREEK ROAD COVINGTON** Fronting Dunlap Creek, this 5.023 acre tract is fenced pasture land with a large barn and pole shed with over 4400 square feet of usable space! The barn is supplied by a propane generator for electric service and the topography is excellent. Beautiful area, easy access to Dunlap Creek, a known trout stream! Outstanding property for only **\$89,900!**

## SOLD



**TBD MILL CREEK XING** Beautiful hardwoods and gentle topography on this 20.03 acre parcel! With a private walking easement to the Chestnut Ridge National Forest tract, and Walker Mountain only minutes away, this is an ideal location in an established neighborhood. There is a three bedroom convention septic system in place, along with a drilled well and interior road. Outstanding location for a camp, weekend cottage or full time residence! A very affordable **\$99,900**

## SOLD



**0 ACADEMY HILL ROAD** Own a piece of "Little Switzerland", 40.92 acres in Monterey, Virginia! This beautiful tract of land is already approved for a 4 bedroom home with conventional septic system, ready to build the home of your dreams. A beautiful lay of land with mature hardwoods and great building sites. Offered at **\$184,900**

## SOLD



**23.70 ACRES ON MILL CREEK!** Long road and over 2000' of CREEK FRONTAGE on this wooded parcel with large pond in the Mill Creek Valley. With a Conservation Easement, that allows one home with auxiliary buildings and no subdivision, it is a perfect area for potential permanent home or weekend camp site. Fish for trout in your own backyard, access Walker Mountain or hike to the National Forest on a deeded 10' walking trail accessing Chestnut Ridge. Awesome recreational property! **\$99,000**

## FRESH ESTATES PARTIAL LAND LISTINGS

**0 NALLEY'S CIRCLE** Lot 5 located in the Phase I area of Woodland Hills in Falling Springs. This 3 acre home site offers beautiful mountain views and is just minutes from access to the Jackson River, Lake Moomaw, as well as Cliffview and the Lower Cascades Golf Courses. This quiet neighborhood is a true gem in Alleghany County. Compare the value of this lot to others in the area! **\$38,500**

**0 KANAWHA TRAIL COVINGTON** This wooded tract is gently sloping with ample frontage on Rt 311. It borders National forest and would make an excellent home site or hunting cabin site. **\$39,900**

**2.97 ACRES IN THE VILLAGE OF MILLBORO!** Fantastic "site ready" building lot in the Crooked Spur Subdivision. Two lots combined to give ample room for home, outbuilding(s) and wooded buffer. On state maintained Cheyenne drive cul-de-sac, there is public water, sewer, underground electrical service and high speed fiber optic internet service available. Well established neighborhood with protective covenants and walking distance to the elementary school and pool. **\$49,900**

**2.88 ACRES ZONED R-2 WITH PUBLIC WATER AND SEWER!** Located in the village of Ashwood, within minutes of Hot Springs and The Homestead, this investment lot could be used for a residential homesite(s), and is zoned for duplexes. Invest in much needed area rentals! Road frontage on both Forestry Road and Leaf Lane. **\$69,000**

**000 DUNLAP CREEK ROAD COVINGTON** Fronting Dunlap Creek, this 5.023 acre tract is fenced pasture land with a large barn and pole shed with over 4400 square feet of usable space! The barn is supplied by a propane generator for electric service and the topography is excellent. Beautiful area, easy access to Dunlap Creek, a known trout stream! **Outstanding property for only \$89,900!**

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The old adage "they don't make 'em like this anymore" certainly applies to this sturdy brick house....3-4 bedroom ranch on a full basement (which could be finished for extra living space), large living room with fireplace, light-filled den off of the kitchen, upgraded HVAC w/i the past 2 years, new roof approx. 5 years ago, hardwood floors throughout, backyard offering an almost new storage building and lots of room to garden or play..... all situated on the edge of Lexington but in the County of Rockbridge right across from Jordans Point and within easy walking distance of the downtown area. **\$319,900**

### UNDER CONTRACT



**34.66 +\_ Acres** with beautiful mountain views 3 miles South of Lexington and fronting Lee Highway. Several nice home sites and enough acreage for a few horses or other livestock. Great spot for a cabin or getaway home close to town but with room to roam. **\$219,900.** Call Janie Harris for showing instructions.

### UNDER CONTRACT



### For Sale

**48+- Acres** of Beautiful Rockbridge County property, just 20 minutes SW of Lexington. The tract is within 1/2 mile of National Forest in a recreationalists' paradise directly across from Camp Mountain and with the North Buffalo Creek running through a portion of the property. Long frontage on the Bluegrass Trail roadway allows the tract to be divided for up to 4 homesites or left intact for a welcoming getaway, small farmstead or private spot for a special home. Please call for showing instructions and additional information. **Owner/Agent. Contact Janie Harris at 540.460.1932. \$249,900**



### 107 E Washington Street, Lexington

Dramatic Price Reduction! Own a piece of Lexington history in the heart of downtown! The Sloan House sits in the epicenter of the city within steps of all the main street fun. Situated on an impossible-to-find oversized lot currently used for parking, the potential abounds for companion structures on the **.499 acres**. The property is zoned C1 (Seller would consider supporting the purchaser for rezoning to residential useage) and is located directly across from the Visitors Center and right downhill from Davidson Park. Property adjoins the municipal parking garage and is an ideal office or business space, while the mature trees and serene park-like setting would also make for a great residential space. **\$519,000**





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- sunroom, fenced back yard, trek deck!
- convenient location, mountain views!!

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## 107 Stone Drive, Stuarts Draft

- Welcome to beautiful Stone Valley!
- 1659 sq ft, 3 bedrooms, 2 baths, gourmet kitchen!
- Wrap around porch with mountain views!!
- Corner lot, rear load garage and no steps entry!

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## 2225 Borden Grant Trail, Fairfield

- Exceptional estate size home in Henry Hill
- 4639 sq ft, 6 bedrooms, 4.5 baths, over 12 acres!
- Cathedral ceilings, gourmet kitchen, several fireplaces
- Breathtaking views, 4 car garage!

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• **UNDER CONTRACT** - TBD Barterbrook Rd. Staunton - Rolling hilltop pasture open & wooded! Nearly 15Acres with NO restrictions Babbling Brook, Wooded Hilltops w/Mature Timber Mountain Views & PRIME Hunting! More Land Available! **ONLY \$149,900** TEXT ID 661477

• **2 LOTS AVAILABLE** - TBD Old Greenville Rd. Staunton - 2 Gorgeous HILLTOP building sites! Semi wooded hilltop lot with a small stream Fantastic location, convenient to town, interstate! LAND is a ideal investment they are not making anymore of it! **Over 3 Acres \$89,900 Over 4 Acres \$99,900** TEXT ID 661475

• **ATTENTION HUNTERS!** -TBD Barterbrook Rd. Staunton - Buy this and get investment property for FREE 40 Acres with Rental Home and Long-Term Tenant Babbling Brook, Wooded Hilltops w/Mature Timber Mountain Views & PRIME Hunting! More Land Available! **ONLY \$450,000** TEXT ID 659992

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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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### *701 Thornhill Road*

This charming home built in 1922 on the south end of Historic Downtown Lexington is an example of significant architecture of days gone by. Too many details to mention The cavernous concrete basement includes many storage areas. The included, additional lot is totally fenced in. Priced to sell "as-is". ~~-\$359,000-~~ \$300,000

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### *Commercial Property!*

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### *Mt. Vista Subdivision*

Very nice, cleared lot, within 5 minutes of downtown Lexington makes it possible to enjoy country living with all the conveniences to schools, shopping and eating places. Walking, biking, and enjoying the gorgeous Blue Ridge Mountains and surrounding country side is a big plus. It's all there...and it's very affordable! \$33,000

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### 101 Smith Street, Lexington

Views of the Mountains and VMI from a large corner lot. This beautiful home has four bedrooms, three full bathrooms and a full basement. On the first level there's living room, dining, Kitchen, Full bathroom and bedroom. The second has three bedrooms and a full bathroom. **\$350,000**



### UNDER CONTRACT

### 141 Confluence Lane, Buena Vista

Near South River is this 3 bedroom 2 bath home situated on 2.64 acres. Vacant, easy to show.  
**\$175,000**



## Real Estate Matters

### The Atlantic hurricane season in 2023 runs from June 1 through November 30

21 storm names, including Arlene, Bret, Cindy, Don, Emily, Franklin, Gert, Harold, Idalia, Jose, Katia, Lee, Margot, Nigel, Ophelia, Philippe, Rina, Sean, Tammy, Vince, and Whitney. Four of these name(Harold, Idalia, Margot, and Nigel) have never been used before in the Atlantic basin. The Atlantic basin has six lists of 21 names that repeat every six years

The best time to prepare is before hurricane season begins. Avoid having to rush through potentially life-saving preparations by waiting until it's too late. Get your disaster supplies while the shelves are still stocked, and get that insurance checkup early, as flood insurance requires a 30-day waiting period

**Develop an evacuation plan.** If you are at risk from hurricane impacts, you need an evacuation plan. Now is the time to begin planning where you would go and how you would get there. You do not need to travel hundreds of miles. Your destination could be a friend or relative who lives in a well built home outside flood prone areas. Plan several routes. Be sure to account for your pets. If you don't have a vehicle, check with local officials to see what transportation options they may have available.

**Assemble disaster supplies.** Whether you're evacuating or sheltering-in-place, you're going to need supplies not just to get through the storm but for the potentially lengthy and unpleasant aftermath. Have enough non-perishable food, water and medicine to last each person in your family a minimum of 3 days (store a longer than 3-day supply of water, if possible). Electricity and water could be out for weeks. You'll need extra cash, a battery-powered radio and flashlights. You may need a portable crank or solar-powered USB charger for your cell phones. And lastly, don't forget your pets!

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- Main House: 3,143 ft<sup>2</sup> • Guest House #1: 692 ft<sup>2</sup>
- Guest House #2: 567 ft<sup>2</sup> • Partially finished: 960 ft<sup>2</sup>
- Private Swimming Pool surrounded by deck



- Log Home Circa 1813 with 2 Bedrooms, 2 Baths
- 2 level Activity barn 2,000 ft<sup>2</sup> on each floor
- Seasonal stream runs by house. Gardens galore.
- 15 min. from downtown Lexington



- 5 Bedrooms, 4 Baths on 1 acre in the town.
- 4,962 ft<sup>2</sup> adjcent to Lexington Golf & Country Club
- Recent renovations and upgrades.
- Well established Providence Hill neighborhood



- Built in 2004. Immaculate condition
- 2,916 ft<sup>2</sup> living space on 3 levels
- 1st floor Primary suite.
- Woodridge neighborhood. 5 min. to downtown.



- Home built in 1925 with 3 Bedrooms, 2.5 Baths
- 2,623 ft<sup>2</sup> on 3 levels. Totally updated.
- Spacious elevated screened porch for entertaining.
- Walk to downtown Lexington.



- Built in 2001. Easy, open floor plan.
- 1,872 ft<sup>2</sup> living area. 3 Bedrooms, 2.5 Baths
- Large detached 2-bay garage with finished 2nd fl.
- Private neighborhood, close to Panther Falls!

## Why choose The Paula Martin Real Estate Team?



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**WAYNESBORO**- Ranch home with 3 BRs, bath, large eat-in kitchen. Extra large 30' Deck for entertaining. Many updates, freshly painted, new floor coverings throughout. **\$169,900. #636901**



**RUSTIC RETREAT**-Rare rural retreat. Looking for that weekend getaway or hunting cabin. Small cabin with open great room on main floor and large loft bedroom. Situated on approx. 1 acre level lot. Minutes from National Forest and Fishing areas. Located in the Deerfield Area. \$ 79,900. **#635003**



**NEW LISTING! STUARTS DRAFT**- 19 rolling open acres zoned Business/Multifamily. A rare find. Frontage on two streets. Public utilities available. \$ 550,000. # 640152



**STAUNTON**-Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. Entrance in place. Owner/Agent **\$ 259,900. #639510**



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## NEW LISTING



### BUFFALO TRACE

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## NEW LISTING/COMING SOON



### BRECKINRIDGE COURT

The proverbial 3-bedroom 2 bath ranch on a large lot tucked away on a quiet cul-de-sac in the highly desirable Mt. Vista neighborhood just minutes from historic downtown Lexington, Washington & Lee and VMI. Enjoy views of surrounding mountains & countryside from the covered front porch or private rear deck. Contemporary split-floorplan features large living room, kitchen, dining & private master suite. Recent updates include roof 2017, HVAC 2015, freshly painted interior. Paved driveway. **Come make it yours for only \$229,000**

## NEW LISTING



### DONALDSBURG LANE

2.85 acre lot with elevated building site nestled in the rolling hills of Rockbridge County near the charming village of Fairfield. Enjoys spectacular views of the Blue Ridge Mountains and surrounding valley farmland. Located in family-friendly Donaldsburg Hills neighborhood affords easy access to Lexington and near-by Augusta county. **Ready for your dream-home and affordably priced at only \$29,000**

## UNDER CONTRACT



### RAPPS MILL

Prime recreational property at the base of Camp Mountain in Southern Rockbridge County. Appx 36 acres of wooded land with seasonal views offers exceptional privacy with abundant and diverse wildlife, making this a HUNTER'S PARADISE or a PEACEFUL HAVEN for full-time living. Freshly surveyed with driveway in place leading to clearings for multiple home sites. A meandering drive along South Buffalo Road to nearby by Historic Lexington or the quaint town of Buchanan and near the trout waters of Buffalo Creek. **MAKE THIS YOUR OWN PRIVATE RETREAT FOR ONLY \$120,000.**

### 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 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 conditional uses in keeping with nearby health and professional services. Come explore all this property has to offer. **Offered at \$299,500**

### WADDELL STREET

One of the few remaining parcels of vacant land in the City of Lexington. 2.392 acres with convenient access to the 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. **Offered at \$239,500**

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