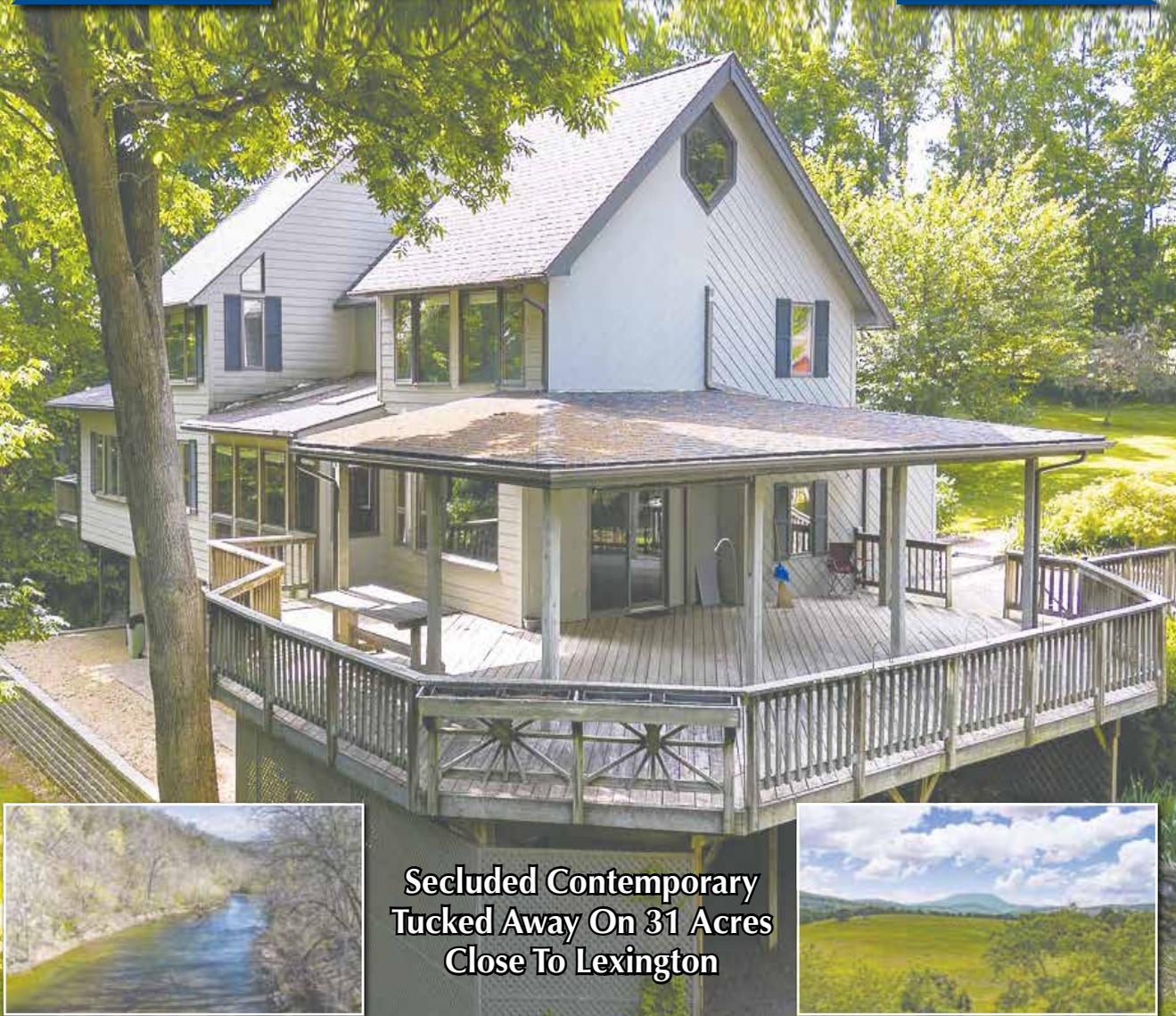


# BLUE RIDGE PROPERTIES

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See pages 6 – 7



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### 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.

**\$1,595,000**



### 3111 N Lee Highway

Maple Hall (c. 1850) - Historic Estate & Business Opportunity in the Shenandoah Valley - Greek Revival masterpiece offers history, architectural interest, and business opportunity situated on 7.65 acres at the high-visibility crossroads of U.S. Route 11 and Exit 195 of Interstates 81 and 64 just outside of Lexington, Virginia. This remarkable historic estate centers around its grand two-story brick mansion with English basement, featuring gorgeous original details like its giant Doric columns, Flemish bond brickwork, 10-over-10 sash windows, walnut interior doors, heart pine floors, and decorative fireplace mantels throughout.

**\$1,425,000**



### 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**



### 202 Birdfield Road

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

**\$319,000**



### 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. Low-maintenance 1BR features a desirable floor plan with an open-concept living room and kitchen with vaulted ceiling and spacious bedroom with full bath. Enjoy the calm of nature on the screened porch or the side deck. 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**

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





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**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**

**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**

**The Knob - 25 Acres** Over 25 wooded acres located on a quiet state-maintained country road just outside of Goshen, Virginia features exceptional wildlife habitat and no restrictions! An established entrance road navigates the rolling terrain, providing access to the private options for cabin sites among a diverse variety of mature trees. With almost ½ mile of road frontage, the property is in close proximity to trout fishing on Mill Creek and Goshen Pass and additional hunting and recreation on thousands of acres in the nearby George Washington National Forest and Goshen/Little North Mountain Wildlife Management Areas. **\$109,000**

**Hillside Place - 0.35 Acres** Rare in-town building site in quality walkable neighborhood features two separate parcels and public utilities. With potential to combine lots for one premier building parcel comprised of approximately 0.35 acres, the property is in close proximity to downtown historic Staunton, Gypsy Hill Park and Golf Course, and Mary Baldwin University. No deed restrictions and detailed architectural concept available. **\$87,500**

**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**

**Boundary Line Lane - 4.12 Acres** This commercial parcel presents a well-positioned development opportunity just off Exit 195 on I-81 with its exposure to over 48,000 vehicles per day. Zoned B-1 Business, the property lays well and offers frontage on state-maintained Boundary Line Ln., with added visibility from U.S. Route 11 (6,800 ADT). Its favorable layout and access make it ideal for a variety of commercial uses. Electric, water, and sewer utilities are available at the site, which is located is only minutes from downtown Lexington and regional draws like W&L, VMI, and the Virginia Horse Center—providing consistent customer flow year-round. **\$425,000**

**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**

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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 ambiance, 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! **\$350,000**



### 11 Tucker Street

A wonderful opportunity to purchase either an investment property or an owner occupied residence! This three bedroom, two bathroom home is located just two blocks from Main Street in downtown Lexington. Tons of charm with old wood floors, large baseboards and trim and tall ceilings. First floor hosts spacious living room, office, dining room, kitchen, full bath and laundry. Second floor hosts three guest rooms, full bathroom and sitting area. House sits on a large city lot with spacious backyard. Private driveway with off street parking. Property has been consistently rented. **\$309,000**



### 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**



### Woodland Avenue - 6 Acres

A fantastic opportunity to purchase six acre tract, within the city limits of Buena Vista. Adjoining the lovely Savernake subdivision, this wooded lot has a ton of potential. If you are looking to build the home of your dreams, this lot will give you access to public utilities and the privacy of six acres. Located just up the street from the local elementary school, lot is in a perfect location. Lower portion of the property has a creek running through it. **\$115,000**

**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**  
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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





# LANA NICELY Associate Broker



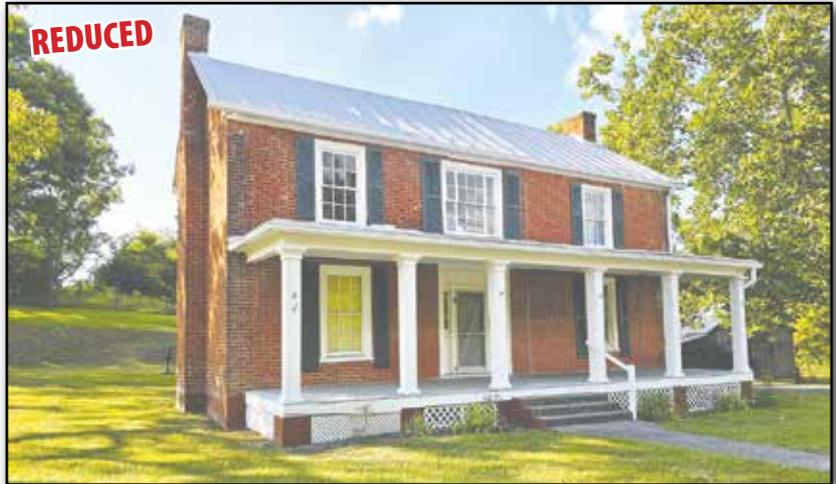
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## NORTH LEE HIGHWAY

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". **\$279,000**



## 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**



## 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**



## MAURY ESTATES

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



## HOUSTON STREET

LOCATION, LOCATION, LOCATION and affordable! Wile away the hours on the covered front porch of this charming 1950s bungalow tucked away on a tree-lined street in historic Lexington. Enjoy all the amenities of an in-town location with this 3 bedroom, 2 bath home on a large lot, just an easy stroll or bike ride to restaurants, shops, schools, parks and downtown events. Generous floor plan features living and dining rooms, kitchen, family room, office and private master suite. The interior boasts arched doorways, wood floors, updated lighting, many replacement windows, upgraded electric panel, gas forced air heat and central air. Relax with family and friends on the covered front porch, large side deck, and private patio. Child and pet friendly with partially fenced yard. 30'x32' detached garage with off-street parking. An in-town property attractively priced at **\$301,000**



# LANA NICELY Associate Broker



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## OSAGE LANE

Enjoy seclusion and convenience from this 5 bedroom/5 bath contemporary on 31 acres less than a mile from W&L and Historic Downtown Lexington. A private setting, tucked away on a wooded hilltop offering a diversity of wildlife, gorgeous views of the iconic House Mountain and long frontage on the Maury River for fishing, swimming, picnicking and kayaking. And for the spelunkers at heart, Osage is home to "Cave Springs Cave" said to be the largest in Rockbridge County with 1.5 miles of mapped passages, and carvings from the 1700s.

Entertain with ease both inside and out from a large dining area and an updated kitchen with cherry cabinets, granite tops, and stainless appliances, all surrounded by multiple decks and porches. Cozy up in the family room by the Vermont Castings wood stove and take in nature from the floor to ceiling windows overlooking the grounds.

Enjoy coffee in bed and a mountain view from the gracious master suite with vaulted ceiling, walk-in closet, and ensuite with double vanities, tile shower, heated floors, and laundry. 2 guest bedrooms on the 2nd floor each have private baths. While the full basement hosts an office, living and bedrooms, kitchen, bath and laundry perfect for an in-law suite or an apartment. Carport, RV parking, woodshed, and 30'x54' detached garage offers storage for all your toys! Lovingly built and cared for by the same family for over 45 years. Offered now for **\$850,000**





# City & County REAL ESTATE



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Lexington, Virginia

**Chy Clark**  
Realtor/Owner  
**540.570.7158**



## 2475 Chestnut Avenue, Buena Vista

Beautiful home situated on a corner lot in immaculate condition - entrance foyer with unique stairway to second floor - large rooms with hardwood floors and fireplace in living room - dining room has built in cabinet - addition off the kitchen with den and bedroom - eat in kitchen with custom island - full bath with shower and washer/dryer. Upstairs are 3 bedrooms and an office. Updated bath with tub/shower. Walk up attic that could be finished for many purposes. Detached garage with workshop.

**\$375,000**

### LAKE LIFE



## 470 JERAMIAH RUN

Welcome to this stunning 6 bedroom, 4.5 bath lakefront home located at the end of a cul-de-sac on a private lot with nearly 200 feet of waterfront on beautiful Leesville Lake. 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**

### VIEWS, VIEWS!



## 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**

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**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!**



**SOLD**

**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**

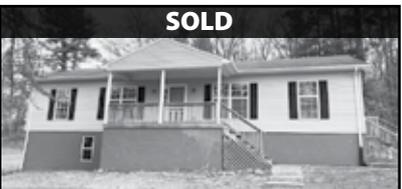


**211 HAVEN WOOD ROAD FAIRVIEW** A beautiful, private country lane, bordered by fields and woodland, leads to this hilltop home on 9.25 acres in the picturesque Fairview area. This three bedroom, three bath home features a large kitchen with lots of custom storage, a gas range and pantry, an open dining/living room, main level master suite, and full basement with two car garage. Front and rear covered porches offer amazing views of the surrounding pastures and forest. The property includes heat pump with propane back-up, available high speed internet, workshop/storage building, potting shed, raised bed garden, and excellent privacy. **\$389,900**



**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!**



**SOLD**

**55 BEE TOWN ROAD WARM SPRINGS** Amazing 4 bed room, 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 Calfpasture River and Millard Burke Highway, this is an ideal large acreage parcel in an outstanding location. 300 degree views of the Pass, Lake Merriweather and surrounding ranges. Interior trails with multiple building sites, some open areas for easily developed fields, timber value and a perfect mix of topography. Excellent candidate for a Conservation Easement. **\$1,750,000**

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245 West Main Street Covington, Virginia



**SOLD**

**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**



**SOLD**

**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!**



**UNDER CONTRACT**

**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**

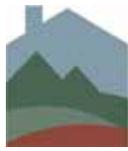
**TBD FRIELS DRIVE COVINGTON** Discover a great property with this beautiful 8.66 acre parcel. Perfectly situated near Cliffview Golf Course, the Jackson River, and Lake Moomaw, this land offers an ideal blend of recreation and relaxation. If you're an avid golfer, a fishing enthusiast, or simply seeking 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. **\$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! **\$229,900**

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## 747 New Providence Raphine



**EQUESTRIAN ELEGANCE  
ON 25.65 acres \$1,295,000**

- Custom log home, 2,888 ft<sup>2</sup> & 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 \$995,000**

- Stunning 3,204 ft<sup>2</sup> American Foursquare style home
- Circa 1912, Updated, but kept it's original charm.
- 5 Bedrooms, 3.5 Baths
- Situated in Historic downtown Lexington.

## 6 Coe Place Lexington



**.6 acres \$637,000**

- 4,032 ft<sup>2</sup>, 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 \$599,000**

- 2,650 ft<sup>2</sup>, 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.

## 140 Cherry Ridge Lexington



**4.11 acres \$519,000**

- 2,974 ft<sup>2</sup>, 3 Bedrooms, 3 Baths
- Log home. Beautifully maintained and upgraded.
- Quiet elevated neighborhood, House Mt. views.
- Please visit our website to see additional photos/video.

## 521 S. Main St. Lexington



**.13 acres \$519,000**

- 1,908 ft<sup>2</sup>, 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

## 363 Valley Pike Lexington



**.73 acres \$289,000**

- 960 ft<sup>2</sup>, 3 Bedrooms, 1 Full Bath
- Oversized 2-bay detached garage with work space.
- Level fenced backyard, raised garden beds.
- Upgrades throughout. Blue Ridge Mt. views.



**35 Meadow Heights • Buena Vista**

- 3,036 ft<sup>2</sup> of light filled living space on 3 levels
- 3 Bedrooms, 2.5 Baths
- Open floorplan, windows look out on Blue Ridge views
- Finished walk-out basement, game room, bedrooms.



**227 Forge Rd. • Buena Vista**

- 2,552 ft<sup>2</sup> living space on 3.14 landscaped acres
- 3 Bedrooms, 2 full baths
- Early classical Virginia style with authentic details.
- Expansive gardens and Blue Ridge Mt. views!



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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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**Catherine Elkins**

Property Manager

540.817.0207

Ckelkins@howardhanna.com

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**UNDER CONTRACT**



**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**

**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**



**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.



**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.



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## Melissa Hennis

Managing Broker, ABR

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Melissahennis@howardhanna.com

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### UNDER CONTRACT



### 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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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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### 741 Furrs Mill Road, Lexington

High above and overlooking the Maury River stands this sturdy brick home on a full walkout basement, complete with an efficiency apartment for multi generational living or an income producing rental. The large L-shaped living room is banked by Anderson windows, has gleaming hardwood floors and opens onto a long back deck. The kitchen faces the river, allows for an economy of steps and adjoins the family room featuring a brick fireplace with woodstove insert for a cozy, casual & welcoming arrangement. The light filled solarium is a great spot for crafts, reading, nodding off in the sun or just enjoying the day to day display of nature. Everything that you need on 1 level w/ a large bst. to be finished if extra living space is desired. 5 minutes to downtown Lexington, 2 miles to Jordans PT.. **\$575,000**

**JUST REDUCED**



### 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. **\$350,000**

### 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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<sup>1</sup> CornerStone Bank Institution ID 509209

<sup>2</sup> Bridget McClung; [bridget.mcclung@csbva.com](mailto:bridget.mcclung@csbva.com);  
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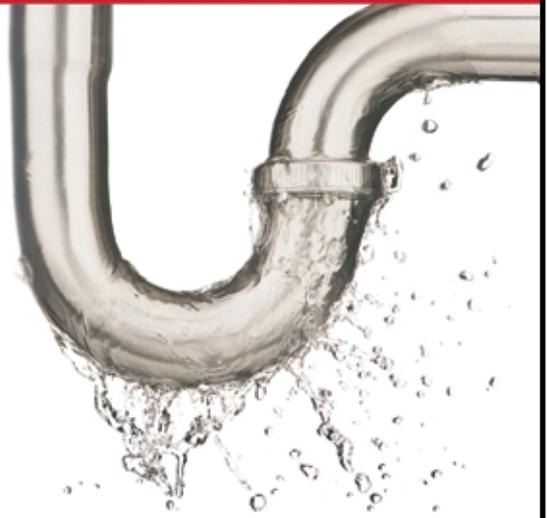
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## Hurricane Season began June 1 and runs to November 1



The 2025 (Atlantic Ocean) name storms are: Andrea, Barry, Chantal, Dexter, Erin, Fernand, Gabrielle, Humberto, Imelda, Jerry, Karen, Lorenzo, Melissa, Nestor, Olga, Pablo, Rebekah, Sebastien, Tanya, Van, and Wendy. Take action today to prepare for hurricanes and other tropical systems: Know your risk. These storms are not just a coastal threat. Extreme flooding and damaging winds could occur hundreds of miles inland from the coast. Begin planning. Know what you'll do if a storm is coming to your area, how to stay in touch with family and friends, and where you will go if your home is unsafe. Visit [ready.gov](https://www.ready.gov) for preparedness and planning tips. Make a kit. Make sure you have non-perishable food items, water, essential documents, flashlights, a battery back or other means of charging your cell phone, NOAA weather radio, toys or comfort items for kids, and any supplies needed for your pet. Have enough supplies to last at least 72 hours but preparing to be on your own for up to a week is a good idea. Learn more at [ready.gov/kit](https://www.ready.gov/kit). Download the FEMA app. By having the FEMA app installed on your smartphone you can receive real-time alerts from the National Weather Service, share real-time notifications with loved ones, review emergency preparedness tips and checklists, locate emergency shelters, and more. Stay informed. Enable Wireless Emergency Alerts (WEA) on your mobile phone to receive emergency alerts from the National Weather Service. A NOAA Weather Radio can also provide these lifesaving emergency alerts. • Pay attention to weather forecasts in your area provided by local news outlets or the National Weather Service. Many people also use weather apps on their mobile phones for this purpose. • Always follow the guidance of local officials during an emergency. If your community has an emergency alert system you should consider signing up. Contact your local emergency manager for more information. Check out Alert Rockbridge.

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**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?**

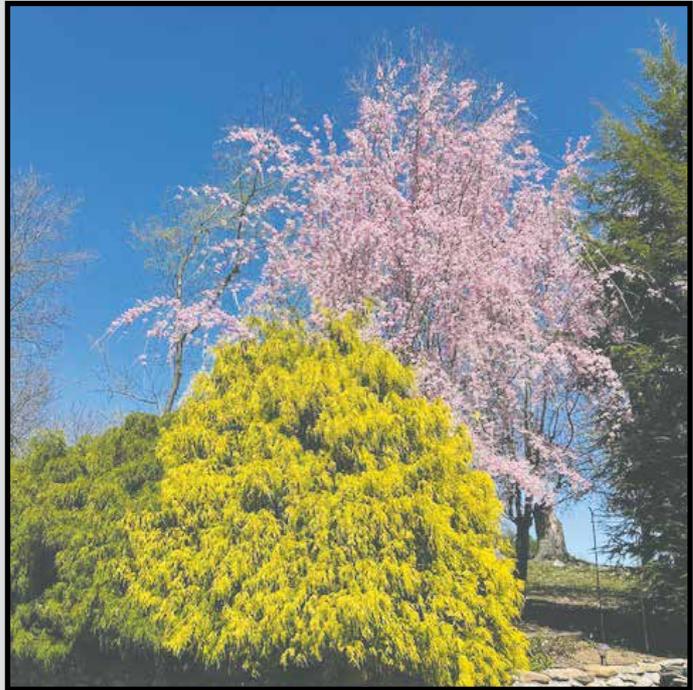
**How about living in your totally custom, unique and beautifully rustic contemporary lodge feel home with soaring ceilings, huge free-standing fireplace and posts/beams for all your treasures?**

**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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