

BLUE RIDGE PROPERTIES

FRESH ESTATES & COUNTRY PROPERTIES, INC.

See pages 9 – 10



Spectacular Family Compound And Equine Facility With Awe-Inspiring Views.



*Since 1990, the Valley's Original Gallery of
Real Estate, Building & Related Services*



FOR ADVERTISING INFORMATION: ROBIN C. HEIZER-FARRIS
P.O. BOX 183, FAIRFIELD, VA 24435 • FAX OR MESSAGE 540-463-9781
Email: robin@blueridgeproperties.com • www.blueridgeproperties.com

FREE
MAY 2025

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

Neither the advertiser nor Publisher will be responsible for misinformation, misprints, typographical errors, etc., herein contained.



James Wm. Moore
Real Estate Co.

Brokerage | Property Management

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Brownsburg, VA

Level Loop (c. 1819) and its 145 acres comprise one of Virginia's most significant historic farms in a timeless country setting among the pristine pastures, creeks, woodlands, and mountains of the Shenandoah Valley. With over one mile of Hays Creek meandering through its level fields in its eponymous loop, Level Loop's premier feature is its prominent Federal brick manor showcasing well-preserved architectural elements set against a backdrop of iconic Jump Mountain. Built to the highest standards of craftsmanship by William Houston, a relative of Texas pioneer and Rockbridge County native, Sam Houston, the property features original Flemish bond brickwork, hand-laid limestone foundation, and a molded brick cornice. **\$1,695,000**



307 Swope Lane

Premium 67+ acre legacy farm situated moments from Fairfield on a winding country road. Main residence offers one-level living with a multi-generational lower-level living space. Long-range mountain views, wood-burning fireplace, custom country kitchen, and spacious master suite. Among many farm amenities are 2 barns with 12 total horse stalls, cattle working facility, quality grazing grasses and fences, and an abundance of water. The property's gentle terrain, serene setting, valuable improvements, and accessible location provide first class opportunities for horses, cattle, and agribusinesses such as viniculture, events, and pet boarding. **\$1,670,000**



2645 Sterrett Road

Built in the late 1700s, Sleepy Hollow embodies the rich historic character of Virginia's Shenandoah Valley. Just steps from the historic village of Brownsburg, this beautifully restored residence sits on 1.36 acres and showcases many original architectural details, including 7 fireplaces, stunning wood floors and moldings, and exposed wood timbers. The expansive lower-level dining room and kitchen, featuring exposed stone walls and a massive stone fireplace, provide an inviting space for gatherings, while the main level boasts formal living areas and a spacious master suite. Upstairs, 3 bedrooms and full bath. **\$649,000**



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**



15 Vista Links Drive

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



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**

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





James Wm. Moore
Real Estate Co.

Brokerage | Property Management

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



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

\$219,000

4373 S Lee Highway Exceptional business location and immaculate auto shop conveniently located on U.S. Rt. 11 at I-81 Exit 180 near Lexington and Natural Bridge. County Auto has operated successfully at this location for 12 years with two oversize 10' x 10' bays, professional office, and reception area with restroom. Business zoning (B-1) and loyal customer base allow for continuity of business or numerous other uses. Plenty of storage, large level parking area, and high visibility with average daily traffic of 2,600 vehicles.

\$325,000

Sehorn Hollow - 37 Acres Over 37 secluded acres in the mountains of Western Virginia located only 20 minutes from Lexington, I-64 and I-81. Cleared ridgetop features stunning views of mountains, several large storage facilities, easy access road, and teeming wildlife, making this the ultimate mountain retreat. Property combines ideal sense of seclusion, but with nearby access to Lexington featuring shopping, groceries, hospital, the Virginia Horse Center, and two universities!

\$275,000

Woodridge Lane - 0.25 Acres Established building lot in the coveted Woodridge subdivision offers a highly desirable site for a new home located minutes from historic downtown Lexington, W&L, and VMI. The neighborhood's quiet streets offer views of the iconic VMI Post and provide a starting point for more adventurous walks to Jordan's Point Park, the Maury River, Woods Creek Trail and Chessie Trail, all within approximately 1 mile. This parcel adjoins Woodridge open space area, which includes a small playground and picnic area.

\$48,900

Jeb Stuart Drive - 2 Acres Rolling wooded property with excellent mountain views on a private road offers an exciting opportunity to build a new home in a secluded setting. Located minutes from thousands of acres of National Forest, Cave Mountain Lake, Natural Bridge State Park, Jellystone Park camping and RV park, and the James River, there are nearby activities for everyone. Explore the gorgeous surrounding mountains and countryside.

\$39,900

Boundary Line Lane. - 1 Acre Commercial Development Site - Over 1 acre zoned B-1 business at Exit 195 on I-81 (48,000 average daily traffic). Site lays well with long frontage on state-maintained Boundary Line Lane offering visibility from U.S. Rt. 11 (6,800 average daily traffic). Located in close proximity to other successful businesses. Public utilities available. Minutes from Lexington, W&L, VMI, and the Virginia Horse Center.

\$249,000

Forge Road - 5 Acres Irreplaceable business location between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility and would serve as an ideal site for a hotel, retail, or mixed use development. Proximate to demand generators SVU, W&L, VMI, and the Virginia Horse Center. Food Lion and CVS anchor neighboring shopping center. Approved access and public utilities available.

\$595,000

Northpointe - 58 Acres Discover Northpointe: Your Premier Commercial Development Opportunity. Located strategically at the intersection of Exit 195 of I-81/I-64 and U.S. Rt. 11, Northpointe offers a prime 58-acre development site with B-1 Business zoning and public utilities. Boasting an average daily traffic on adjacent thoroughfares of 54,800 vehicles, this site promises unparalleled visibility and accessibility.

\$1,695,000

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





James Wm. Moore
Real Estate Co.

Brokerage | Property Management

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



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!

\$800,000



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!

\$399,000



20-1 Beverly Court

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

\$249,000



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



Rose Crest Lane - 0.69 Acres

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

\$119,000

Kara F. Braddick, GRI, CRS, ABR, e-PRO
540-460-0484 · kara@karabraddick.com





James Wm. Moore
Real Estate Co.

Brokerage | Property Management

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



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.

\$825,000

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





Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins

Property Manager

540.817.0207

Ckelkins@howardhanna.com

Located in the Historic Dutch Inn • 114 W. Washington Street • Howardhannarentals.com

INVESTMENT OPPORTUNITY

1914 CEDAR AVENUE

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

Offered at \$169,000



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**

TBD RIDGEMORE DRIVE, RAPHINE, VA

Beautiful building lot in Ridgemoor Subdivision on 3.04 acres. 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. Restrictive Building Covenants in place to protect your investment. **\$99,000**



www.howardhannarentals.com





Melissa Hennis

Managing Broker, ABR

540.784.0329

Melissahennis@howardhanna.com

Located in the Historic Dutch Inn • 114 W. Washington Street • Howardhannarentals.com

UNDER CONTRACT IN 8 DAYS!



295 Vista Links Drive

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



540-784-0329



melissahennis@howardhanna.com



Dedicated to Being **Your Personal Mortgage Banker**

JOHN CAMPBELL

Manager/Sr. Mortgage Banker
NMLS #214954, Licensed in VA

540-461-2072

johncampbell@atlanticbay.com
www.atlanticbay.com/johncampbell



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.

ATLANTIC BAY'S LENDING PRODUCTS

- *Construction Loan*
- *Conventional Loan*
- *Energy Efficient Mortgage*
- *FHA Loan*
- *Jumbo Loan*
- *Renovation Loan*
- *Reverse Mortgage*
- *USDA Loan*
- *VA Loan*
- *VHDA*



NMLS #72043 (nmlsconsumeraccess.org) 

Loan programs may change at any time with or without notice. Information deemed reliable but not guaranteed. All loans subject to income verification, credit approval and property appraisal. Not a commitment to lend. Located at 596 Lynnhaven Parkway Suite 200 Virginia Beach, VA 23452.

FRESH

Entering our 44th Year!

12187 SAM SNEAD HWY, WARM SPRINGS, VIRGINIA



Estates & Country Properties, Inc.

www.freshstates.com

(540) 839-3101

ALLEGHANY, HIGHLAND, BATH &
ROCKBRIDGE COUNTIES

Larry W. Fresh, Broker

Washington & Lee Class of 1980

fresh@cfw.com



• Residential • Farms
• Commercial

Terry Kershner

(540) 839-5191 • kersh@tds.net

Harold Higgins, Jr.

(540) 962-8065 • higginsh@ntelos.net

Jim Garcia

(540) 691-5812 • standardp@aol.com

Barry Calvert

(540) 969-9606 • bgealvert@ntelos.net

Tanner Seay

(540) 620-8136 • SeayRealtor@protonmail.com

Tenney Mudge

(540) 464-5032 office 540-460-6309 cell/text

properties@rockbridge.net

Stephanie Neofotis

(540) 460-1822 • saneofotis@gmail.com

Monja McDaniel

(540) 968-6042 • monjamr@gmail.com



SPECTACULAR FAMILY COMPOUND AND EQUINE FACILITY (3108 Ridge Road Millboro) The custom built 16 room manor house (2007) has only the finest materials and features, that include a large living area, 6+ bedrooms, 5.5 baths, quality kitchen, multiple fireplaces, Brazilian cherry and tile flooring, separate yet attached apartment, indoor lap pool, recreation room, wine cellar, three car attached garage and 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, stables, climate controlled exotic car facility, recreation/bowling, equipment storage and additional living quarters. **\$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!**



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



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



UNDER CONTRACT

6552 MILL CREEK ROAD MILLBORO National Forest, Mill Creek and a spring fed pond! All the characteristics of the perfect residence or weekend get away! 5.26 acre tract in the fabulous Mill Creek Valley adjoining the Walker Mountain National Forest Tract. Improved with a 1985 DW with almost 1400 square feet of living space, cedar siding and metal roof. There are 5 rooms and an addition with large windows overlooking the spring fed pond, open concept kitchen living area and two full baths. Multiple out-buildings, heat pump, conventional septic, deeded spring water and a deck! **\$219,900!**



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



49 KINGTOWN LANE MITCHELLTOWN This three bedroom, two bath, single family home is conveniently located with excellent walkability to the grocery store, wellness center, and convenience retail. Situated on 0.26 acre this 2180 square foot house features large living room with bay window, kitchen, dining area, office with outside entrance and fireplace, large bonus room with outside entrance, and 1260 square feet of unfinished space in the basement. The 24 X 24 two car detached garage has a second story for possible conversion to additional living space. Public water, sewer, paved driveway, garden area, electric and propane heat, hardwood floors, and covered porches. A multitude of possibilities with lots of space and a great location! **\$239,900**



SOLD

842.71 ACRES of former BSA property at the head of Goshen Pass and adjoining the VA Game Commission! With long frontage on both the Calpasture River and Millard Burke Highway, this is an ideal large acreage parcel in an outstanding location. 300 degree views of the Pass, Lake Merriweather and surrounding ranges. Interior trails with multiple building sites, some open areas for easily developed fields, timber value and a perfect mix of topography. Excellent candidate for a Conservation Easement. **\$1,750,000**

Please visit us at www.freshstates.com for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.

FRESH Estates & Country Properties, Inc.

Visit our second office location at
245 West Main Street Covington, Virginia



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**



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**



UNDER CONTRACT

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!**



SOLD

317 GATEWOOD DRIVE Located in the Mountain Grove community, this 3.41 acre recently surveyed mini-farm has a Circa 1900 frame farmhouse in need of renovation and TLC. There are multiple accessory buildings also needing various degrees of repair. Wonderful location where recreational opportunities abound both in Bath County and at nearby WV attractions. Lake Moomaw, Dominion Recreation Lake, trout fishing, National Forest and Greenbrier River Trail all within a short drive. Incredible views of the Little Back Creek Valley! **\$89,900**



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 for the 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 perfect 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 Omni Homestead. Interior road and trails with great mountain views from the elevated home site. **\$94,900**

TBD WHIP-POOR-WILL HOLLOW ROAD HOT SPRINGS Own a little piece of Warm Springs. This vacant tract offers privacy consisting of 39.14 surveyed acres surrounded by 360 degrees of woodland. This is a great parcel suitable for building or hunting with access through the property by an ATV trail. Located less than 20 miles from Lake Moomaw, a short 7-minute drive to the Jefferson Pools in Warm Springs, and a 15-minute drive to The Omni Homestead Resort with the amenities of golf, tennis, swim, lazy river, horseback riding, skiing, assortment of restaurants and more! **\$155,000**

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 230 miles of National Forest trails, 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**

Please visit us at www.freshstates.com for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.



Specializing in the most valuable property in the world...YOURS!

214 S. MAIN STREET, LEXINGTON
JamesRiverRealtyVA.com
540.463.2117



Janie Harris | BROKER
540.460.1932

DEVELOPMENT OPPORTUNITIES CLOSE TO LEXINGTON



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**



Hunter Hill Road, Lexington, VA

16 ± Acres sitting just outside of Lexington City limits off of Rt 11 within 1/2 mile of the I 64 interchange, close to I 81 and within a mile of the Maury River at Jordan's Point, this 16 Acre tract offers a great location, beautiful views and huge development potential, numerous home sites. Frontage allows for a commercial entry with a myriad of possibilities or a combination of many Multi-family and single family home sites are numerous but the proximity to the local high school, office complexes, hotels and popular businesses along the growing North Rt 11 corridor make this large parcel especially attractive for creative, thoughtful and well planned development. \$619,000



51.48 ACRES off of Short Hill Drive just South of Lexington near Buchanan, VA.

\$264,500

Beautiful views and easy to get to...a perfect site for a cabin, weekend getaway or hunting retreat. Situated between Lexington & Buchanan and very convenient to Roanoke. Tall hardwoods with a few evergreens throughout. Great views and some mostly flat spots which would make good building sites. A spring on the property once served as the water source for an old cabin, the remnants of which can still be seen, and could possibly be developed for a pond as wet weather tributaries also flow from the mountain. Excellent hunting, nature watching and hiking opportunities in a gorgeous part of Botetourt with the James River and National Forest access only 10 minutes away. Great for a full time residence- less than 30 minutes to Lexington, Daleville & Roanoke w/ a nice road right to the property.

Property is in two separate tracts of 26 Acres and 25.48 Acres and may be purchased separately.

\$139,900 for Lot 13 with 26 Acres and \$129,900 for Lot 14 with 25.48 Acres



Longview Meadow Lot 16

A serene and beautiful setting for a special home, Longview Meadows is aptly named and located conveniently between Lexington and Buena Vista. The views from this elevated site prominently feature iconic House Mountain, a long stretch of the Blue Ridge Mountains and the outskirts of the City of Lexington in the distance. The parcel is open with a border of trees along the back edge and has a gentle grade allowing for ease of construction of a nice home and contributing structures. There is also plenty of room to garden or to have a large yard for a play area or pets. Longview Meadow Drive is a paved road which extends right to the property giving you a terrific country setting without the dusty roadways which usually accompany it. This parcel offers much and is affordably priced. **\$74,900**

**WANT TO EXPERIENCE A LITTLE BIT OF “YELLOWSTONE”
IN ROCKBRIDGE COUNTY, VIRGINIA?**

Wouldn't you love to wake up in the morning and walk out onto your front porch and see the beautiful sunrise over the Blue Ridge Mountains?

Wouldn't you love to look out from your back deck and patio and watch the sunset behind the Alleghany Mountains illuminate your tall mature trees until they look like orange and pink neon?

Would you like to be in your totally secluded beautiful home on 30+ acres, but only be 5 minutes to Interstate 81 and 10 minutes to Lexington?

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

If this sounds like the place for you, stay tuned for more information next month in Blue Ridge Properties!! This unique property is going on the market for the first time ever! I designed it, my husband, Dad and I brought my vision to life and we've loved it!

Now, this is your chance to own this one-of-a-kind property to enjoy with your family!

Stay tuned for more next month!

**SPRING IS
HERE!
BEAUTIFUL
OUTDOOR
LIVING SPACES
WITH THIS
CUSTOM HOME.**



SEE DETAILS AT LEFT AND MORE NEXT MONTH



LANA NICELY Associate Broker



FLINT REALTY
Spottswood, VA

540.463.9520 • 540.460.7256
lnicely@ntelos.net

*"Call for assistance with all
your Real Estate Needs!"*

NORTH LEE HIGHWAY

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



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 across from the Carilion Rockbridge Community Hospital makes for 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 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 highly travelled 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. Lexington Zoning department has indicated there is a high probability for rezoning given its consistency with a mixed use neighborhood which would allow for light commercial usage. Offered at **\$239,500**



NEW LISTING

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**



COLLIERSTOWN ROAD - ONLY MINUTES FROM LEXINGTON

Brick ranch situated on 3.26 acres just a short drive to downtown Lexington, VMI, & W&L. Boasting 3 beds and 2 baths, is perfect for accommodating your family and guests. Easy single-level living offers generous living room, renovated eat-in kitchen with updated cabinets and granite counters, and recently refreshed bath. Full walk-out basement is partially finished with kitchenette, bath, and flue for wood stove. Low maintenance brick & vinyl exterior. Some repl windows, new roof in 2021 & AC in 2023, paved driveway, and storage building. French doors leading to rear deck, large back yard, and attached carport/patio provide opportunity for relaxation and outdoor activities from this county property conveniently located just outside the Lexington city limits. Make it yours for only **\$299,900**



UNDER CONTRACT

LONG HOLLOW ROAD

Looking for a FIXER UPPER or your next INVESTMENT check out this bungalow on a corner lot just minutes from downtown Buena Vista and Southern Virginia University. Features living room, eat-in kitchen, 3 bedrooms, and 2 baths. Wood floors, high ceilings, sun porch, large back yard, storage bldg. This property has been in the same family for 60 years and is now ready for its next chapter. 2 lots provide potential for additional building lot. Property to convey "as is". Will require CASH or an in-house loan. Will not qualify for Government or Conventional financing. **\$110,000**

PHOENIX CONSTRUCTION, LLC

328 W. Midland Trail Suite A
Lexington, Virginia 24450



- Design/Build Services
- Custom Homes • Renovations
- Additions • Many Plans Available



AUSTIN DOLL-HENNIS 540.462.7138
CALL FOR YOUR FREE ESTIMATE!



GOOD ADVICE

**IS IMPORTANT WHEN
YOU'RE INSURING**
one of the largest purchases
you've ever made.



THREE CONVENIENT LOCATIONS
209 South Main Street – Lexington
540.463.7719

2155 Magnolia Avenue – Buena Vista
540.261.2200

703 N. Coalter Street – Staunton
549.885.8189

*Get great coverage, great rates and great
insurance advice from Nationwide.*



Nationwide®
is on your side



2006 Nationwide Mutual Insurance Company and Affiliated Companies. Nationwide Life Insurance Company. Home Office: Columbus, Ohio 43215-2220. Nationwide, the Nationwide Framemark and On Your Side are federally registered services marks of Nationwide Mutual Insurance Company. Not available in all states.

Are you looking to add zing to your
Spring by selling your house?

BLUE RIDGE PROPERTIES

Ask your Realtor to make sure your home or property
is included in an upcoming edition of the
original **BLUE RIDGE PROPERTIES!!**

Great results come from having your advertising in the
widely-seen **BLUE RIDGE PROPERTIES** magazine!!

here for *all*
your plumbing
& septic needs



Cavalier
SEPTIC SERVICE



- ✓ SERVING ROCKBRIDGE & SURROUNDING AREAS
- ✓ RESIDENTIAL AND COMMERCIAL PLUMBING
- ✓ ANY SEPTIC NEEDS FROM PUMPING TO REPAIRS



CALL COX TODAY! 540-943-8723



Connie Clark
Broker/Owner
540.570.7157



City & County
REAL ESTATE

2 East Washington Street • Lexington, Virginia

540.463.7400 • connie@cityandcountyrealestate.com



Chy Clark
Realtor/Owner
540.570.7158

NEW LISTING



1301 Timber Ridge Road

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

Ready to move into! Call today **\$299,000**



412 MORNINGSIDE DR, LEXINGTON

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

\$275,000

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. This fully furnished home (few exclusions - ask agent for details) with open concept offers the perfect blend of comfort, privacy, and entertainment space. The layout is thoughtfully designed, with spacious living areas spread across multiple levels, allowing everyone to enjoy their own private space — including a game room ideal for fun-filled nights. Step outside to a large patio overlooking the water, perfect for relaxing and soaking in the peaceful views of the private cove. The 28'x28' dock with a party deck is ready for lake life, complete with a new HydraHoist boat lift. Additional features include a double car garage leading directly into the kitchen for easy access and plenty of storage in the lower level for all your lake toys. Located in the sought-after Runaway Bay community, residents enjoy amenities including a pavilion, tennis (pickleball) court, walking trails, gazebo, fountains and ponds, boat launch with day docks, fenced boat/trailer storage, street lighting, and underground utilities. Whether you're looking for a weekend getaway or a full-time lakefront home, this property is ready to make your lake living dreams a reality! Owner is Brother/Son of the Listing Agents. **\$899,000**





PAULA MARTIN TEAM

TRADITION, EXPERTISE & A PERSONAL TOUCH IN REAL ESTATE



Houses are Selling! Talk to us about yours!

www.ThePaulaMartinTeam.com

747 New Providence Raphine



25.65 acres \$1,295,000

- Custom log home, 2,888 ft² & full finished basement
- 3 Bedrooms, 3.5 baths, 1st floor master suite
- 36' x 34', 3-stall horse barn, tack room, wash stall
- More details and floor plan on our website!

4 White St. Lexington



.44 acres \$1,045,000

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

4745 Plank Rd. Natural Bridge



29.62 acres \$850,000

- 3,923 ft², 5 Bedrooms, 3.5 Baths
- Privacy with incredible Blue Ridge Mountain views
- Premium build quality, Unique features abound
- 12Kw solar array, radiant floor heat, fiber internet

6 Coe Place Lexington



.6 acres \$637,000

- 4,032 ft², 3 Bedrooms, 3.5 Baths
- Classic Virginia style on elevated cul-de-sac
- Short stroll to Lexington Golf & Country club!
- Minutes to downtown Lexington

24 High Meadow Dr. Lexington



.54 acre \$625,000

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

521 S. Main St. Lexington



.13 acres \$535,000

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

69 Farmhouse Rd. Rockbridge Baths



.72 acres \$429,000

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

1451 Kelvin Grove Glasgow



.39 acres \$290,000

- 2,372 ft², 3 Bedrooms, 2 Full Baths
- Spacious well built brick dwelling, mature landscaping
- Carport for easy access in bad weather.
- Upgrades and renovations. Check photos on our site.

1213 Woodland Ave. Buena Vista



.17 acres \$219,000

- 1,022 ft² fully updated/renovated living space.
- 2 Bedrooms, 2 Full Baths
- Beautiful kitchen, marble counters, new appliances
- Just minutes to Southern VA Univ. Detached garage.



Lexington Real Estate Connection • 31 South Main St. • Lexington, Virginia 24450 • 540-463-2016



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

Count on CornerStone Bank to CARE when you need a

MORTGAGE!

When you need a mortgage to buy, build, remodel, or refinance your home, CornerStone Mortgage Services¹ can help! We offer unique options and will guide you through every step of the process with our personalized, caring service.

Convenient and safe digital mortgage options are available at <https://cornerstonebankva.com/Mortgage>

Whether in person, online or using the app, contact CornerStone Mortgage Services¹ today!



MEMBER
FDIC



♦ CornerStoneCares ♦

T. David Grist Headquarters:

54 South Main Street
Lexington, VA 24450
(540) 463-2222

Lee Highway Branch:

719 North Lee Highway
Lexington, VA 24450
(540) 464-8900

Buena Vista Branch:

2235 Beech Avenue
Buena Vista, VA 24416
(540) 261-1604

Bridget McClung²

Vice President,
Mortgage Loan Officer
540.462.6724

bridget.mcclung@cornerstonebankva.com



¹ CornerStone Bank Institution ID 509209

² Bridget McClung; bridget.mcclung@csbva.com; 540.462.6724; NMLS 453518



ROCKBRIDGE  HIGHLANDS
REALTORS®

Things to Know About Property Taxes

Taxes can run in the thousands for homeowners and are typically due twice a year. Escrow accounts can help by making 1/12th of the estimated cost each month but keep an eye on the escrow account statement because sometimes loan servicers fail to pay on time and pass the incurred fees onto the homeowner, according to the U.S. Department of Housing and Urban Development.

• TAX ASSESSOR CALCULATES PROPERTY TAX

A tax assessor attaches a property value to your home and makes adjustments based on local rules to determine the assessed value. Property tax is determined by multiplying the assessed, taxable property value by the mill rate (the mill rate is a figure that represents the amount per \$1,000 of the assessed value of property) and then dividing that number by 1,000. If the mill rate is 7 percent and a residence has a taxable value of \$150,000, then the tax bill would be \$1,050.

• PAY ATTENTION TO ASSESSMENTS AND REASSESSMENTS

Find out if the home will be reassessed upon sale, when the next reassessment will occur, if exemptions apply or if there is tax relief available. The assessor compares your property to similar properties that have sold in the area and makes adjustments based on variables that make your property more or less valuable.

• PAY YOUR TAXES ON TIME

Property taxes not paid on time are subject to interest and payments that can result in the government placing a lien on your home. If you sell your home and it has a lien on it, any proceeds from the sale of the home go toward the unpaid property taxes.

• YOU CAN DEDUCT PROPERTY TAXES FROM YOUR FEDERAL INCOME TAXES

You can itemize deductions on your federal income tax return and deduct the amount you paid in property taxes. If you pay property taxes with an escrow account you can deduct only the amount that went to the government, not the total of what you paid into the account.

• YOU CAN APPEAL YOUR ASSESSMENT OR PROPERTY VALUE

If you plan on appealing your property tax assessment, take a look at comparable properties in the same tax classification. Find homes that are about the same age, size and similar amenities that are paying less in taxes. Also, pay attention to the timeframe in which you can appeal your assessment. You can usually find this information on a county's assessor's website.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



30 Crossing Lane, Suite 212, Lexington, VA 24450 • 540-464-4700

www.rockbridgerealtors.com



**WANT TO EXPERIENCE A LITTLE BIT OF "YELLOWSTONE"
IN ROCKBRIDGE COUNTY, VIRGINIA?**

Wouldn't you love to wake up in the morning and walk out onto your front porch and see the beautiful sunrise over the Blue Ridge Mountains?

Wouldn't you love to look out from your back deck and patio and watch the sunset behind the Alleghany Mountains illuminate your tall mature trees until they look like orange and pink neon?

Would you like to be in your totally secluded beautiful home on 30+ acres, but only be 5 minutes to Interstate 81 and 10 minutes to Lexington?

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

If this sounds like the place for you, stay tuned for more information next month in Blue Ridge Properties!! This unique property is going on the market for the first time ever! I designed it, my husband, Dad and I brought my vision to life and we've loved it!

Now, this is your chance to own this one-of-a-kind property to enjoy with your family!

REFER TO PAGES 12-13 FOR MORE INFORMATION AND PICTURES



A DIVISION OF
BANK OF BOTETOURT

NMLS#476841

**Let us help
build your future.**

**Come talk with
me about our**

- Construction Loans
- Lot and Land Loans
- Home Improvement Loans
- Home Equity Loans

Sharon M. Cooper
*Rockbridge Region
Mortgage Loan Originator*
NMLS#447853



540-458-3715

www.vamtnmortgage.com



MEMBER
FDIC

DREAMING OF *Country Living?*



FARM CREDIT CAN HELP!

One thing that makes Farm Credit different than any other lender is that we deal exclusively with rural real estate. That means we understand the true value of land, and we offer financing options that are as unique as the property you want to buy. Our loan officers are committed to providing peace of mind about your decision and will walk with you through the entire process.

LOANS FOR:

- Home purchase, construction and refinance
- Large and small tracts of land - no acreage limitations
- Barns or buildings
- Fences and roads
- And much more!



FARM CREDIT

Loans for
Farms, Homes & Land!

800.919.FARM (3276)

FarmCreditOfVirginias.com



NMLS
#456965