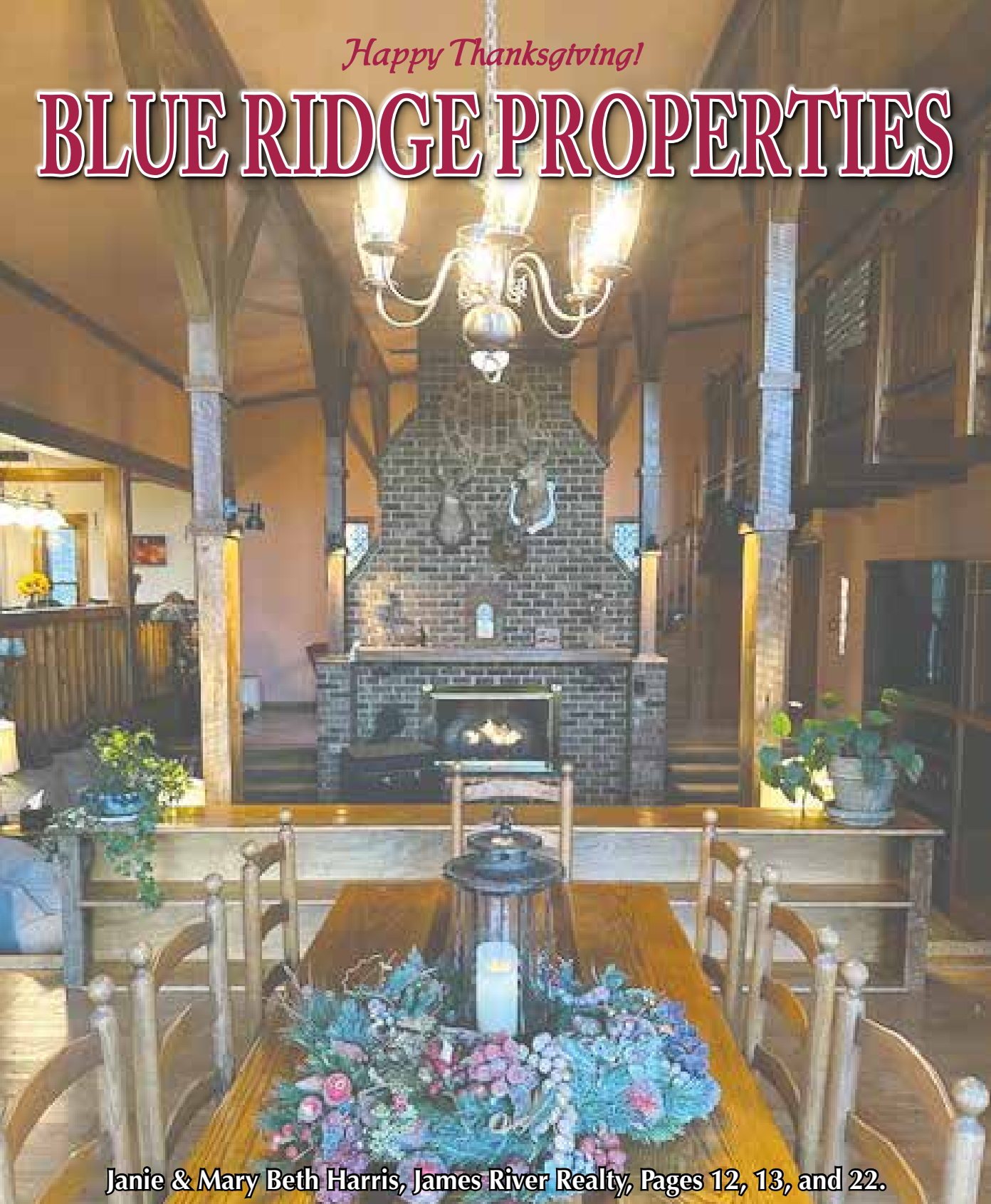


Happy Thanksgiving!

BLUE RIDGE PROPERTIES



Janie & Mary Beth Harris, James River Realty, Pages 12, 13, and 22.



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FREE
NOVEMBER 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.



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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**



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**



2763 Brownsburg Turnpike

The Ward House (c.1813) is a remarkably well-preserved early 19th-century log home, prominently situated in the heart of the historic village of Brownsburg. Featuring irreplaceable architectural character, the property seamlessly blends the warmth of over two centuries of history with modern conveniences incorporated through a comprehensive 2008 renovation with enhancements to all major mechanical systems and windows. Inside, the living room showcases authentic exposed beams, hand-hewn logs, reclaimed heart pine floors, and a handsome stone propane fireplace. An open-concept eat-in kitchen includes custom cabinetry, a propane cooktop, and abundant natural light. **\$499,000**



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**



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**

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





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Boundary Line Ln - 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 only minutes from downtown Lexington and regional draws like W&L, VMI, and the Virginia Horse Center. **\$425,000**



Shenandoah View Dr - 8 Acres

8.65 acres of parklike grounds with spectacular building sites and extraordinarily dramatic long-range views of the Blue Ridge Mountains is ideal for a custom residence or equestrian estate. Featuring gorgeous sunrise views and scattered trees, this premium property is secluded on a private road only 4 miles from downtown historic Lexington, Washington and Lee University, and Virginia Military Institute and just over 7 miles from the Virginia Horse Center. **\$169,000**



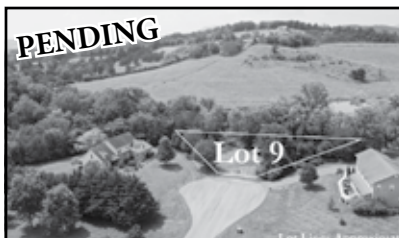
Pinehurst Drive - 0.5 Acres

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**



Woodridge Lane - 0.25 Acres

Established building lot in the coveted Woodridge subdivision offers a highly desirable site located minutes from historic downtown Lexington. Views of the iconic VMI Post and provides 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. Parcel adjoins open space area, which includes a small playground and picnic area. **\$48,900**



Lot 9 Meadowview Estates

Quality building lot consisting of 0.936 acres in a quiet residential area only minutes from downtown Lexington, Washington and Lee University, VMI, and the Virginia Horse Center. Situated at the end of a cul de sac with frontage on a paved road, the lot lays well and offers public utilities and neighborhood green space. **\$44,900**



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, activities for everyone. Explore the gorgeous surrounding mountains and countryside. **\$39,900**

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327 Spring Farm Road

Welcome to 327 Spring Farm Rd, an exceptional property just 10 minutes from Lexington. Set on 21.58 private acres, this home offers 4,136 sq ft of living space, including a spacious main house with 3 bedrooms and 3.5 baths, plus a separate 1-bedroom, 1-bath guest apartment with vaulted ceilings and its own kitchen and living room located above the three-car garage. Enjoy breathtaking mountain views from nearly every room, abundant natural light, and multiple outdoor spaces such as a wraparound covered porch, screened porch, stone cook pad with gas line and Kamado Joe cooker. The modern kitchen is fully equipped with a smart fridge, double ovens, beverage/wine fridge, induction cooktop, dishwasher, granite countertops, lower maple cabinets and upper open shelving. The inviting living room showcases soaring 19.5-ft ceilings and an updated wood-burning fireplace, while the cozy den features a striking stone fireplace and 12-ft beamed ceilings. The airy primary suite offers a spacious walk-in closet, an updated bath with double vanity and glass-enclosed shower, and private doors to the back yard that will draw you to the scenic beauty of the mountains and abundant wildlife. Upstairs, you'll find a richly paneled bonus room with coffered ceiling, extra storage, a bedroom, and a full bath. Additional highlights include first-floor laundry, ensuite guest bedrooms, first-floor study, a finished basement rec room, deeded hiking trails (also suitable for horseback riding), and livestock privileges. Stay connected with BARC fiber optic internet and enjoy peace of mind with a whole-house propane generator. This custom-designed residence is ideal as a primary home or a relaxing vacation retreat. Discover mountain sunrises, sunsets, and a lifestyle that blends luxury with nature.

\$1,035,000



736 Anderson Street

Welcome to this charming double wide home with expansive yard and mountain views. This well-kept home is nestled on six city lots, offering both space and serenity. Enjoy sweeping mountain views from the front and back, creating a tranquil backdrop for everyday living. Step inside to discover 1,620 sq ft of thoughtfully designed space, highlighted by a spacious great room with vaulted ceilings. The bright, open kitchen features an island with seating for four, oak cabinets, and new kitchen faucet. Recent updates include LVP flooring throughout, new roof, gutters and downspouts, new heat pump, new water heater, upgraded main water service—ensuring comfort and peace of mind for years to come.

\$150,000

REDUCED PRICES!

RIVERMONT HEIGHTS SUBDIVISION

Pathfinder Dr. 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!

\$9,000

Cresthill Dr. 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.

\$22,500

Pathfinder Dr. 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.

\$24,500

Cresthill Dr. 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.

\$37,000

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Stone House 41 and 13 Twin Rivers Lane

FAMILY COMPOUND - GORGEOUS RETREAT- EXCELLENT INVESTMENT PROPERTY. 3 separate Properties sold collectively at \$929,000

Built circa 1772 and overlooking where the Maury River and Buffalo Creek meet stands the beautiful “Miller’s House”. The walls still stand straight and true and the stonework in this home is truly amazing, a testament to exceptional craftsmanship of a bygone era. Renovated for functionality and comfort with a modern addition, this rare Rockbridge County treasure retains its historical characteristics and offers an opportunity to enjoy peace and tranquility while surrounded by magnificent scenery. There is also a carriage house with 2 separate nicely appointed apartments, each with 2 bedrooms and 2 baths. Serving both houses is a lovely “Gathering Room” for large get together or just a relaxing place to sit, listen to and see the Buffalo Creek bubbling by below. Just beyond the property is a 2 acre lot with gorgeous creek frontage and a wooded hillside just across Miller’s Landing which is buildable. This spot allows you to enjoy the Buffalo Creek at one of its widest and deepest points. FLOAT, FISH, SWIM, KAYAK or just sit under the shade of the trees and let your thoughts flow with the water. A wonderful opportunity to own a truly unique property in one of the prettiest sections of Rockbridge.

Please call Janie to arrange a showing. 540 460 1932





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36 Boyd Street, Buchanan

Buchanan is one of the cutest towns in SW VA and this late Victorian/pre WWI 2- story charmer fits right in. Located on an elevated lot with a splendid view of Purgatory Mtn and w/i an easy walk to downtown shops, restaurants, park, attractions & the James River public boat landing it is great for a full time residence or rental. Off street parking in the front and a town maintained alley at the back provides level access to park in 2 double carports & plenty of room for more cars. Flat backyard is big and great for gardening or play. An outdoor wood furnace supplements the electric HP and keeps the home very comfortable. New roof in 2018. Back porch opens to a large laundry room and leads into the kitchen. 3 Bdrs, 1 bath and priced well for others to add their touches & make it their own. Please arrange to show on weekends only. **\$219,000**

REDUCED



610 and 612 Stonewall Street, Lexington

TWO HOUSES for 1 PRICE

Overlooking a gentle stream, this contemporary chalet complete with a 2 bedroom/ 2 bath guest house is in the midst of town yet surrounded by nature and has numerous porches and decks from which to take it all in. A short walk to Waddell School, parks and downtown Lexington, it's a perfect fulltime residence close to all of the amenities or a retreat for those frequent visitors to the area who seek the comforts of home in a convenient setting. The properties are arranged for a great family compound, residence with separate office/studio, private space for family and friends, quarters for a caretaker or income producing rental. Sold together but two separate tax parcels for a future division if so desired. Many opportunities here and priced at **\$729,000**.

Call Janie at 540 460 1932 for more information or to schedule a showing.



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69 Farmhouse Road, Rockbridge Baths

Classic 1 level 3 bedroom brick ranch set on a slight, tree shaded hill near the Maury River in the beautiful and historic community of Rockbridge Baths. Like a sweet and full of life great aunt, it is showing a bit of age and could surely use some cosmetic updates but is still attractive, solid, warm and totally functional. This home sits on a full unfinished basement with ample headroom to finish out if desired, has hot water baseboard heat, an outdoor wood furnace and 2 fireplaces. Connecting to a 2 car attached garage is an enclosed 12' x 35' breezeway which could easily be converted into an expanded den, play room, solarium or another bedroom suite. With the National Forest and numerous other recreational outlets nearby, this is a perfect full time home, rental or possible Air B&B. **\$379,000**



1965 S Lee Highway, Lexington

Experience sweeping vistas, serene privacy, and exceptional quality in this architect-designed home nestled on 34.66 acres. Panoramic views of the Blue Ridge Mountains. Built in 2024. The main living area, comprising the entry, great room, primary suite, laundry, and powder room, is all on one level. The lower level features an oversized two-car garage, a fully equipped workshop with custom cabinetry, and an additional garage bay. Above this area is a private guest retreat, complete with two bedrooms, a full bath, a kitchenette, and a spacious living room. Surrounding the home are beautifully maintained perennial beds, a rock garden, and an expansive fenced vegetable garden and orchard. Vego raised beds, mature plantings of peaches, apples, Asian pears, mulberries, raspberries, blackberries, persimmons, and figs. Lexington is just a few minutes away, the peace and seclusion of this property make it feel like a world of your own. Offered fully furnished, this extraordinary turn key estate is \$1,275,000. Rodger and Susan Rinehart 540-460-4544

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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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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**



60 RIDERS RIDGE TRAIL Situated in gorgeous Longview Meadow, this custom built Multi-Generational family home is on 2 acres offering the best views of the valley! This beautiful log home, with floor to ceiling windows, has several private areas on the main level and additional walkout suite on the lower. Multiple decks, breezeways, hardwood floors, vaulted ceilings, spiral staircase and 3 gas fireplaces all featuring amazing woodwork. 4.5 baths include artisan stone-work, jacuzzi tubs, and walk-in tile shower. Heat pump with multi-zones, built in garage and workspace. Family room, studio and additional space on the second level. Small barn and 2 paddocks with wood fencing for your horse and only 3 miles from Lexington! **\$575,000**



2000 BIG BACK CREEK ROAD WARM SPRINGS Trout fish in your own backyard on this hard to find 8.35 acre tract on Big Back Creek! With almost 470' of creek frontage, this beautifully maintained property, with excellent topography, is only a short drive from Lake Moomaw, the stocked trout waters of Back Creek/Jackson River, National Forest, West Virginia attractions and recreation opportunities. Improvements include a 1969 three bedroom, two bath ranch home with approximately 1962 square feet of living space and hardwood floors throughout. Conventional three bedroom septic system, well, MGV fiber internet installed. Fronting on Route 600, this is a quiet setting with open fields for potential farmette or crops, mature trees, grape arbor and beautiful mountain views **\$309,900!**



1972/1982 JACKSON RIVER TURNPIKE HOT SPRINGS This tastefully remodeled, meticulously maintained property boasts 10.36 rolling acres just minutes from Lake Moomaw, the Jackson River Scenic Trail, Appalachian Horse Adventures, the Omni Homestead, the Jackson River and the Warm Springs Pools. The 1464 square foot 2 bedroom, 2 1/2 bath home is move-in ready and includes main level master suite, large living room with hardwood floors, dining room with fireplace, updated kitchen with stainless steel appliances, utility room, full basement and attached garage. In addition, there is a detached 36'x28'2 level garage and 1600 square foot metal storage building suitable for a workshop or RV/boat storage. Other features include public water, heat pump, gas range, covered porches, paved driveway, garden area, and excellent views. **\$330,000**



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**



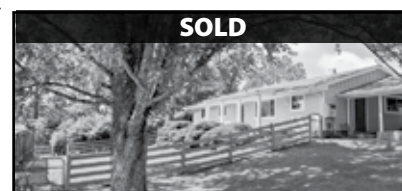
6552 MILL CREEK ROAD MILLBORO National Forest, Mill Creek and a spring fed pond! All the characteristics of the perfect residence or weekend get away! 5.26 acre tract in the fabulous Mill Creek Valley adjoining the Walker Mountain National Forest Tract. Improved with a 1985 DW with almost 1400 square 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!**



201 FORESTRY ROAD This three bedroom, two bath cottage in Ashwood is within walking distance to Valley Elementary School, the public pool/recreation area, and day-care center. The 0.50 acre lot has a fenced yard for pets and plenty of room for a vegetable garden. The 1440 sq. ft. home also includes a large kitchen, dining room, living room, and utility room. Additional features include a partial basement, private patio, rear deck, covered front porch, oil furnace, replacement windows, hardwood floors, and public water and sewer. **\$189,000**



585 OVER THE HILL LANE MILLBORO COWPASTURE RIVER! 8.51 acres with over 550' frontage in the middle of a prime section of the Cowpasture River! Rarely available generational camp with easy river access. Reached by deeded 30' easement with established drive, the property is improved by a 1970's mobile home with additions giving approximately 800 square feet of living space. There is well maintained T-111 siding, metal roof, partial basement and comfortable porch. Improvements include a three bedroom conventional septic system, excellent well and both a land line and BARC fiber optic internet connection available. Multiple character outbuildings, mature trees and beautiful setting. **\$179,900!**



406 CONFEDERATE CIRCLE Lexington Inviting and well maintained 3 bedroom ranch home in convenient and quiet Lexington location. Living room with fireplace, bright sun room opens to private back patio. Updated kitchen, dining room and a large utility room with side entrance access to the carport. Attractive backyard with mature trees is well fenced for pets and children. Garden shed too! This much loved home is a Lexington gem. **\$358,000**

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13125 CRAWFORD AVENUE Gorgeous move in ready home located on a corner lot in the beautiful Parkland 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. **\$189,900**



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!**



2138 SAM SNEAD HIGHWAY HOT SPRINGS Built in 1950 and expanded in the 1970's, this charming cottage offers one level living and is situated on 1.04 acre near Carlover. Many recent improvements include a new roof and two remodeled bedrooms with new drywall, flooring and recessed lighting, and a new kitchen floor. The 3 bedroom, 1 bath home also features hardwood floors, covered porch and deck, public water, partial basement, oil furnace and electric baseboard heat, storage building, and nice views. **\$189,000**



9598 MAURY RIVER ROAD GOSHEN Charming starter single-family home. Built in 1930, with one bedroom and cozy 672 sq. ft. living space. This home is ready with an existing chimney flue for your choice of heat. With an extra spacious room for an office as well as a screened front porch to enjoy your morning coffee. This property has a spacious back yard with a storage and drive in shed available as well as gorgeous mountain views and a seasonal railroad. The property is located in Goshen within a short 30-minute drive to Lexington. **\$59,000**



2594 RIVER ROAD MILLBORO Well maintained small camp fronting on the River Road in Bath! Cute 520 square foot structure features open living area/kitchen vaulted ceiling with attractive wood paneling, single bedroom, full bath. Porch, deck and an additional outbuilding. Oil space heat, window AC unit, drilled well (5/2009) and a one bedroom conventional septic system Sold furnished! Affordable and nice setting, perfect for the weekend get-a-way! **\$65,000**

FRESH ESTATES PARTIAL LAND LISTINGS

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. **SOLD** 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 Blue Ridge Parkway. Interior road and trails with great mountain views from the elevated home site. **SOLD** **\$94,900**

TBD WHIP-POOR-WILL HOLLOW ROAD HOT SPRINGS This little piece of Bath County is a perfect tract for someone looking for privacy and connection to the outdoors. 39.14 surveyed acres of woodland, great for outdoor enthusiasts that are looking to build or hunt with an ATV trail through the property and abundant wildlife calling it home. Located less than 20 miles from Lake Moomaw and a short 25-minute drive to the Omni Homestead Resort **\$149,900**

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! **\$139,900**

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. **SOLD** 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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LANA NICELY Associate Broker



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NEW PRICE



COLLIERSTOWN ROAD

ONLY MINUTES FROM LEXINGTON – Vintage cottage situated on 2.19 acres just a short drive to downtown Lexington, VMI, & W&L has been lovingly maintained by the same family for over 70 years and is now ready for its next chapter. Boasting 4 beds and 2 baths is perfect for accommodating family and guests. The first floor offers a generous living room, eat-in kitchen, dining room, den, 2beds/2 baths and laundry. Need more space, 2 additional bedrooms can be found on the upper level. Unfinished basement and enclosed breezeway leads to the att-DBL-garage. Low maintenance vinyl exterior, repl windows, recent roof, AC(2024), paved driveway, and storage buildings. Covered front-porch and large backyard provide opportunities for relaxation, gardening and outdoor activities at this county property conveniently located just outside the Lexington city limits. **Make it yours for only \$329,000**

REDUCED



CHESSIE LANE

EXTENSIVE RENOVATION! 3-bedroom 2 bath home on 2.77 partially wooded acres has been recast for a modern layout and flow beginning at the light-filled living room open to an updated kitchen complete with large island, new cabinets, counter tops, and appliances, and continuing to the dining & family room, grounded by a stone fireplace and French doors giving access to the deck. A split floor plan provides a private master suite with walk-in closet & spacious, updated bath. 2 additional bedrooms enjoy a fully updated bath. Recent upgrades include new walls, flooring, lighting, plumbing, electrical, HVAC, roof, windows, and freshly painted interior, and exterior trim. Relax in privacy as you enjoy the large, level yard, mature trees and abundant wildlife from the new front porch and rear deck. A detached 20'x24' garage/workshop or man-cave with flue/woodstove! Perfect for full-time living or home-away-from home with a shared common area and deeded access to the Maury River for recreation. **All for only \$287,000**



PINE AVENUE

An inviting walkway and pergola-covered front porch complete with swing, welcomes you to this sweet ranch over full walk-out basement just steps away from Glen Maury Park and an easy walk to Southern Virginia University and downtown Buena Vista. Once inside you'll find a generous living room, adjoining kitchen & dining area with easy access to the large back deck. With 4 bedrooms & 2.5 baths this home can easily accommodate family and guests. On the lower level you'll find a rec-room, 4th bedroom, office/craft area, laundry/half-bath, & storage, offering space for a growing family or potential for an apartment/in-law suite. Perfect for all your outdoor needs with large yard, off street parking, covered front porch, rear deck & patio, workshop & storage buildings, and raised beds for gardening. **Offered at \$320,000**

REDUCED



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**

SOLD



GROUSE RUN ROAD

It's all about LOCATION with this charming 4-bedroom 2.5 bath contemporary on a large lot in Birdfield, one of Lexington's most sought-after neighborhoods within walking distance to the Lexington Golf & Country Club. Cozy-up to the fireplace and entertain with ease in the generous living & dining rooms. French doors lead from the well-appointed eat-in kitchen to an inviting deck overlooking the spacious back yard. A private master with large ensuite, nearby laundry, and half-bath completes the main floor. The 2nd level boasts a loft/office, 3-bedrooms, and full bath ready for guests or a growing family. Well maintained home with established plantings, attached double garage, and paved driveway. Come experience county living with in-town amenities. Convenient to historic downtown Lexington, W&L and VMI. **\$449,000**



Janie Harris
BROKER
540.460.1932



Mary Beth Harris
540.460.0753



DETAILS ON PAGE 13 AND 22



Connie Clark
Broker/Owner
540.570.7157



Happy Thanksgiving to all my family and friends.

City & County
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Chy Clark
Realtor/Owner
540.570.7158

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540.463.7400 • connie@cityandcountyrealestate.com



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. **\$799,950**



82 RIDGEVIEW LANE, FAIRFIELD

The soaring proportions of a classic country hunting lodge; the kick off your shoes comfort of a mountain retreat; the moody, romantic atmosphere of a Yellowstone inspired Western cabin, all right here on 31 Shenandoah Valley view- filled acres. The owner helped place every timber, lay every stone and nail every board reclaimed from older local structures, thus giving new life to these components while imbuing the home with a sense of history. Cabinetry throughout is from barn wood and the tiered & oversized kitchen island with specially cut glass for displaying collectibles mimics an antique apothecary counter. Huge free-standing brick fireplace w/wood stove, large sunken living room, eat in kitchen AND dining room, den, office, powder room & primary suite on 1st level; 2 bedrooms, full bath, & gallery up.

A sunporch and patios expand the living space to include the outdoors and are enjoyed year round. Complemented by the shade of tall trees and the gentle sound of water cascading through rocks leading to a Koi pond, the backyard is a relaxing place to sit at day's end and a wonderful spot for hosting cook outs and alfresco dinners. The grounds and patio gardens are planted for beauty and color no matter what the season and the nearby woods not only shield the hillside home from the elements but serve as an ever open window to nature and a ready path to outdoor adventures. All of this situated on +/- 31 acres in a fantastic location.

This property fronts on Rt 11 yet the home site is very private, has wonderful views yet blends in with the surroundings. Lexington is a 12 minute drive, Staunton is less than 30 minutes away. Both I- 81 and I- 64 can be accessed within 5 minutes from this property and yet neither influence it; so you can get away from it all and still get right back in the middle of it quickly if need be. Shown by appointment.

Price Reduced to \$989,000



Janie Harris | BROKER
540.460.1932



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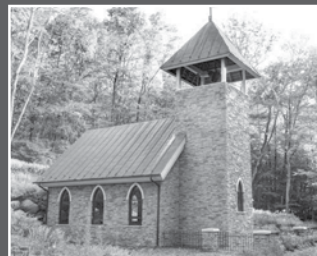
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747 New Providence Raphine



EQUESTRIAN ELEGANCE
ON 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 \$995,000

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

NEW PRICE

4745 Plank Rd. Natural Bridge



29.62 acres \$795,000

- 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

PENDING



825 Still House Dr. • Lexington

- 3,180 ft², 4 Bedrooms, 3 Full Baths
- 1st Floor Master Suite, Finished lower level
- Breathtaking views, Beautiful landscaping
- Less than 15 minutes from downtown Lexington

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

PENDING



521 S. Main St. • Lexington

- 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

NEW PRICE

41 Chamberlain Lp. Lexington



.12 acres \$439,000

- 1,803 ft², 3 Bedrooms, 2.5 Baths
- Convenient to downtown in Weatherburn
- Large gourmet kitchen, granite counter tops
- Main level Master Suite. Check photos on our site!

NEW!



321 South Main Street – Step into timeless elegance at the beautifully restored J.T. McCrum House, a 19th-century historic home in Lexington. This significant home features authentic period details like doorbells, locks, chandeliers, fireplaces, and heart pine floors. Expansive, light-filled rooms with 6 ½-foot windows and soaring 10-foot ceilings create a bright and welcoming atmosphere. The modern kitchen features top-of-the-line appliances, granite countertops. Designed for entertaining, the home offers gracious spaces for gathering. Upstairs, you'll find a serene primary suite, two generously sized guest bedrooms, two luxurious full baths. Move-in ready and thoughtfully preserved, this rare opportunity offers modern comfort while preserving Lexington's history.

MLS # 139500

Offered for \$1,195,000



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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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540.570.8789

Explore more photos & information at
www.ThePaulaMartinTeam.com

Paula Martin
Realtor®, Assoc. Broker
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NEW PRICE

**702 Anderson St.
Glasgow**



.34 acres

\$189,500

- 1,839 ft², 3 Bedrooms, 2 Full Baths
- On 4 city lots with mature landscaping and trees
- Outbuildings built with lumber from Glasgow Resort
- Glasgow continues to enhance the town! Check it out!



Solid, well-maintained, sturdy home on 4 lots surrounded by lovely landscaping, mature trees and specially created outdoor recreation areas. The barns are built with wood from the original Glasgow Resort. It is an easy and beautiful walk to the convergence of the Maury and James Rivers. View of the Blue Ridge Mountains. Includes metal equipment barn and 3 wooden barns.

PEARLS

FROM PAULA



**When
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Buyers can avoid wasting time and energy and disappointment when they make their decision from their heart, rather than their head.

A "head" can tear apart every house you see: too expensive, too big, too ornate, too plain, too historic, needs too much work, no first floor Master, no garage.

However, if your heart connects with the house, you will find the time, energy and money to customize it to your specific needs. And you will enjoy every minute and every activity.

And your house will radiate your love and care.

**15-2 Beverly Ct.
Lexington**



.02 acres

\$220,000

- 1,088 ft² living space close to Lexington.
- 2 Bedrooms each with Full Bath, additional 1/2 bath
- Large Living room, Kitchen opens to private deck
- Recently new HVAC, appliances. Parking for 2 vehicles

NEW!

**172 W. 37th St.
Buena Vista**

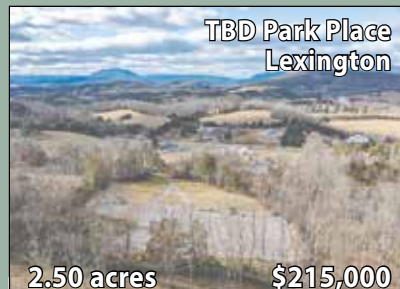


.17 acres

\$173,000

- 1,200 ft² living space, 1/2 mile from downtown B.V.
- 3 Bedrooms, 1 Full Bath, Move-in ready
- Over 300 ft² screened front porch. Fenced back yard
- Paved driveway offers off street parking

**TBD Park Place
Lexington**



2.50 acres

\$215,000

- Commercial building site with views of House Mt.
- Located on Rt. 11, 1.5 miles from I-81 junction
- 100' x 130' level, graveled fenced area with gate
- Downtown Lexington is an easy 10 minute drive

NEW PRICE

**TBD Alpine Drive
Lexington**



7.64 acres

\$100,000

Elevated home site amidst forest and field. High Meadows is a lovely subdivision on a hillside facing Southeast with magnificent Blue Ridge views. Private. Close to Lexington and Buena Vista. No P.O.A. Love those forests! Love the fields. Love the views! Great neighbors!



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Property Manager

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NEW LISTING



2355 MAPLE AVENUE

Nestled in a highly sought-after neighborhood just an 8-minute walk from Southern Virginia University, this lovingly maintained 4 Bedroom 3 Bathroom Cape Cod revival home invites you to experience the timeless charm of the 1940s-1950s with all the modern comforts of today. This home offers an extra-deep front porch, attached garage, full finished walk out basement perfect for multigenerational living or extra rental income. Hardwood floors, new paint throughout, central AC and Heat, and so much more! **\$429,000**

PRICE IMPROVEMENT



621 ADAIR HILL

Charming Country Farmhouse on 5.18 acres. Escape to the countryside just minutes from Historic Lexington, Virginia. This home offers 3 bedrooms 2 baths with a first floor bedroom, large family room with mini split unit for heating and cooling, kitchen, large laundry room, enclosed front porch and large living room with hardwood floors. The second floor offers two bedrooms, 1 bath, a partial kitchen with enclosed porch, and a private entrance making it perfect for guest quarters or rental potential. With 2259 sq feet there is ample room for family living, remote work, or hobby space. With the generous 5.18 acre lot there is endless potential for gardens, a farmette, and privacy. Beautiful mountain views. Perfect for a full time residence or a weekend retreat. Schedule your tour today! **\$349,000**

NEW LISTING



2474 SPRUCE AVENUE

- This 3 BR 2 BA single family house sits on a large corner lot on a cul de sac and has off street parking, and a storage building. This home has a great open floor plan, new paint throughout, new LVP flooring in the living areas, hardwood floors in the bedrooms, all new paint throughout, a new HVAC system, and a new septic line installed. Kitchen has new cabinets and appliances. This home is move in ready! **\$259,000**



506 LIME KILN ROAD

This 3 BR 1 Bath brick ranch is located in Historic Lexington, VA, just a short walk from downtown, walking trails, parks, and schools. Hardwood floors, full unfinished walk out basement, walk up attic with flooring and insulation ready to be finished for additional living space. This home has a paved driveway Wonderful opportunity! **\$279,900**



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. Electric panel has recently been upgraded. Level yard in a quiet neighborhood on a cul de sac. Don't miss this opportunity to own in Historic Lexington! **\$195,000**



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Surprising Facts About VA Home Loans

What many people don't know about VA loans

VA mortgages are popular, but they're often misunderstood. Available to current members of the military as well as veterans, these home loans backed by the Department of Veterans Affairs are available with no down payment and very little out-of-pocket cost.

But lenders set different fee schedules and credit requirements, so VA loans from two lenders for the same house could look very different. "There's a lot of confusion out there," says Grant Moon, founder and CEO of VA Loan Captain, a comparison-shopping site for VA mortgages. "It behooves the veteran to really shop around."

To help you get started, here are several facts about VA loans that will likely surprise you. You don't need perfect credit to qualify. The VA doesn't set minimum requirements for credit scores. Individual lenders attach their own requirements to the VA loans they offer, so credit requirements (and fees) can vary widely. "If you have bruised or battered credit and can't clear one lender's benchmark, it's absolutely vital to shop around and see if you can clear another lender's benchmark," says Birk. The average credit score for people who have bought homes with conventional mortgages this year has been 753, according to loan processor Ellie Mae. But for VA homebuyers, it has been 708.

On average, however, lenders set lower thresholds for credit scores with VA loans. "The good news is that it's significantly lower, around 620," says Birk. You can get a VA loan after bankruptcy. You can be approved for a VA mortgage two years after a Chapter 7 bankruptcy discharge or foreclosure, or one year after starting a Chapter 13 reorganization. However, if your foreclosure involved a VA mortgage, that portion of your VA loan entitlement is no longer available.

Use our mortgage calculator to get an idea of what your monthly payment will be. There are limits on closing costs VA buyers will pay closing costs, but they're more limited than closing costs on conventional loans. The VA allows lenders to charge no more than 1 percent of the loan amount to cover origination, processing and underwriting costs. If a lender does not charge a flat 1 percent origination fee, closing costs such as attorney's fees, underwriting fees and document fees, cannot exceed 1 percent of the loan.

Higher costs for these items don't necessarily become the seller's responsibility. In some cases, lenders, agents or brokers can pay certain fees. Some lenders might allow for this when they set their origination fees.

A VA loan can be passed on to a buyer. If you want to sell a house bought with a VA mortgage, you can sell that mortgage right along with it. Known as "assuming" a mortgage, this is a feature that was popular in decades past, when interest rates were much higher. It allowed sellers in a buyer's market to offer a lower interest rate as an incentive to buy their home. Buyers still have to be able to qualify for the loan, says Bradford, of Navy Federal Credit Union. So while it would allow for someone with a slightly lower credit score to get a home, it's not a workaround for those with bad credit or no credit.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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**If this sounds like the place for you, go back and see pages 6 and 7
For more details and pictures. This is your chance to own this
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REFER TO PAGES 12-13 FOR MORE INFORMATION AND PICTURES

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