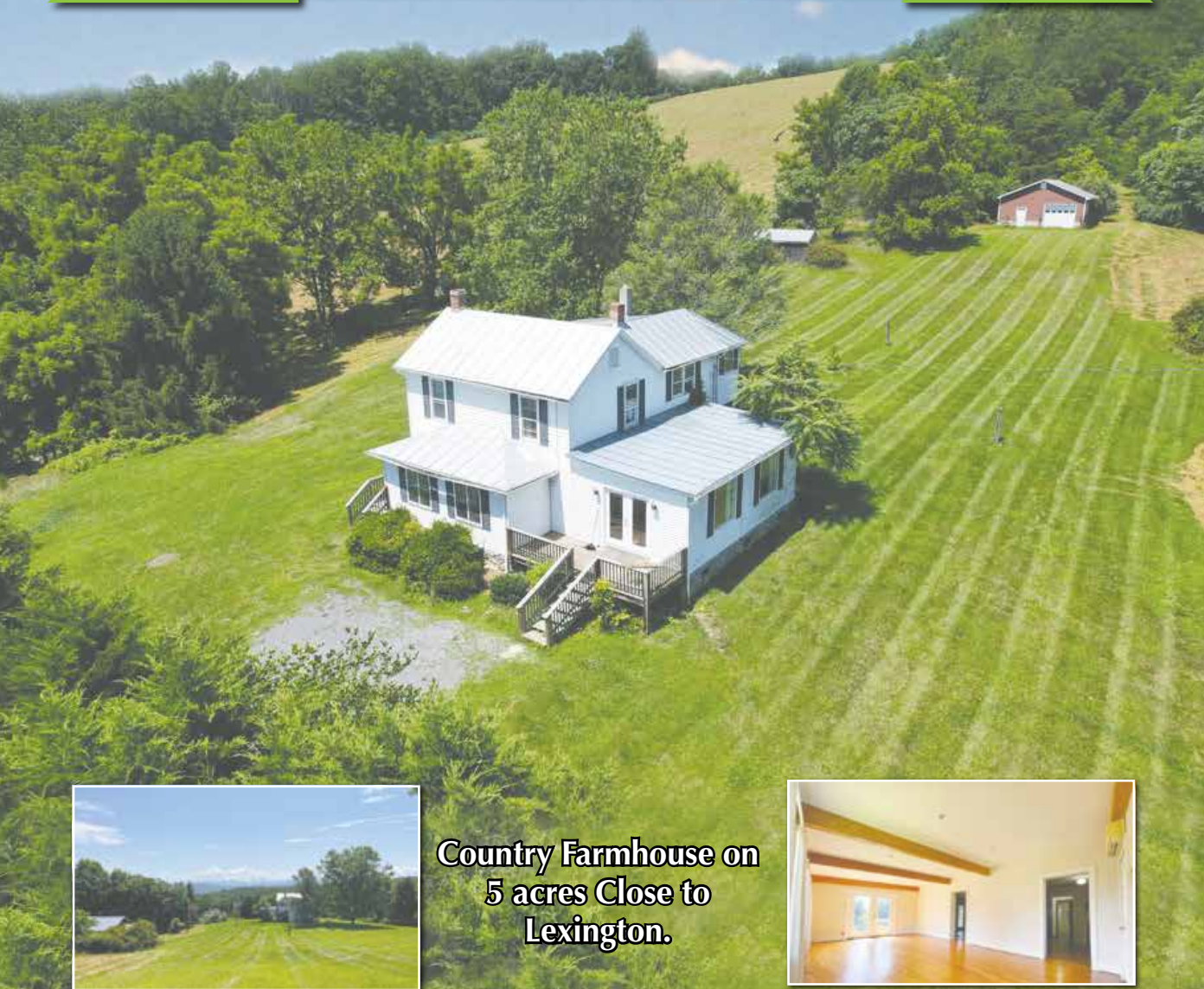


# BLUE RIDGE PROPERTIES

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*See page 8*



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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 Hwy

Maple Hall (c. 1850) - Historic Estate & Business Opportunity in the Shenandoah Valley - Greek Revival masterpiece offers history, architectural interest, and business opportunity situated on 7.65 acres at the high-visibility crossroads of U.S. Route 11 and Exit 195 of Interstates 81 and 64 just outside of Lexington, Virginia. This remarkable historic estate centers around its grand two-story brick mansion with English basement, featuring gorgeous original details like its giant Doric columns, Flemish bond brickwork, 10-over-10 sash windows, walnut interior doors, heart pine floors, and decorative fireplace mantels throughout. **\$1,425,000**



### 195 Shake Rag Road

Luxurious 21+ acre retreat situated high in the foothills of Hogback Mountain less than 10 miles outside of downtown Lexington, offers a stunning main log residence and useful accessory buildings including a substantial barn with workshop and living quarters. Combining two early 19th-century hand-hewn log cabins - one original to the site and another thoughtfully relocated - the main residence features attractive historic character and modern amenity with its open-concept kitchen and living area with exposed log timbers, custom cherry cabinets and counters, reclaimed chestnut oak storage cabinetry, and variable width pine floors. **\$895,000**



### 599 Lindsay Lane

Rare legacy river property features 10.48 acres with over one-tenth of a mile of pristine frontage on the Maury River, a stately 1829 Federal brick residence with 20th century addition awaiting restoration, and a pond with a diversity of wildlife. Tucked away at the end of a state-maintained road, this ultra-private setting offers unparalleled natural beauty and history among highly coveted water features. The "Barton Lindsay Farm" has many irreplaceable original architectural details intact including the year built, "1829", laid into the brick facade, a molded brick cornice, thick pine floors, wainscoting and paneling, and tall, decorative mantels. **\$649,000**



### 26 High Meadow Drive

Privately situated on a cul-de-sac in the desirable Maury Cliffs subdivision, this custom home offers one-level living on 0.71 acres with beautiful grounds and deeded access to the Maury River. Thoughtfully designed, the spacious floor plan features a large great room with high vaulted ceilings, custom built-ins, hardwood floors, and an inviting propane fireplace. The luxurious primary suite includes two walk-in closets, a double vanity, and a tile bath with a generously sized shower and dual shower heads. Expansive eat-in kitchen, complete with a center island and five-burner propane range, offers direct access to the private rear deck and screened porch. **\$469,000**



### 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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**Pinehurst Drive - 0.5 Acres** Rare One-half acre building lot with level open building site overlooks the Lexington Golf and Country Club's 18-hole golf course. Well established premier neighborhood offers open space and public utilities. Located a short distance from historic downtown Lexington, W&L University, and VMI. **\$124,900**

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

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

**Woodridge Lane - 0.25 Acres** Established building lot in the coveted Woodridge subdivision offers a highly desirable site for a new home located minutes from historic downtown Lexington, W&L, and VMI. The neighborhood's quiet streets offer views of the iconic VMI Post and provide a starting point for more adventurous walks to Jordan's Point Park, the Maury River, Woods Creek Trail and Chessie Trail, all within approximately 1 mile. This parcel adjoins Woodridge open space area, which includes a small playground and picnic area. **\$48,900**

**Jeb Stuart Drive - 2 Acres** Rolling wooded property with excellent mountain views on a private road offers an exciting opportunity to build a new home in a secluded setting. Located minutes from thousands of acres of National Forest, Cave Mountain Lake, Natural Bridge State Park, Jellystone Park camping and RV park, and the James River, there are nearby activities for everyone. Explore the gorgeous surrounding mountains and countryside. **\$39,900**

**Boundary Line Lane - 1 Acre** Commercial Development Site - Over 1 acre zoned B-1 business at Exit 195 on I-81 (48,000 average daily traffic). Site lays well with long frontage on state-maintained Boundary Line Lane offering visibility from U.S. Rt. 11 (6,800 average daily traffic). Located in close proximity to other successful businesses. Public utilities available. Minutes from Lexington, W&L, VMI, and the Virginia Horse Center. **\$249,000**

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

**Forge Road - 5 Acres** Irreplaceable business location between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility and would serve as an ideal site for a hotel, retail, or mixed use development. Proximate to demand generators SVU, W&L, VMI, and the Virginia Horse Center. Food Lion and CVS anchor neighboring shopping center. Approved access and public utilities available. **\$595,000**

**Northpointe - 58 Acres** Discover Northpointe: Your Premier Commercial Development Opportunity. Located strategically at the intersection of Exit 195 of I-81/I-64 and U.S. Rt. 11, Northpointe offers a prime 58-acre development site with B-1 Business zoning and public utilities. Boasting an average daily traffic on adjacent thoroughfares of 54,800 vehicles, this site promises unparalleled visibility and accessibility. **\$1,695,000**

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







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**PENDING**



### **162 Trinity Lane, Staunton VA**

Unwind to breathtaking mountain views at this expansive hilltop residence on over 17 acres just west of historic Staunton, Virginia. Featuring 4 bedrooms and 3.5 baths all on one primary level, this view-oriented property is a car enthusiast's dream with an attached five-car insulated garage, complete with a workshop and exceptional storage. Enjoy delightful living spaces, including a living room with stone fireplace, vaulted ceiling, and wood beams, a spacious master suite with walk-in closet and three-season room opening to the rear deck, and an in-law suite with dedicated access—ideal for multi-generational living. The unfinished walkout lower level provides huge expansion potential, perfect for hobbies, workspace, or future living

areas. Outside, take advantage of dramatic long-range mountain views, multiple storage outbuildings, two fenced gardens, a water feature under a pergola, and a shooting range with bench. Additional features include four heat pumps, two propane fireplaces, 400A electric service, and a generator connection.

**\$799,000**

## **RIVERMONT HEIGHTS SUBDIVISION LOTS FOR SALE**



**Pathfinder Drive Lot 7** - Building lot, .359 acres in Rivermont Heights Subdivision. Winter views of the Blue Ridge Mountains. Water available. Shared maintenance of gravel driveway for Blk 5, lots 3-7. Listed below tax assessment!

**\$10,000**



**Cresthill Drive Lots 2,3,4** - Three building lots totaling 1.179 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Easy access to Buena Vista, Lexington, and I81. Water and sewer available.

**\$24,000**



**Pathfinder Drive Lots 3,4,5** - Three building lots totaling .89 acre in the Rivermont Heights Subdivision in Rockbridge County. Easy access to Buena Vista, Lexington and I81. Water and sewer available. Gravel driveway in place with shared maintenance by Lots 3-7. Views of the Blue Ridge Mountains in winter. Priced below tax assessment.

**\$26,000**



**Cresthill Drive Lots 7,8,9** - Three building lots totaling 1.44 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment.

**\$39,000**

**Lori Parker, ABR, e-PRO**  
**540-570-9007 · lori.parker@jwmre.com**





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### 609 Stonewall Street

Welcome to this beautifully crafted classic home nestled in the desirable Providence Hill neighborhood. Offering timeless charm and thoughtful updates throughout, this spacious five-bedroom home features generously sized rooms filled with natural light and character. The first floor hosts a beautiful living room with built-ins and a wood burning fireplace and adjoins the formal dining room. Large open kitchen with a cozy family room and spacious laundry room. Bedrooms located on the upper levels, including a primary suite with multiple closets and vaulted ceiling. Basement level hosts a separate bonus room and full bath. Huge patio and screened porch. Walking distance to Waddell school. **\$829,000**



### 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. Upper-level bedrooms offer breathtaking views of the surrounding farmland. A separate guest house provides private accommodations with living area, kitchen, and two bedrooms. The property has beautiful hand made brick work throughout, extraordinary plants & shrubs, garden space and gorgeous mountain views! **\$699,000**



### 665 Blacks Creek Road

Escape to this inviting 4 BR, 2BR cabin-like home nestled on 23.81 acres of serene woodland and open space. Perfectly blending rustic charm with modern comfort, this cozy retreat offers the ideal setting for a full-time residence or vacation getaway. The welcoming interior features vaulted living room ceiling with stone fireplace, and natural light. The open-concept kitchen is perfect for gathering and entertaining. Two bedrooms and one full bath located on lower level. Two additional guest rooms, full bath and loft located on the 2nd floor. Brand new gorgeous board fencing, perfect for bringing your animals. The outdoor space is phenomenal for entertaining in the outdoor kitchen, relaxing on the porch or hunting in the spacious acreage. **\$599,000**



### 2224 Hawthorne Avenue

Perched to capture stunning mountain views, this fantastic 3-bedroom brick home offers comfort, style, and functionality. The heart of the home is a brand new kitchen featuring modern cabinetry, wood countertops, stainless steel appliances, along with a gas burning fireplace. The main level hosts living room with gas burning fireplace, dining space and a secondary kitchen. First floor master suite, along with two guest rooms and a full bath. The spacious basement adds valuable living and storage space, with a large family room with built ins and a bar, along with a separate office. Detached large garage. **\$434,000**



### 809 S Main Street

Adorable three bedroom, three bathroom home located in the City of Lexington. This cape cod home has been meticulously maintained and has so much to offer. First floor offers living room, dining area and eat-in kitchen, two bedrooms and one full bath. The second floor has a spacious bedroom, office and a full bathroom. Make your way to the walk out basement, which has a recreation room, canning kitchen, laundry space, full bathroom and workshop. Charming archways, wood floors, and cozy bedrooms give this home so much character! Located within the city limits and walkable to all the town amenities! **\$285,000**



### 139 Village Way

Wonderfully located and with easy access to conveniences, this three bedroom, two bathroom home is ready for you! With an open floor plan and one floor living, this home is very accommodating. Living room is open to the kitchen space, which has tons of countertop space and a pantry. Dining area could be set up just off the kitchen space or you could eat full time at the countertop bar area. Primary bedroom has it's own full bathroom. Across from the primary bedroom are two guest rooms and a full guest bathroom. The back deck is perfect for dining, grilling or a sitting area. Low maintenance! **\$220,000**

**Woodland Avenue - 6 Acres** A fantastic opportunity to purchase six acre tract, within the city limits of Buena Vista. Adjoining the lovely Savernake subdivision, this wooded lot has a ton of potential. If you are looking to build the home of your dreams, this lot will give you access to public utilities and the privacy of six acres. Located just up the street from the local elementary school, lot is in a perfect location. Lower portion of the property has a creek running through it. **\$115,000**

**Waterloo Drive - 42 Acres** A fantastic opportunity to own 42 acres in the midst of the foothills of Rockbridge County. Located about ten miles on the west side of Lexington, this property has so much to offer. Acreage features a mix of open, pasture area, which would be ideal for grazing or building a home and hardwoods. A wonderful opportunity for hunting as wildlife flourishes throughout the 42 acres. Running parallel to Waterloo Drive, is a fantastic, steady stream. Whether you are looking for a recreational opportunity or a place to build your home, this property is it. **\$250,000**

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



**WANT TO EXPERIENCE A LITTLE BIT OF “YELLOWSTONE”  
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**Wouldn't you love to look out from your back deck and patio and watch the sunset behind the Alleghany Mountains illuminate your tall mature trees until they look like orange and pink neon?**

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

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

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

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

**Stay tuned for more next month!**



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CUSTOM HOME.**



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Managing Broker, ABR

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**Catherine Elkins**

Property Manager

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Ckelkins@howardhanna.com

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### NEW LISTING



#### 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! **\$449,000**

### IMPROVED PRICE



#### 1464 FOREST AVENUE

This duplex offers two bedroom and 1 bath in each unit. A washer and dryer is provided with Unit B- the upstairs unit. Laminate flooring throughout, ceiling fans, updated large kitchens, and updated bathrooms. Off street parking and large level rear yard. Subject to leases in place through 5/26/24. **\$275,000**



#### 108 MOORE STREET

This 4 bedroom, 1 bath home is conveniently located to Historic Lexington, Washington & Lee and Virginia Military Institute, Just a short walk to Carilion Rockbridge Community Hospital and the Lexington-Rockbridge County Courthouse. The home has a new roof, replacement windows, hardwood floors, an updated large eat in kitchen, updated cabinets and paint, and an updated large bathroom. Electric panel has recently been upgraded. Owner will also install upgraded AC with a full price offer. Level yard in a quiet neighborhood on a cul de sac. Don't miss this opportunity to own in Historic Lexington! **\$200,000**



#### LOT 16

Beautiful building lot in Ridgmore Subdivision. Priced below recent appraisal! Fantastic Blue Ridge mountain views and a state maintained road. Just minutes from Historic Lexington, Virginia yet in a bucolic rural setting. Easy access to Route 11 North and Interstate 81.



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**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**



**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**



**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**



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



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



**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! **\$229,900**



**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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**SOLD**

**13125 CRAWFORD AVENUE** Gorgeous move in ready home located on a corner lot in the beautiful Parkline Heights area of Covington. This 4-bedroom 2 bath home features a mix of solid wood and tile floors throughout, with large dining, kitchen area, spacious living room and cozy family/den, along with a basement area. This home has the updates you are looking for that include, updated bathrooms, a very large live in, year-round sun room, with attached screened patio and deck. Newer roof, siding/insulation installed 7 years ago, custom Plantation shutters, new hot water heater, heat pump less than 10 years old and whole house Generac system. Large 16x10 outdoor shed, with deck, Well-manicured lawn with stunning landscape and large 16x10 storage building helps make this home eager to be yours! **\$299,900**



**148 DOE HILL ROAD MCDOWELL** Enjoy a little slice of Highland County in this stick built 1950's home with vinyl siding, metal roof and kitchen appliances. The dwelling has over 1220 square feet of living space with three bedrooms and one and a half baths. Situated on 0.39 acres of fenced backyard with an established garden space, it is a beautiful setting with farmland in the rear. There is a 30x30 two bay garage with a 12x12 cedar sauna and workshop area plus an additional 12x60 storage shed large enough for tools and equipment. Served by public water and a conventional three bedroom septic system, this would be the perfect weekend getaway or a solid full time residence. **\$189,900**



**SOLD**

**146 MOUNTAIN VIEW TERRACE HOT SPRINGS** This home has 1056 square feet of living space with public water and sewer that is perfect for a fixer upper! Situated on a 0.33 acre Cul de sac lot and within a quick walk or a short 3 minute drive to the Omni Homestead. Built in 1992, this dwelling features three bedrooms, two full baths and an attached two bay garage. In need of interior renovation, but well worth the investment and in a great location! **\$140,000**



**SOLD**

**5528 JOHNSON CREEK ROAD COVINGTON** Brick Ranch style home on .75 AC of flat land, this 3 bedroom 1 bath home with single car garage is perfect for country living with everything on one level! Nice deck off the back and a few steps away to a shed building for your tools and equipment. 200 amp electrical service and new well are some of the fine features of this country home along with plenty of space for a nice garden. Just minutes from I-64, **Offered at \$149,000!**



**SOLD**

**146 BATH ALUM RIDGE MILLBORO** Meticulously maintained and constructed ranch style log cottage on 2.0 acres in the always popular Bath Alum Ridge area. With deeded National Forest access, this 1998 log home has 1460 square feet with two bedrooms, two full baths and a large open concept living area with dining and kitchen. The family room has an attractive ventless gas stone fireplace and a multitude of windows to view the woods and wildlife in every direction. Gas furnace/central air, well and three bedroom conventional septic. New metal roof (2024) JES crawl space system, whole house generator. Wooded lot and minimal yard maintenance! **\$269,900!**



**UNDER CONTRACT**

**601 BRUSSELS AVENUE CLIFTON FORGE** With over 2000 square feet of living space, this brick 2-story home is the perfect project home in the renovation stage. Work started in 2015 with a new roof and guttering, 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 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 Omni Homestead. 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! **\$169,900**

**TBD LOST CABIN ROAD** 87.04 acres of mostly gently rolling woodland adjoining the George Washington National Forest! Reached by deeded 50' easement at the end of Lost Cabin Road, there is direct access to over 2300 acres of National Forest. **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**

Please visit us at [www.freshstates.com](http://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.



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### 741 Furrs Mill Road, Lexington

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

### JUST REDUCED



### 11 Southfork Lane, Lexington

This lovely 3 bdr, 2 1/2 bath home sits on a quiet cul de sac just N of Lexington in the Viewmont neighborhood. Nicely updated with new easy to care for flooring on the 1st level, an impressive entryway, wrought iron balustrades on the staircase for a modern flair and lots of space thru out. Large kitchen connects to a very spacious dining area and also has a separate light filled breakfast nook which opens onto the back deck all providing loads of room for big gatherings. The living room can accommodate large furniture and still have room to spare. 2 bedrooms are connected by a unique Jack & Jill closet which expands storage space. Covered front porch and open back deck to allow outdoor enjoyment any time of year. Level front entry and a 2 car garage - a whole lot of house & priced well. **\$350,000**



### N. Lee Highway, Lexington

**130+ Acres near Lexington, VA bordering both Rt 11 N and I 81S and within 2 miles of the I64 W interchange.** High visibility, great accessibility, public water, sewer & high speed internet available and a natural gas line crossing the property which could be tapped for high volume users. A commercial entry is already installed and ready for roadways to be extended to the numerous potential building sites on the property. Currently zoned B-1 and Ag Transitional with the opportunity for varied usages (light manufacturing, commercial, retail, restaurants, hotels, multi-family and single family housing) or a combination of many. Sold in total but buyers can divide. The land lies in such a way as to allow for multiple uses which could compliment each other. The location can be accessed in less than 20 minutes from almost any part of Rockbridge County and a good portion of Augusta.. **\$3,500,000**





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## TWO FOR THE PRICE OF ONE



### 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 **\$799,000**.

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

## 15 ACRES!



### 440 Hollow Lane

15 Minutes from Lexington on a wooded hill overlooking the quiet country road known as Hollow Lane sits this modern, inviting cabin. Rustic, yet refined, it is beautifully appointed inside with a large stone fireplace in the living room and another fireplace in the media room, tall windows to provide soft natural light, a garden level entry leading to an efficiency apartment/ in-law suite, gorgeous wood floors, and a recently renovated, tiled and spa-like bathroom. Outside, multi level decks wrap the house providing great vantage points to view the daily flow of wildlife and numerous personal observation points to watch the ever changing light show from the brilliant night sky. Rooftop solar panels keep electrical costs to a minimum and a whole house generator kicks on automatically should power be interrupted due to inclement weather. Comfortable, welcoming, private yet easily accessible, this home sits on 15+ Acres of woodlands and is the perfect size for a full time residence or a weekend getaway close to W&L, VMI, the Virginia Horse Center, National Forest, Virginia Game Commission lands and all of the wonderful attractions of downtown Lexington and historic Rockbridge County.

**\$689,000. Call Janie at 540 460 1932 to schedule a tour.**



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## THINGS TO LOOK FOR WHEN BUYING A HOUSE

House hunting can be intimidating. A house is a huge investment and affects your lifestyle for years. It's also scary to think of all the things that could go wrong after a sale. There are five key things you should consider when you go house hunting to make it a more successful undertaking

### 1. Location, Location, Location

What kind of neighborhood is it? How good are the schools? How close are you to restaurants and to where you want to buy your groceries? What is the tax rate? Aside from road infrastructure, location characteristics can change a lot for the better or worse over 5-10 years; location is important but be cautious of giving it too much sway.

### 2. Structural Conditions

Much about a house can be changed. The foundation, frame, and roof are the bones of a house; everything else about a house is built around them. If the bones are good, you can concentrate on changing more stylistic things. If you have to sink big money into structural problems that could cause more issues and be recurring. It's going to take away from your ability to turn your new house into your dream home.

### 3. Electrical and Plumbing

Older homes were not built to handle the electrical demands we have today. It's frustrating to have inadequate outlets and is potentially dangerous to overload existing outlets by using appliances with higher power demands than a circuit has capacity for. Old plumbing can be problematic, either just old and leaking or running through lead pipes, to low water pressure. Both electrical and plumbing fixes are expensive. New houses are not immune to problems

### 4. Flooring

Flooring is a large part of a home's ambience. Don't hold a home's flooring against it while you are house hunting. Flooring is something which can be changed fairly easily – as long as you follow the right steps to floor installation. Tile, laminate, wood and carpet flooring, there is a wide range of choices to suit your budget. Only painting has a better return on investment than updating flooring.

### 5. Floor plan flow

Is the square footage used in a way that makes sense to you? Is there enough space? Are the areas you use most convenient to each other? Do you prefer an open floor plan or rooms that are set apart? A house needs a floor plan that works for your life.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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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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- 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!

**NEW  
PRICE**

**4 White St.  
Lexington**



**.44 acres \$995,000**

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

**6 Coe Place  
Lexington**



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

- 4,032 ft<sup>2</sup>, 3 Bedrooms, 3.5 Baths
- Classic Virginia style on elevated cul-de-sac
- Short stroll to Lexington Golf & Country club!
- Minutes to downtown Lexington

**NEW  
PRICE**

**24 High Meadow Dr.  
Lexington**



**.54 acre \$599,000**

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

**NEW  
PRICE**

**521 S. Main St.  
Lexington**



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

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

**NEW!**

**41 Chamberlain Lp.  
Lexington**



**.12 acres \$449,000**

- 1,803 ft<sup>2</sup>, 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!

**363 Valley Pike  
Lexington**



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

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

**NEW!**

**35 Mill Court  
Lexington**



**.40 acres \$299,000**

- 1,412 ft<sup>2</sup>, 3 Bedrooms, 2 Full Baths
- Jackson Hgts. Subdivision - Close to town.
- Maintenance Free front yard, back deck with pergola
- House Mountain views.

**NEW!**

**702 Anderson St.  
Glasgow**



**.34 acres \$239,000**

- 1,839 ft<sup>2</sup>, 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!



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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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## OSAGE LANE

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

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

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

Lovingly built and cared for by the same family for over 45 years. Offered now for **\$850,000**



## HOUSTON STREET

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



## SOUTH LEE HIGHWAY

Check out this cozy two-story bungalow on 2.6 acres in southern Rockbridge County featuring living room, eat-in kitchen, dining, 2-3 bedrooms, bath and laundry area. Covered front porch, large back yard with storage building. Just minutes from historic Lexington & Augusta County, W&L, VMI, and the I-81 corridor. Nearby Rockbridge Vineyard & Brewery and The Cyrus McCormick Farm & Museum. Great opportunity for first time home buyer, retiree, or investor with proven rental history. **WHY PAY RENT** when you can own your own home for only **\$169,500**



## 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**



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

**REFER TO PAGES 6-7 FOR MORE INFORMATION AND PICTURES**





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### NEW LISTING



### 2445 Chestnut Avenue, Buena Vista

Charming 3 bedroom 2 bath home close to SVU with fireplace in living room, screened in porch, full basement with family room, bedroom and bath and large laundry room. **\$259,000**

### REDUCED – LAKE LIFE



### 470 JERAMIAH RUN

Welcome to this stunning 6 bedroom, 4.5 bath lakefront home located at the end of a cul-de-sac on a private lot with nearly 200 feet of waterfront on beautiful Leesville Lake. Whether you're looking for a weekend getaway or a full-time lakefront home, this property is ready to make your lake living dreams a reality! Owner is Brother/Son of the Listing Agents. **\$799,950**

### SOLD



### 412 Morningside Drive, 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**

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