

BLUE RIDGE PROPERTIES



**Beautiful Custom One of a Kind Home In Sought
After Rockbridge County Location on 31 acres.
Janie and Mary Beth Harris with James River Realty.
See pages 6 – 7.**



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OCTOBER 2025

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

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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**



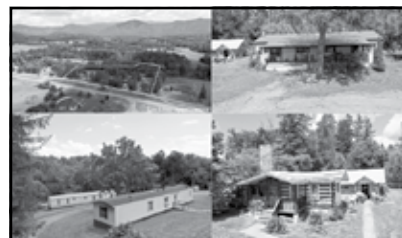
Forge Road - 5 Acres

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**



5918-5938 N Lee Highway

8-unit residential rental portfolio centrally located in Fairfield, VA at I-81 exit 200 provides strong cash flow and high long-term occupancy. Over \$47,000 of annual in-place rent with potential upside to rents with improvements. Three separate tax map parcels totaling 6.29 acres with long frontage on U.S. Rt. 11 provides future redevelopment potential. The portfolio is comprised of the "Black and White Cabins" property, featuring one single family cabin and two duplexes, and the "Conners" property, offering a large single family brick residence and two singlewide manufactured homes. Sold AS IS with qualified buyers strongly encouraged to conduct due diligence prior to a contract. **\$449,000**

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Boundary Line Lane 4 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**



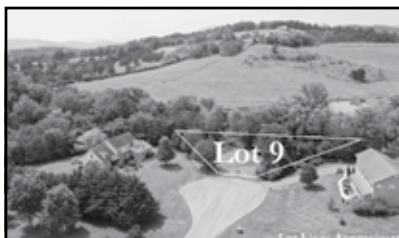
Shenandoah View Drive 8.65 acres of parklike grounds with spectacular building sites and extraordinarily dramatic long-range views of the Blue Ridge Mountains is ideal for a custom residence or equestrian estate. Featuring gorgeous sunrise views and scattered trees, this premium property is secluded 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 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 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**



Lot 3 Meadowview Estates Quality building lot consisting of 0.768 acres in a quiet residential area only minutes from downtown Lexington, Washington and Lee University, VMI, and the Virginia Horse Center. Fronting on a paved road, the lot lays well and offers public utilities and neighborhood green space. **\$42,500**

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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!

\$8,000

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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158 Forest Hill View

Experience elegance and quality in this beautiful home situated on 3.75 private acres. Formerly the home of NFL coach Bobby Ross, the impressive two-story foyer leads to a gorgeous living room with vaulted ceiling, a gas fireplace and views of the backyard. The first floor offers expansive living spaces including formal dining room, a kitchen open to a family room and two first floor offices. The large primary suite is located on the main level with two walk-in closets, a spacious bathroom and access to the back patio. The second floor hosts two guest rooms and two separate bonus rooms, ideal for work or play. Enjoy the outdoors year-round from the screened-in porch. Yard has mature shrubs and trees, a professionally installed pond and a storage shed. Brand new roof installed in June. **\$769,000**



22 Seaman Circle

Escape to your own private retreat with this beautifully updated 3BR, 3BA home, set on 38 acres. This one-of-a-kind property offers the perfect blend of modern comfort and serene country living. Step inside to discover a fully renovated interior featuring an updated kitchen with sleek countertops, stainless appliances, and new cabinetry—perfect for both everyday living and entertaining. The open floor plan flows effortlessly into the great room with fireplace and open dining area. Main floor offers large primary suite with newly renovated, spacious bathroom. Lower level offers family room, office and guest room. Enjoy your days lounging poolside or simply soaking in the most amazing mountain views off the back deck. Fenced in yard, barn, equipment shed and plenty of space for animals. **\$719,000**



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**



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. **\$425,000**



Lilly Bell Lane – 0.50 Acres

Build your dream home on this beautiful half acre lot located in the desirable Ponds subdivision. Offering scenic views and fantastic neighborhood amenities, this open and level building lot is ideally situated. Enjoy access to the neighborhood amenities including a clubhouse, indoor and outdoor pool and gym. Whether you're planning your forever home or a weekend retreat, this lot provides for a remarkable opportunity. With limited building lots left, don't miss your chance to own a piece of this sought-after neighborhood! **\$60,000**



Smokey Row Road - 2 Acres

Fantastic building lot on 2 acres in Rockbridge County. Lot has been recently cleared and is ready for you to custom build your home. With an elevated building site, the backyard views take in the beautiful mountain views. Partial fencing has been recently added. A great opportunity to purchase a building lot to build now or hold until you are ready to develop. **\$35,000**

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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. 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.

\$1,100,000



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198 IGLESIAS DRIVE MILLBORO, VA Spectacular Family Compound and Equine Facility. Custom 18 room manor house (2007) has only the finest materials and features, that include large living area, 6+ bedrooms, 5.5 baths, quality kitchen, multiple fireplaces, Brazilian cherry and marble flooring. Separate yet attached apartment, indoor lap pool, recreation room, wine cellar, three car attached garage, beautiful porches, vestibules and sitting areas. The 338.59 acres have awe-inspiring views in every direction with well-groomed pastures, white board fencing, bottomland hayfields, mixed woods and over a mile of Mill Creek. Auxiliary housing includes three tenant homes and an array of large, beautifully crafted special purpose barns for equine activity, including quality stables **\$7,650,000**



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, MGW 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!**



SOLD

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



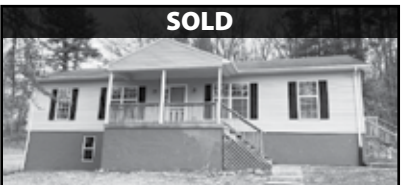
UNDER CONTRACT

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**



SOLD

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



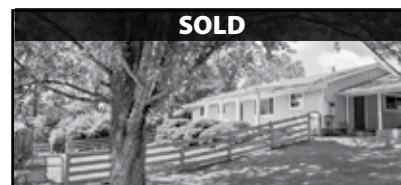
SOLD

55 BEE TOWN ROAD WARM SPRINGS Amazing 4 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**



UNDER CONTRACT

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!**



SOLD

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 get-away 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 .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!**



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 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! **\$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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Property Manager

540.817.0207

Ckelkins@howardhanna.com

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

NEW LISTING



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**

UNDER CONTRACT



LOT 16

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



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**

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! **\$424,000**



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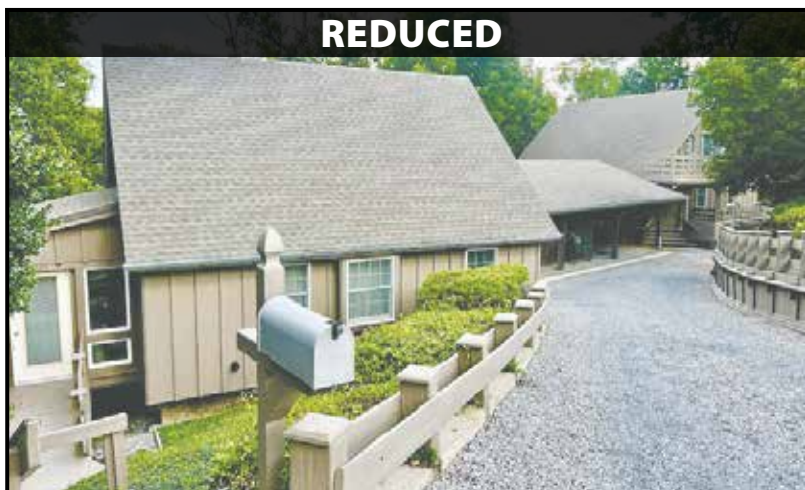


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214 S. MAIN STREET, LEXINGTON
JamesRiverRealtyVA.com
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Janie Harris | BROKER
540.460.1932



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.



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**



UNDER CONTRACT

440 Hollow Lane, Lexington

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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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



290 Thoroughbred Circle, Lexington

This move-in ready, 1 owner home has been lovingly maintained and is neat as a pin! Built new in 2020, this 3 bedroom, 2 bath features a spacious kitchen with granite countertops and a stone fireplace that adds to coziness of this sweet house. The primary bedroom has a walk-in closet and en suite bath. Sip a coffee on the screened in back porch while enjoying the privacy of your fenced in backyard. \$329,000



251 Alpine Lane, Lexington

A modern day hilltop castle complete with twin turrets holds a commanding location between Lexington and Buena Vista with views of the Blue Ridge Parkway and National Forest before it and access to the Maury River below. A beautiful ground level apartment is equally luxurious and provides opportunity for a multi generational living arrangement, a huge privacy apartment with separate access for guests or tenants or simply an outstanding space for the ultimate recreational room complete with full sized kitchen, living room with fireplace, office with built in custom bookcases, second primary suite and covered patio. A greenhouse, raised garden beds and workshop round out the eight acres offered. \$1,250,000



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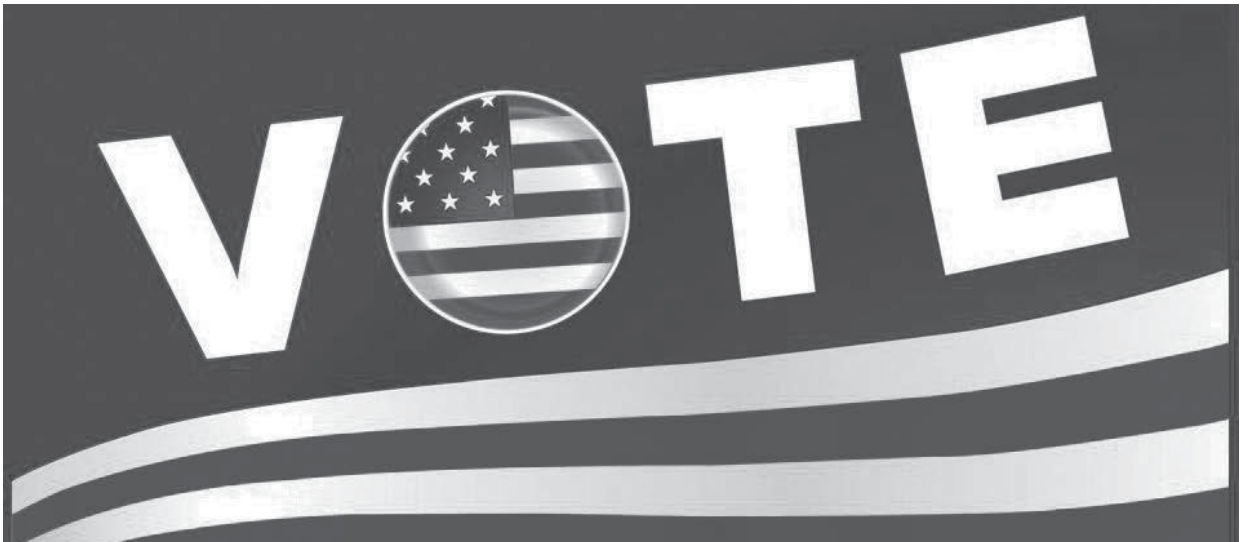
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and some local offices, (varies by locality)**

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*"Call for assistance with all
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UNDER CONTRACT



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 country living with in-town amenities. Convenient to historic downtown Lexington, W&L and VMI. **\$449,000**

NEW LISTING



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 \$339,000**



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**



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 \$295,000**

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**



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Paula Martin
Realtor®, Assoc. Broker
540.460.1019

NEW PRICE

69 Farmhouse Rd. Rockbridge Baths



.72 acres \$395,000

An elegant brick ranch with white columns awaits you in historic Rockbridge Baths. Located on a hilltop a short walk to the Maury River. Just 2 miles from Goshen Pass, where generations have enjoyed fishing, swimming, picnicking and kayaking! Surrounded by a wooded hill, looking out at Hogback and Jump Mountains, this home will feel like you are on a perpetual vacation.



- 1,890 ft², 3 Bedrooms, 2.5 Baths
- One floor living, 2-bay attached garage, Full basement
- Walk to Maury River for fishing, boating, swimming
- 15 minutes to downtown Lexington

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

702 Anderson St. Glasgow



.34 acres \$199,500

- 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 bar wooden barn.

TBD McClure Blvd. Fairfield



3.74 acres \$69,000

Looking to build your dream home in the heart of the Shenandoah Valley? Located in the rural Ridgemoor is parcel offers expansive views of the Blue Ridge Mountains. Privately situated on a cul-de-sac. Gently sloping and level fields provide the perfect building site.

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.

25-4 Beverly Ct. Lexington



.02 acres \$220,000

- 1,088 ft² living space close to Lexington.
- 3 Bedrooms each with Full Bath, additional 1/2 bath
- Spacious eat-in kitchen
- Private brick patio in the rear, perfect for cook-outs.

NEW!

TBD Alpine Drive Lexington



7.64 acres \$129,000

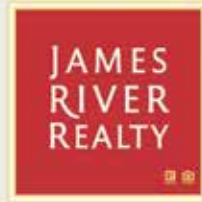
Elevated home site amidst forest and field. High Meadows is a lovely subdivision on a hillside facing Southeast with magnificent Blue Ridge views. Private. Close to Lexington and Buena Vista. No P.O.A. Love those forests! Love the fields. Love the views! Great neighbors!



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





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NEW LISTING



2821 Glasgow Highway

1.50 acres with singlewide trailer. Located conveniently between Buena Vista and Glasgow near National Forrest- call today for information! **\$75,000**

UNDER CONTRACT



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**

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