

EXCEPTIONAL HOMES AND LAND IN THE SHENANDOAH VALLEY

BLUE RIDGE PROPERTIES

Premier Edition



Oakland, 221 Acres
Deerfield, Shenandoah Valley

MARCH 2011

FREE

Presented by *Royer & McGavock*

See page 7

For Advertising Information,
Call 540-463-9781 or
Visit BlueRidgeProperties.com

RIDGEMORE

Ridgemore is a covenanted community with several acreage parcels available. Located between Lexington and Staunton.

- 2 acres with Blue Ridge views, \$59,900.
- 4.6-acre elevated site with views of House Mountain and the Blue Ridge. Spectacular! \$89,900.
- 11-acre parcel w/stream & a bit of woods, ideal for horses! View of House Mountain from homesite. \$99,900.

Owner Financing Available.



Robert Thomas

REALTOR®

(Owner/Agent)

Direct: (540) 470-7579

ValleyBrokers1@gmail.com

www.RobertThomasRealtor.com



Brand New Community in Stuarts Draft!

The Model Home is under construction now and homes are already selling!

Call Beth (540-241-5986) with Valley Real Estate Brokers for your tour of homesites and information on these homes.

Not ready to buy?

These homes are available to Rent-to-Own!



OVERLOOK



Leah Thomas
540-448-0393
www.Monticola.net



Monticola

MONTICOLA (c. 1853) is a member of a very exclusive club. This fully-renovated pre-Civil War plantation home sits high on a hill near the southern tip of Albemarle County. The home boasts almost 7,000 square feet, including a gourmet kitchen, master suite, formal double parlor and billiard room.

Original details, such as the heart-pine floors, 11 working fireplaces and two sets of pocket doors, were all retained during the renovation process. The grounds feature a pool and six outbuildings. Two are original: the smokehouse and a larger structure that could be converted into a studio or guest cottage.

The 102-acre parcel with stream frontage lends itself perfectly to equestrian or vineyard use. Additional acreage available.

MONTICOLA is now available with 102 acres for \$2,995,000 (or with 292 acres for \$4,595,000.) Trades considered.



Rent-to-Own!

Contact Grindl Haney at 540-949-5151 for more information on Countryside's exciting Rent-to-Own program!

Earn up to \$10,000 in rent credit to help with your closing costs!

All of the homes featured on this page, as well as Overlook on the preceding page, are eligible!



FISHERSVILLE: Rosemary Ridge features several floorplans to choose from:

- 2 bedroom, 1.5 bath, upstairs: \$895
- 1 bedroom, 1 bath, garage: \$860
- 1 bedroom, 1 bath, end unit: \$760

Coming Soon: 1 bedroom, 1 bath ADA-compliant unit with garage! \$870/month!
All are available in our Rent-to-Own Program!



Windward Pointe

This 2,100 SF home has 4 bedrooms, 2.5 baths. Two are being built right now! One with and one without a basement. (With basement: \$359,900 or rent for \$1,695; Without basement: \$339,900 or rent for \$1,595.)

Windward Pointe is Fishersville's exclusive neighborhood with sidewalks and streetlights, and it's convenient, too!

Harrisonburg



Exclusive Crossroads Farm! Luxury at every turn! 5 BR, 4.5 BA, and all the amenities! Stunning kitchen, ballroom-inspired master bedroom w/enormous bath & closet, wet bar in basement. \$2,900/month or \$901,100.

Northwood (Crimora)



The Opal: Affordable ranch with 1,367 SF. Private master suite, open living area. All for \$1,095/month or \$204,900.



Planned with nature in mind. New homes now being constructed. Patio home lots now available. Amenities abound – community building with exercise room and banquet room for private parties, indoor heated pool, outdoor pool, large patio area for summer use and ponds for fishing. Located only five minutes from historic downtown Lexington. Lots priced from the mid \$50s. Public water and sewer. Excellent financing available.



Spring Ridge

Northern Rockbridge County

Boasting unbeatable views of the Blue Ridge Mountain range, a small pond for fishing, public water and sewer. Close proximity to major highways makes this the ideal property for a new home. Owner will build to suite and lot prices start in the mid-\$40s. A 3 bedroom, 2 bath home (including lot) starts at \$165,000.



New Home • Lexington

Great location! New construction with upgrades. This home features 9- and 12-foot ceilings, hardwood floors, ceramic tile and a gourmet kitchen with silestone countertops. Wired for surround sound. This is truly a must-see! \$295,900



116 N Main Street
Lexington, VA 24456
540.464.1128

Information Deemed Reliable
But Not Guaranteed.



Your Regional Real Estate Resource

Clover Hill Farm, Stuarts Draft



147-Acre Working Farm ~ Updated 4000+ SF Residence ~ \$ 2,500,000
15 Acres ~ Residence, Shop, Office ~ \$1,250,000



Gothic/Victorian style farmhouse boasts of its architectural details and large-sized rooms found only in older homes. Graciously updated and renovated with a winning blend of old and new, yet maintaining its charm. The splendor of heart-pine wood floors, fireplaces in most rooms, working transoms, a built-in china cabinet in the formal dining room, and a magnificent staircase plus a second staircase off the kitchen are distinctive features found only in your older stately homes. Enjoy its new kitchen with an island, fireplace, and stainless steel appliances, conveniently located and will be the heart of this home. Carefully remodeled to preserve its charm of yesteryear, it is waiting for you to call it yours. Surrounded by a 147-acre working dairy farm with a detached office, machine shop, barn, milking parlor, silos, sheds, pasture and tillable land--all are available for you. Conveying with as many of these amenities as you desire. You can be living on a working farm, a gentleman's farm, or just a small amount of land in a gorgeous setting with incredible mountain views.



You Will Be Pleasantly Surprised

Recent updates and features you will love make this northend Staunton residence a must-see. Wood floors throughout, 2 full remodeled bathrooms, central

A/C, wood burning fireplace, enclosed porch, screened porch, new appliances, new vinyl exterior siding, 3 bedrooms, and off-street parking. \$164,900 MLS#59463



5 Acres Tranquil Setting

Spacious great room exits onto large rear patio, 4 bedrooms including 1st floor master suite, 2½ baths, wood floors on main level, cozy office/den w/woodstove,

balcony sitting area on second level, & 2-car detached garage. Located in the Churchville area. \$349,900 MLS#59559



Enjoy Nature Handicapped Accessible

1-acre lot in peaceful country setting. 3740 finished square feet. Ideal for two-family living or large family needing extra space and privacy. Private entrance for second level complete with

kitchen and laundry area. 4 bedrooms, 3 ½ baths, hardwood and ceramic floors throughout, office, tilt-in windows, stainless appliances and underground utilities. \$382,700 MLS#59572



Great Place to Start or Investment Opportunity

One level cottage features hardwood floors throughout, 9-foot ceiling height, wood burning fireplace, screened porch, two built-in corner cabinets in dining room, and two

bedrooms. Detached garage with double sided fireplace provides the perfect spot for outside gatherings. Located in the Fort Defiance school district. \$119,900 MLS#59538

Information Deemed Reliable
 But Not Guaranteed.



28 Imperial Drive
 Staunton, VA 24401
 540.213.8700



Your Regional Real Estate Resource



Long Valley Farm

Middlebrook, Virginia



Long Valley Farm is located in a very pastoral setting and encompasses 245± acres. It is located 12 miles SW of Staunton with road frontage on both the Village Rd (Rt. 252) and Mish Barn Rd (Rt. 876). The house is approached by a private paved tree lined lane and separated from the pasture by one-half mile of white board fence.

Price: \$2,325,000

The Middlebrook area is known for the superior Frederick Loam soil. Annual soil samples have been analyzed and used to maintain a high level of soil fertility.

A dependable small brook meandering near the residence and barns creates a beautiful setting. A quaint brick residence is located centrally to the barns and work area of the farm. The home was built about 1929 and consists of 4 bedrooms, kitchen, dining and living room, television room, 2 baths and screened-in porch. The country kitchen is fully equipped with modern appliances and recently installed cabinets, island and hardwood floors. MLS #58813

Warm Springs, VA

265 Bear Rock Ridge Road

DIRECTIONS: From Warm Springs, take Rt. 220 N for 4 miles, then right on Muddy Run Road (Rt. 614), go 5.6 miles to 265 Bear Rock Ridge Road. Take driveway 1.7 miles through National Forest to house.



A once in a lifetime opportunity to purchase a property like this mountain top home. Unmatched privacy, with long mountain views. The house is a beautiful contemporary with 13' ceilings upstairs, tile and wood floors, incredible kitchen with blue eye granite counter tops, incomparable cabinets, 23'6" x 8' entry foyer, large master bedroom suite with closets galore and bathroom with large shower and jetted soaking tub. Approximately 15 minutes from the Homestead Resort. A very secluded 266 acres. The property borders the Jefferson National Forest on 3 sides. Includes separate 52'x16' guest cottage and many outbuildings. MLS #57154.

An Excellent Value Priced at: \$1,800,000

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Paul M. Coleman
153 James River Road,
Scottsville, VA 24590
434/286-2071 or 434/286-2423



OAKLAND

221 acres in center of Deerfield Valley west of Staunton.

Once an inn for the stage coach Wagon Road West in the early 19th century. Stonewall Jackson, Prince Jerome Bonaparte, General Santa Anna, and other notables signed in Oakland's guest register. Now a four bedroom home, with large well lighted rooms, fireplaces and 11' ceilings, farm buildings. 270 degree panoramic views of National Forest mountains. 221 mostly open, level acres, long frontage on both sides of Deerfield Valley Road and also long frontage on the George Washington National Forest (over a million acres) at the rear. \$1,175,000.



THE OAKS

National Register and Virginia Landmark. Exceptional location, taste and condition. . Queen Anne,

Eastlake, other styles, built 1888 by noted Civil War mapmaker Jed Hotchkiss, Highly original but with stylish new baths, award winning kitchen. A 34x24 Great Hall, very large rooms, high ceilings, unique mantels, seven bedrooms. Considering its architecture and lively cultural scene, Staunton, Virginia was hailed by the National Trust as a "Distinctive Destination". \$1,650,000.



400 ACRES FARM LAND AT \$4,000 OR 527-ACRE FARM WITH MANOR HOUSE, PARTY HOUSE, LAKE, BARN

This hilltop four-bedroom manor house enjoys a panorama of its level, fertile farmland, its six-acre lake with party house, and the Blue Ridge Mountains near Lynchburg. Almost all cropland, hayfields and pasture, with numerous streams and scattered mature trees, the farm now supports 180 cow-calf units. 400 acres excellent farm land for sale at \$1,600,000. Or entire 527 acre farm with manor house, party house, lake and barns for \$2,950,000. Owner will stay to manage if desired. Additional 578 adjoining acres with private golf course for sale.

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434-286-2071

For details and photos
of these and other
properties, see
kitcollins.com
or contact Kit Collins.



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wishes you a happy
St. Patrick's Day!**

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TIMES HAVE CHANGED...



The Holland Clan (circa early 1950's): Randy's grandparents, aunts, and uncles
Standing (L-R) Ardell, Nettie, Virginia, Bronson; Seated (L-R) Rufus (Randy's father), Hilda, Odell, Jacqueline & Jay

BUT NOT THE ENDURING PIONEER SPIRIT IN ALL OF US, THAT INSTINCTIVE URGE TO STAKE A CLAIM, CONNECT WITH THE LAND, AND MAKE OUR OWN HISTORY.

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Dutchman's Ridge

Brownsburg

Enjoying near and long-range Allegheny and Blue Ridge views captured from an elevated position sited on 68 spectacular acres located minutes from historic Brownsburg, midway between Lexington and Staunton, Dutchman's Ridge offers serenity and privacy and a solidly constructed home displaying woodwork of cherry, wormy chestnut, tiger maple, and pine. The living room and master bedroom each have cathedral ceilings and propane fireplaces. Advanced systems include dual furnaces, central air conditioning, and a generator. The full walkout basement provides ample storage. Wildlife is abundant.

Price: \$749,000



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