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## *Premier Edition*

### Emerald Cottage

Rockbridge County, Virginia

Presented by The Rick Alford Team,

REMax Town & Country

See pages 2-3



JUNE 2010  
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*We would like to personally invite you to Rockbridge County's newest development*

# *Henry Hill West*

**A PIECE OF HISTORY TO CALL YOUR OWN**

This outstanding development is located between Lexington and the village of Fairfield just off of Route 11. Take a short drive and visit this exceptional property as we feel you will be quite impressed with the layout, exciting views of the countryside and the Blue Ridge mountains. Even in these trying economic times we feel that purchasing land in Rockbridge County is a good and solid investment and *Henry Hill West* offers what the discriminating buyer is looking for.

## **BUYER'S INCENTIVE:**

As an added bonus we are offering 15% off the originally listed prices in 2010.

## **FINDER INCENTIVES:**

Do you know someone wanting to purchase property in historic Rockbridge County? Simply let us know and if they become part of the *Henry Hill West* family because of your recommendation you will receive a check for **\$1,000.00** at closing.

## **REALTOR INCENTIVES:**

Realtors are always welcome and a commission of **4%** will be paid after deductions and discounts at closing.

**We** sincerely hope you will contact us with any questions or concerns about the property or regarding incentives. Also, we will gladly send a detailed brochure or meet you for a private showing at your convenience.

**We** look forward to hearing from you soon!

***HENRY HILL Enterprises, LLC***

*Randy & Linda Holland*

**200 Rosa Le Drive, Fairfield, VA 24435**

**540-570-5569 • [breakinnuground@gmail.com](mailto:breakinnuground@gmail.com)**

**REALTORS WELCOME**





This lovely 27 acre Rockbridge County farm offers a traditional brick farmhouse (ca. 1850) and a wonderful guest cottage built in 2002. The farm consists of a post and beam bank barn, equipment barn, brick spring house, original one room log structure, and a swimming pool. This fine property is in beautiful condition and a rare offering between Fairfield and Brownsburg. \$679,000



Fully renovated brick manor home (ca.1840) with a long boundary along Lake Robertson grounds. Original floors, woodwork, and mantels at 4 fireplaces are examples of period architecture. Bold creek, studio/workshop, and abundant wildlife compliment this very private property. 74+/- acres adjoins over 500 ac. of State land for buffer and enjoyment. \$575,000



One Sheridan Row is a luxury condominium created as part of the historic renovation of the Sheridan Building in downtown Lexington, VA. This 2 bedroom, 2 bath home has a wonderful fireplace & outside rooftop patio. Original flooring & period trim have been retained in the design where ever possible. The sunny den & master suite are graced with beadboard wainscoting original to the building. \$545,000



Wonderful 2 story town home with vaulted ceilings offers hardwood floors, fine trim detail, skylights, butlers pantry with wet bar, 3 bedrooms 2 1/2 baths and excellent storage. Great screened porch overlooks green space. Priced \$50,000 below assessed value and close to W&L. This is a terrific opportunity in a fine town-home neighborhood. \$425,000



Rare find on Jackson Ave.! A solid brick home within walking distance of downtown, schools, W&L, and VMI. Beautiful landscaping, fenced front and back yards, front and back porches, stone patio and detached garage. House has a delightful kitchen, large living room with fireplace, cozy den, 2 bedrooms and a master suite and a large finished attic room with skylights and windows. \$524,500



Incredibly serene Passive Solar home designed by local architect (Lee Merrill). The 3 bedroom, 2 bath rustic contemporary home sits along Poague's Run with access via a low water bridge over Buffalo Creek. This amazing property is not far from Historic Lexington, Virginia but worlds away from the ordinary! Great room with woodstove and extensive decking overlooking the year round stream. \$285,000



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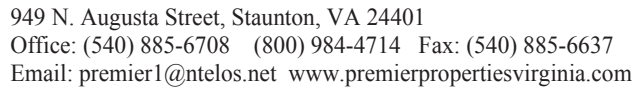


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[illegible]

Traditional two story home with 5 bedrooms, 3.5 baths, kitchen-dining combination with fireplace, formal dining room, full basement with drive-in garage; many upgrades! Large landscaped lot.  
**\$329,900 Call Charlotte Mask, (540) 448-5258**

Spacious home near historic downtown now operating as a B & B. Owner's suite plus 5 guest rooms. Beautiful woodwork, 4 fireplace, sprinkler system and many other features.

2010 GAAP MLS

Located downtown in Staunton's Newtown Historic Dist. Large rooms. High ceilings. Maple floors. Beautiful mantle details with original beveled mirrors and tile surrounds. Upgraded kitchen has unique, oversized folding door that open to a private screened porch. Second floor library could be 4th BR., 3.5 baths in this 3000 sq. ft. home. **\$445,000.**  
**Call Carol Morency, (540) 294-2148**



In the heart of beautiful, unique homes on E. Beverley Street. Move-in condition, with 4 bedrooms, 4 baths. Endless Wave pool, off-street parking. Iron grillwork surrounds landscaped hillside. **\$637,000.**  
**alicedewitt@verizon.net**



**1866 Springhill Rd**  
IT'S GORGEOUS INSIDE! So beautifully maintained. 4 Bedrooms, 2.5 baths, at Springdale Farms Subdivision on 2.7 acres. You won't want to miss seeing this well kept traditional style home. **\$279,900**  
**Call Lynn Wagner, (540) 476-1957**

This house offers a *spacious, open floor plan* on a five acre lot with beautiful views. There are numerous features that make this house stand out including nine foot ceilings, hardwood floors, two car garage, engineered trusses, a large walk out basement, and custom cabinets in the bathroom and kitchen. Nice master bedroom suite. **\$429,000. call Seth Lovell. 540-292-8116.**

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## An Innovative and Peaceful In-Town Sanctuary

5 & 7 Wallace Street  
Lexington



Private, Secluded Patio & Gardens



Formal Dining Area



Design Studio

### This is a Peaceful place...

See for yourself how this house shows contemporary flair while being a true sanctuary nestled among the stately homes that comprise this Lexington City neighborhood. The owners, an Interior Designer and Artist team, have transformed this home into a one of a kind private sanctuary surrounded by 24' bamboo walls. 1st level has a full guest-suite with separate entrance. Lovely Studio/Office space a few steps from the main house. The property has very elegant stone courtyard and lush trees & landscaping. Custom Poggenpohl Kitchen!

- 2,433sq. ft. quality, finished living area.
- 5 bedrooms, 3 full baths.
- Porches, Patios, Private Garden Spaces
- Situated on .34 ac. in Lexington.
- Two separate paved driveways & carports.
- Separate Rentable apt. on 1st level
- Separate Cottage overlooks gardens. Perfect for overnight guest, art studio, office.

**Priced at \$449,000**

### We'd Love to Talk!

540-464-1055 (Office)

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## *The Oaks* Staunton, Virginia



This 10,000 sq. ft. masterpiece was created in 1888 by Jed Hotchkiss, the outstanding Civil War map maker and later a prominent author, publisher, mining consultant, and developer. A charming blend of Queen Anne, Eastlake and many other styles, The Oaks is now on the National Register of Historic Places and is a Virginia Landmark. Featuring seven bedrooms, nine fireplaces with unique mantels and tiles, stained glass windows, high ceilings, the generously proportioned rooms include a Great Hall, a very large Library, and a Studio often used as a theater. Staunton MLS# 56534, Charlottesville MLS# 475012.



### STONEWALL FARM

Stonewall Farm is a very quiet nine-acre mini-farm in northwestern Augusta County. The four-bedroom, three bath farmhouse, nicely landscaped, has been recently beautifully renovated. There is also a two-car garage and a small barn. The land is almost all pasture with spectacular hilltop views of the Alleghanies. \$337,000. MLS # 54179.



### SHENANDOAH VALLEY HILLTOP FARM

12 to 53 mostly open acre farm with panoramic views of the Blue Ridge. Exquisite and immaculate renovated and modernized 19th century farmhouse with copper roof, many other quality features. Very private. \$395,000 to \$795,000. Staunton MLS# 56450.

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## BRAND NEW HOME



Brand new! Amazing home with great details. Open floor plan, stone fireplace, screen porch, water garden, private setting, 4 cleared acres, easy access to Bedford or Vinton, generator wired, water treatment system, security system, home is cable, video, phone wired, 9 ft. ceilings, new appliances, custom cabinets. \$370,000

## RENOVATED FLOOR PLAN



Extensively renovated with open floor plan with loft/full bath upstairs. 2-story great room w/ stone fireplace and beams. Kitchen w/ granite, stainless appliances. Lg. master w/ fireplace, lg. ceramic-tile bath and lg. walk-in closet. Board and batten construction. Gorgeous setting w/ stream and pond. Pretty landscaping w/ 2 dry-stacked stone walls, swimming pool w/ bluestone decking. Wildlife. Log cabin guest house w/ 2 BR, LR w/ stone fireplace, kitchen and bath. \$495,000.

## BEAUTIFUL PROPERTY

**CONTRACT PENDING**



Beautiful property adjacent to home on 9 acres on the market. Currently in hay for land use. Private, beautiful views, mostly cleared without deed restrictions. \$145,000

## CONTEMPORARY FARMHOUSE



Contemporary farmhouse with 3 fenced paddocks, 2 car attached garage, energy efficient geothermal heat, master suite on first floor and in-law suite in basement with wet bar and work room area. Small shed with electricity and water can be easily converted into a barn. Less than one mile from I-81 interchange at exit 156. \$385,000

## WILLIAMSBURG ESTATE



Replicated Williamsburg estate home overlooking 115 rolling acres of pasture. All fenced and cross-fenced w/ automatic water throughout, beautifully maintained paddocks w/ 4-stall enclosed roomy barn w/ an additional tie-stall area, double hay loft, storage, hot/cold water and much more. Several other outbuildings. Home has master suite and a guest suite, two steam showers, 6 fireplaces, big eat-in country kitchen. \$1,890,000.

## COUNTRY FARMHOUSE

Charming country farmhouse, large front porch, sun-room on back, open floor plan, furnace and heat pump. 2005 enclosed barn - 3 stalls w/ wash rack, tack room, hot water hookups, run-ins on Rockbridge Hunt property. \$230,000.



# SUSAN BAILEY

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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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