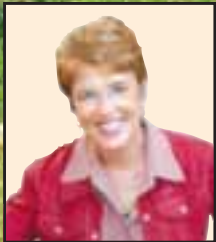
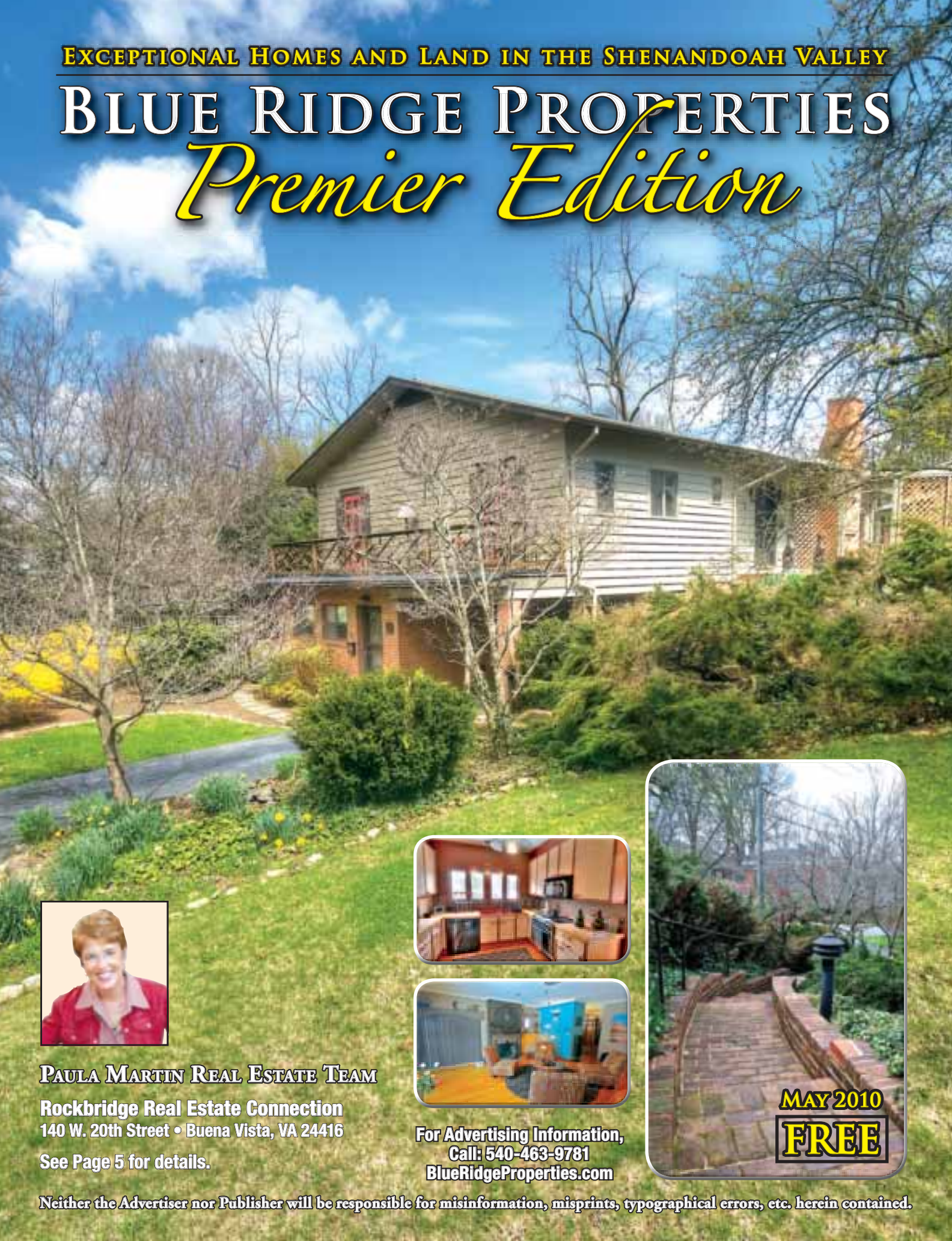


EXCEPTIONAL HOMES AND LAND IN THE SHENANDOAH VALLEY

# BLUE RIDGE PROPERTIES

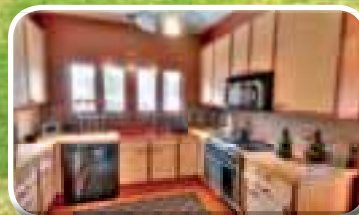
## *Premier Edition*



**PAULA MARTIN REAL ESTATE TEAM**

**Rockbridge Real Estate Connection**  
140 W. 20th Street • Buena Vista, VA 24416

See Page 5 for details.



For Advertising Information,  
Call: 540-463-9781  
[BlueRidgeProperties.com](http://BlueRidgeProperties.com)



**MAY 2010**  
**FREE**

Neither the Advertiser nor Publisher will be responsible for misinformation, misprints, typographical errors, etc. herein contained.

"I TOOK THE ONE LESS TRAVELED BY,  
AND THAT HAS MADE ALL THE DIFFERENCE."  
-ROBERT FROST, 1916



All the comforts  
of home



Green features  
and garden areas



Relax and enjoy  
songbirds and deer



Recline near the hearth  
on a long winter evening



Luxurious details,  
native milled woods



Fly fishing, hiking &  
biking close by!



Entertain family & guests  
in this spectacular kitchen!

**THE RICK ALFORD TEAM**



Rick Alford,  
Broker/Owner GRI ALC  
Rick@RickAlfordTeam.com  
Cell: 540-460-3372

Natalie Shulkin,  
Sales Associate  
Accredited Buyer Representative  
Natalie@RickAlfordTeam.com  
Cell: 540-570-2000



Helping Buyers & Sellers Since 1988

**RE/MAX**<sup>®</sup>



**TOWN & COUNTRY**



Each Office Independently Owned & Operated

31 South Main Street  
Lexington, VA 24450

Office: 540-463-7629 (RMAX)  
Toll Free: 800-772-7629 (RMAX)

Property Management Services Available



Neighbors and friends!



"Follow the road less traveled to Emerald Cottage!"

**YOUR PRIVATE MOUNTAIN PARADISE!**

- 5 acres, mostly wooded, spring & creek
- Top quality log and frame home
- 3+ bedrooms, 3 baths, 3,000 sq. ft., hardwood floors
- Open floor plan, Gourmet kitchen, great room
- Luxurious Master Suite with marble tiled bath
- Zoned heat, central air, 2 wood stoves
- Deeded National Forest access, close to the Blue Ridge Parkway, 5 college towns, skiing & more!
- Offered at \$397,000 - Contact Rick or Natalie TODAY!
- Additional 19+ acres available, call for details



Nature's beauty

[WWW.REMAX-TOWNCNTRY-LEX-VA.COM](http://WWW.REMAX-TOWNCNTRY-LEX-VA.COM)

# Are you dreaming of a country lifestyle?



*We can help make it happen.*

## We Make Loans for:

- Homes & Estates
- Farms & Farmettes
- Land & Construction
- Livestock & Equipment
- Barns & Facilities
- Recreation Properties

 **FARM CREDIT**  
**Country Mortgages**   
800.559.1016



[WWW.FARMCREDITOFVIRGINIAS.COM](http://WWW.FARMCREDITOFVIRGINIAS.COM)



Office: 540.261.8888  
 Fax: 540.261.6735  
 140 West 20th St., Buena Vista, VA 24416



Skip Ramsey, Realtor® Broker  
 540-570-3712



Betty Gilliam, REALTOR®  
 540-570-6624



Keith Groah, REALTOR®  
 540-460-2526



**RAMSEY REAL ESTATE**  
 HAS BEEN **THE** ESTABLISHED,  
 DEPENDABLE REAL ESTATE FIRM  
 IN BUENA VISTA – SERVING ALL  
 OF ROCKBRIDGE COUNTY –  
 FOR MORE THAN 50 YEARS!  
 OUR AGENTS ARE ALWAYS  
 AVAILABLE TO ASSIST YOU.  
 CALL US TODAY : 540-261-8888



Marolyn Cash, REALTOR®  
 540-570-3147



Cathy Shiflett, REALTOR®  
 540-460-4004



Willie Ramsey, REALTOR®  
 540-570-3444



## 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)

540-460-1019 (Paula)


540-460-2277 (Steve)



PAULA MARTIN REAL ESTATE TEAM  
 140 W. 20TH ST. BUENA VISTA, VIRGINIA 24416



[WWW.YOURROCKBRIDGECONNECTION.COM](http://WWW.YOURROCKBRIDGECONNECTION.COM)



**Ward B. Huffman, CLU, CIC, LUTCF**  
 Agent  
 Huffman Insurance Agency  
 Nationwide Insurance and Financial Services  
 209 South Main Street  
 PO Box 794  
 Lexington, VA 24450

Tel: 540-463-7719  
 Fax: 540-463-7421  
 Cell: 540-461-3204  
 huffmanw@nationwide.com

Securities offered through Ward B. Huffman as a Registered Representative of  
 Nationwide Securities, Inc., P.O. Box 2430, Dublin, OH 43016, 888-323-2303.  
 Member NAAG, DBA Nationwide Advisory Services, Inc. in AR, FL, IL, IN, WV.  
 DBA Nationwide Advisory Services in MA, NY, OK.



**BLUE RIDGE LOG HOMES**  
 Route 11, Greenville, VA • 540-337-0033  
 BlueRidgeLogHomes@verizon.net • www.BlueRidgeLogHome.com



15-A N. Randolph Street  
 Lexington, VA 24450

PH (540) 464-1008

www.welshconstruction.com



JANEEN & TIM WELSH

**REBCO**  
 CONSTRUCTION, L.L.C.

\*\*\*\*\*

540-261-3735 (Office)  
 540-460-4440 (Cell)  
 NJDecker@yahoo.com

Residential Building  
 "Downsize and  
 simplify your life."

KRISTIN'S  
 COTTAGE  
 HOMES, LLC

OFFERING  
*Southern Heritage*  
 HOMES

**MORE THAN 30 YEARS EXPERIENCE!**



Welcome To  
**Bastian  
 Homes**



**BELINDA "BJ" POLAND**, Sales Manager  
 Office 540-248-5406 • Cell 540-383-5762  
 Verona-Sales@bastiancustomhomes.com

www.bastiancustomhomes.com



**LEXCON, LLC**  
 GENERAL CONTRACTOR

JOHN B. HENNIS  
 304-C MCLAUGHLIN STREET  
 LEXINGTON, VA 24450-2004  
 PHONE: 540-319-0500  
 FAX: 540-462-3795  
 E-MAIL: johnbhennis@gmail.com



**Three Sons Excavating, LLC**  
 Buena Vista, Virginia

**25 years experience.**  
**Licensed and insured.**

Roads/driveways • Foundations • Septic Systems  
 Demolition and Hauling • Land Clearing/Leveling  
 Water Lines • Ditches/Erosion Control • Fine Grading

**Terry Nelson** 540-461-3478 • ThreeSonsExcavating@yahoo.com



**COMMONWEALTH**  
 MORTGAGE GROUP

*We do more than close loans... We open doors.*

540-261-8894      540-464-6841  
 2066 Magnolia Ave      108 E Washington St  
 Buena Vista, Va      Lexington, VA 24450

APPLY ONLINE AT WWW.MTG3.COM  
Member of Virginia State Corporation Commission 9893261

# David James Homes

## Award Winning Builder

**Trust David James Homes to build your new home as if it were our own.**

*“I want to express my family’s appreciation to David James Homes for providing such professional service and hiring very professional contractors to work on our home. We continue to brag about our experience with you and refer you to as many people as possible.” - Christopher B. Clark*

- ◆ Summit Award Winner, Professional Warranty Corporation
- ◆ Family Owned with Over 30 Years Experience
- ◆ 10 Year Home Warranty by Professional Warranty Corporation
- ◆ 15 Year Dry Basement Warranty / Guarantee
- ◆ 5 Year Standards of Performance Warranty
- ◆ Build From Your Plans or Ours
- ◆ Carrier High-Efficiency Heat Pumps
- ◆ Cherry, Oak & Maple Cabinets
- ◆ 30-Year Architectural Shingles
- ◆ Bronze, Nickel & Chrome Moen Faucets
- ◆ Double-Hung Tilt Windows with Low-E Glass
- ◆ Poured Concrete Basement with 15-Year Warranty



**3 BR 2 BA 1856 Finished SF \$176,900**



**3 BR 2 BA 2212 Finished SF \$229,900**

**Ask About Our  
Builder Incentive,  
3% Off Up To  
\$8,000!**

## Affordable Stick-Built Custom Homes

*You Choose Everything About Your New Home In One Convenient Location!*

*Three Selection Showroom Locations To Serve You:*



ROANOKE	1415 Towne Square Blvd.	540-563-5020
LYNCHBURG	3911G Wards Rd.	434-239-5077
WINCHESTER	160 Rivendale Ct.	540-665-1827

*Or Visit Us at [DavidJamesCustomHomes.com](http://DavidJamesCustomHomes.com)*

**Monday through Friday 9 a.m. to 6 p.m.  
Evenings & Weekends By Appointment**

EXCEPTIONAL HOMES AND LAND IN THE SHENANDOAH VALLEY

# BLUE RIDGE PROPERTIES

Please be sure to pick-up the spring issues of  
**Blue Ridge Properties,**  
 your original real estate guide, serving the area for 20 years  
 See us online each month at [www.BlueRidgeProperties.com](http://www.BlueRidgeProperties.com).

Blue Ridge Properties Premier Edition & Blue Ridge Properties real estate guides cover Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties and Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Verona and Covington/Clifton Forge. For advertising information, please contact:



**Robin Heizer-Farris**

Post Office Box 183, Fairfield, VA 24435 • Messages and Fax: 540.463.9781

Email: [Robin@BlueRidgeProperties.com](mailto:Robin@BlueRidgeProperties.com) • Web Address: [www.BlueRidgeProperties.com](http://www.BlueRidgeProperties.com)

Neither the Advertiser nor Publisher will be responsible for misinformation, misprints, typographical errors, etc. herein contained.

## FARRIS PRECISION PAINTING, INC.



### SPECIALIZING IN:

DIFFICULT PAINTING JOBS, CHURCHES, SCHOOLS, INTERIOR & EXTERIOR OFFICES, BARNs, METAL ROOFS, FENCES, NEW, OLDER AND HISTORIC HOMES

**COMMERCIAL • RESIDENTIAL • LIGHT INDUSTRIAL • HISTORIC RESTORATION**

#### REPAIRS

GUTTERS  
 DRYWALL  
 PLASTER  
 GLASS REPLACEMENT

#### PREPARATIONS

PAINT STRIPPING/SANDING  
 CAULKING/GLAZING  
 PRESSURE WASHING  
 MILDEW REMOVAL

#### COATINGS

EXPERIENCED IN  
 APPLICATIONS OF ACRYLICS,  
 ALKYDS, LATEX EPOXIES,  
 STAIN & NATURAL FINISHES

#### APPLICATIONS

AIRLESS SPRAY  
 HVLP SPRAY  
 BRUSH  
 ROLL

**FREE ESTIMATES • REFERENCES AVAILABLE • CRANE & MANLIFT WORK**

**CLASS A STATE LICENSE AND INSURED CONTRACTORS**

# 463-9745

FAX 463-9781

PO. BOX 183 • FAIRFIELD, VA 24435

25 YEARS EXPERIENCE  
**VICTOR G. FARRIS &  
 ROBIN HEIZER-FARRIS  
 OWNERS**

[FarrisPainting@hughes.net](mailto:FarrisPainting@hughes.net)



*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**

Blue Ridge Publishing has been proudly providing  
our valued readers and advertising family with the

# BLUE RIDGE PROPERTIES *Premier Edition*

REAL ESTATE MAGAZINE SINCE **2004**

WE ARE YOUR **ORIGINAL** FULL COLOR  
GLOSSY REAL ESTATE REFERENCE FOR THE  
SHENANDOAH VALLEY INCLUDING ALL OF  
AUGUSTA AND ROCKBRIDGE COUNTIES

AS WE HAVE BEEN FOR **20 YEARS**, WE ARE  
HERE FOR YOU WITH YEAR-ROUND PERSONAL SERVICE  
THAT YOU JUST CANNOT ALWAYS FIND ELSEWHERE!

VISIT OUR WEBSITE REGULARLY AT  
[www.\*\*BlueRidgeProperties\*\*.com](http://www.BlueRidgeProperties.com)  
FOR AN ONLINE LOOK AT BOTH OF  
OUR MONTHLY PUBLICATIONS!

CALL OR EMAIL US FOR A MAILED SUBSCRIPTION  
OR FOR ADVERTISING INFORMATION!  
540-463-9781 [Robin@BlueRidgeProperties.com](mailto:Robin@BlueRidgeProperties.com)



*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. The 1.45 acre lot includes a large, private courtyard, a fish pond, multiple terraces, and a two-bay carriage house. 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.

*Royer & McGavock*  
L T D R E A L T O R S

153 James River Road  
Scottsville, VA 24590

**434-286-2071**

For details & photos on numerous other properties, contact



**KIT COLLINS**

**540-448-3718**

Email: [shenvalley2003@aol.com](mailto:shenvalley2003@aol.com)

[www.kitcollins.com](http://www.kitcollins.com)



### 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



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

Cell: 540-525-1844 • Office: 540-989-4555 xt. 285

SusanJimBailey@cox.net  
www.SusanBaileyRealtor.com

## WYLE A WAY FARM



FRED BURKS of Evers & Company Real Estate and SUSAN BAILEY of MKB Realtors take great pleasure in offering for sale Wyle A Way Farm, a magnificent 115 acre equestrian property located in Botetourt County just north of Roanoke, Virginia and at the gateway to the famed Shenandoah Valley of Virginia. This private location offers breath taking views of the Blue Ridge Mountains and is easily accessible to I-81 and the Roanoke Valley Regional Airport. The Virginia Horse Center- the state's premier equestrian facility- is just 45 minutes away.

661 Farmers Road • Fincastle, VA 24090 • **\$1,890,000**

**Fred Burks** 540-460-6614 • fredburks@hughes.net  
**Susan Bailey** 540-525-1844 • susan@starteamproperties.com



4400 Jenifer Street, NW  
 Washington, DC 20015  
**202 364-1700**

3801 Electric Road  
 Roanoke, VA 24018  
**540 989-4555**



## CHARMING COUNTRY FARMHOUSE



Three bedroom farmhouse with a large front porch and incredible views of the Blue Ridge. In the middle of Rockbridge Hunt Territory, this home features a cozy sun-room, large open floor plan, eat-in kitchen, tilt-in storm windows and a beautiful, well-designed enclosed barn with 3-4 stalls with run-ins, tack room and storage shed and more. A horse lover's dream on 4 acres!

160 Falling Springs RD , Glasgow, VA 24555 • **\$230,000**

**Fred Burks** 540-460-6614 • fredburks@hughes.net  
**Susan Bailey** 540-525-1844 • susan@starteamproperties.com



4400 Jenifer Street, NW  
 Washington, DC 20015  
**202 364-1700**

3801 Electric Road  
 Roanoke, VA 24018  
**540 989-4555**



## OLD FALLING SPRING MANSE, CIRCA 1856



Glasgow, Virginia. Welcome to this enchanting historic property, located 8 miles from Lexington, and listed on the National Register of Historic Places and the Virginia Landmarks Register. On over 8 acres with breathtaking mountain views, the property is surrounded by larger estates and offers 4 bedrooms, 3.5 baths, center entry hall, living room with fireplace, dining room, country kitchen, den, study, deck and in-ground pool. **\$699,000**

**FRED BURKS**

**Evers & Co.**  
 REAL ESTATE INC.



**540-460-6614**  
**202-364-1700**

www.eversco.com





Extraordinary home sitting on 4 acres and overlooking a most beautiful stretch of the Maury River. A first floor suite with luxurious Master bath and walkout porch overlook the woods and river. The kitchen with commercial grade appliances, cherry cabinets, granite counters, bar and island leads to living and dining rooms with fireplaces and office/den. A full basement apartment is complimented by a theater-like media room. This property has the best of privacy, beauty and wonderful surroundings. \$998,500



Hand-hewn log house on 70 +/- acres. Chestnut wood floors and cabinets and original mantels establish old character with tasteful up-to-date features. Home includes a spacious master suite, guest quarters, two front porches, and a side screened porch leading to a delightfully appointed country kitchen. A log guest cabin is joined by a gravel drive and walking trails through the woods and meadow. Excellent views! \$875,000



Beautiful brick home located in one of the most desirable Lexington neighborhoods. This gracious two story home offers a formal living room and dining room, spacious entrance hall, library, 3 bedrooms, 3 full baths, attached double car garage and much more. Enjoy the well landscaped yard from the rear patio. \$499,999



Completely renovated classic Shenandoah Valley farm house (ca.1860) situated on 170+/- ac. of open and wooded land along Walkers Creek. House equipped w/ gourmet kitchen, stone fireplace, exquisite master suite and guest rooms. A separate vintage building is comfortable guest quarters/office. House surrounded by landscaping & beautiful stonework. Board fencing, paddocks and numerous outbuildings. \$1,192,500



Beautifully landscaped lot with mature plantings located in Birdfield Subdivision. Features include, fireplace in both living and family room, kitchen with Corian counters, master bedroom and bath, utility room, half bath, sunroom and screened porch. Upstairs includes two bedrooms and a bath. Single car garage with workshop and garden shed. \$257,500



Entrance hall leads to living and dining rooms that offer architectural detail. The family room is located off of large kitchen; master suite and second bedroom on the main level, and three bedrooms and an office are located on the upper level. Also includes 2 fireplaces, large storage area, partial walk-out basement, rear deck and attached garage. \$469,900



**J.F. Brown**  
REAL ESTATE SERVICES



540-464-1776

6 East Washington St.  
Lexington, VA

See slide show of our area at:

[www.jfbrownrealestate.com](http://www.jfbrownrealestate.com)

# Glenn Land Company

Old School Realtors

290 Nonesuch Lane

Office: 540-348-2000 • Residence: 540-348-5656

www.landandstates.com



Raphine, VA 24472

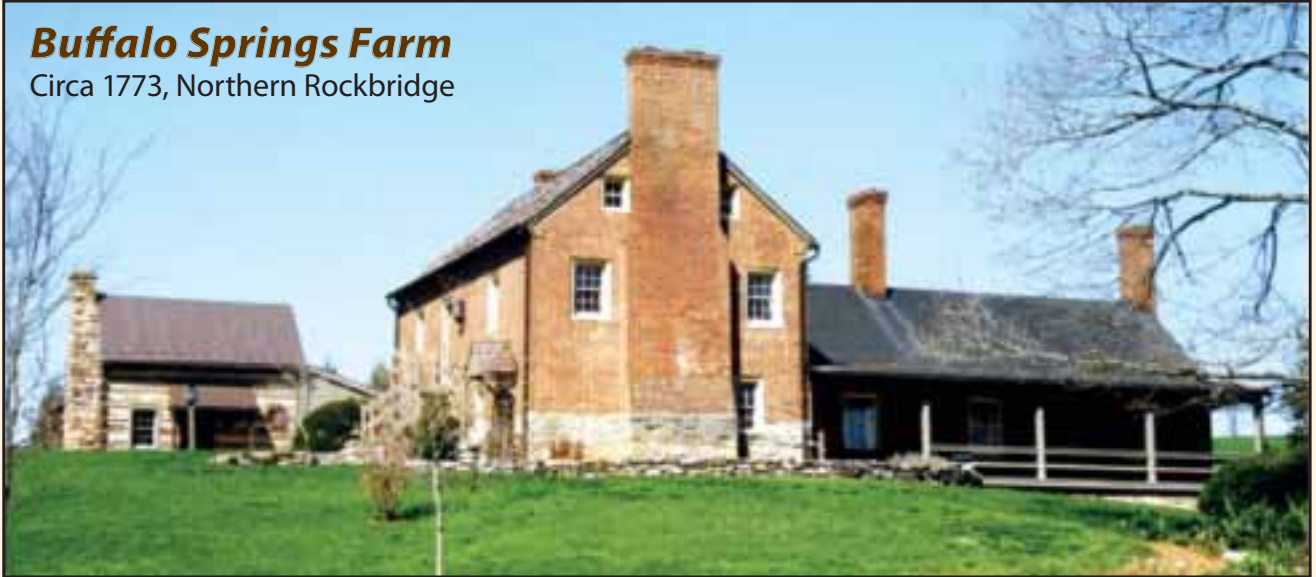
Fax: 540-348-2000 • Mobile: 540-460-8000

EMAIL: gllandco@gmail.com



## Buffalo Springs Farm

Circa 1773, Northern Rockbridge



A celebration of Shenandoah Valley discovery and settlement beginning with buffalo and the Native Americans who followed, Buffalo Springs Farm, where agrarian pursuits have flourished under the careful stewardship of owners past and present, enjoys productive pastures and tillable fields served by multiple natural springs, streams, bold Otts Creek, and deep wells. The McFadden House, c. 1773, situated on a knoll enjoying unobstructed views of the surrounding countryside, displays refined craftsmanship in every detail. Original features include woodwork of native oak, walnut, heartpine, and poplar, handmade brick, forged and imported hardware, antique glass, beaded paneling, exposed beams, and buttermilk paint. The keeping room enjoys a massive stone fireplace and has been fitted with a square wood-mold brick floor. The new kitchen, bath, and sunroom coupled with subtle additions of updated mechanical systems are masterfully joined to the 1841 addition. In sum there are four bedrooms, two and one half baths, and six fireplaces. Appurtenant structures include an authentic hand-hewn log guest cabin, a gardener's cabin, a bank barn capable of accommodating a variety of enterprises, a garage with workshop, a corncrib, and the stone springhouse. Formal and informal Colonial and contemporary gardens grace the grounds. The woodland is home to abundant wildlife and Trillium Trail, which leads to Tuscarora Falls, a natural waterfall located within the boundary. 154 acres.

**Price: \$2,700,000**



Evenings & Weekends call: DICK GLENN 540-348-5656

# Glenn Land Company

Old School Realtors

290 Nonesuch Lane

Office: 540-348-2000 • Residence: 540-348-5656

www.landandstates.com



Raphine, VA 24472

Fax: 540-348-2000 • Mobile: 540-460-8000

EMAIL: gllandco@gmail.com



## 55 St. Andrews Drive Lexington

Located on one elevated acre with golf course and Blue Ridge views, 55 St. Andrews Drive displays exceptional craftsmanship combined with superlative materials and mechanical systems. High ceilings, white oak inlaid floors, maple cabinetry throughout the kitchen, family room, and study, and an abundance of Marvin glass create a joyous celebration of the open floor plan featuring generous dining, living, and family areas centered on the delightful kitchen fitted with granite countertops. The master bedroom connects to a grand tiled bath, a spacious walk-in closet, and the laundry. A central vacuum system and dual propane-backed heat pumps with zoned controls serve the home. In all there are 3 to 4 bedrooms, 3 full and 1 half baths, a spacious upstairs multi-use room, an unfinished, walkout basement, and an over-sized attached one-car garage with inside entry. The sunroom and family room open to an inviting brick patio.

**Price: \$749,000**



## 81 Donington Place Lexington

Enjoying an elevated placement adjoining the manicured grounds of The Lexington Golf and Country Club, with Blue Ridge Mountain views, and exhibiting superior construction and craftsmanship in every detail, 81 Donington Place offers privacy and serenity close to town center. There are formal living and dining rooms, a magnificent kitchen fitted with maple cabinetry, granite countertops, and random-width red oak flooring, a beamed family room with a massive brick fireplace, a study with warm birch woodwork, and a grand sunroom. In sum there are 3 or 4 bedrooms, three full baths, a foyer with oak parquet flooring, an attached 2-car garage, and a full unfinished basement. Advanced systems include dual heat pumps, central vacuum, ceiling fans, and wiring for cable and sound. Closet space throughout is abundant. 2.366 acres.

**Price: \$689,000**



Evenings & Weekends call: DICK GLENN 540-348-5656