

EXCEPTIONAL HOMES AND LAND IN THE SHENANDOAH VALLEY

BLUE RIDGE PROPERTIES

Premier Edition

Henry Hill West

Thoughtfully designed so that each open site provides southern exposure and fantastic views of the expansive countryside and the Blue Ridge Mountains.

See page 7 for details and incentives about these exceptional properties.

MAY 2011

FREE

For Advertising Information,
Call 540-463-9781 or
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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)
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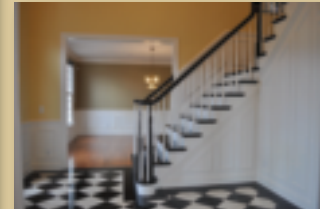
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- Built in 2006
- 3,967 square feet on main levels
- Approx. 1,420 more finished SF in basement
- Basement includes wet bar and home theater
- 5 bedrooms, 4½ baths

- Stunning kitchen with exceptional appliances
- Ballroom-inspired master suite
- Massanutten view & fenced back yard
- \$901,900 or rent for \$2,900/month
- Option earns you \$20,000 towards purchase!



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.

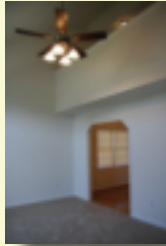
Rent-to-Own!

Call Grindl Haney at 540-949-5151 for more information on Countryside's 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!

Crimora



Almost 1,800 SF! Great layout with 2 separate living areas downstairs, formal dining room, loft upstairs plus 3 bedrooms. Supersized master suite! Conveniently located off Route 340, just 3 miles north of Waynesboro. \$1,295/month or \$249,900.



FISHERSVILLE: Rosemary Ridge features several floorplans to choose from:

- 2 bedroom, 1.5 bath, upstairs: \$895
- 1 bedroom, 1 bath, end unit: \$760
- 1 bedroom ADA-compliant w/garage! \$870

All are available in our Rent-to-Own Program!



The 2,100 SF home above has 4 bedrooms, 2.5 baths. It features granite counters and hardwood floors. Stone and Hardi-plank exterior. \$339,900 or rent-to-own for \$1,595.

The home below is scheduled to be built. It features 2,300 SF with gorgeous living areas, large bedrooms and convenient upstairs laundry.



Windward Pointe also features spectacular hilltop homesites!



The parcels range from 1.3 to 2.2 acres and several feature 360° views! Owner-financing is available.

Windward Pointe is Fishersville's exclusive neighborhood with sidewalks and streetlights, and it's convenient, too! Close to the hospital, both interstates, grocery store and restaurants!

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PLANNED WITH NATURE IN MIND. Be a part of the Ponds lifestyle and enjoy the many amenities that the Ponds has to offer. Community building with exercise room, indoor heated pool, outdoor pool, large patio and banquet room for private parties. Ponds for the fishing enthusiast or just to relax by. Building lots, with public water and sewer available, priced from the mid-50's. Financing options available.



Style & Comfort
Raphine Area ~ 2 Acres

- 2800 Finished Square Feet
- 4 Bedrooms -- 1st Floor Master
- 2½ Baths
- HW & Ceramic floors on 1st Level
- Open Great Room with 16' Ceiling
- Hardi-Plank Exterior, 2-Car Garage
- \$409,900



In the Shadows of the Blue Ridge
3.8 Acres

- Great Room with View Catching Windows
- 3 Bedrooms on 1st Floor
- Second Floor 2-Room Suite
- Unfinished Walkout Basement, 2½ Baths
- HW Floors in Foyer, DR, Kitchen, Breakfast Area
- Covered Deck with Hot Tub
- 2-Car Garage
- \$399,900



New ~ One Level ~ Space Efficient

- Stainless Appliances, Silestone Countertops
- 3 Bedrooms, 2 Full Baths - Jetted Tub
- 9 & 12 Foot Ceilings
- Floored Attic for Storage
- Security System
- Wired for Surround Sound
- 2-Car Garage, Corner Lot
- \$ 289,900



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Information Deemed Reliable
But Not Guaranteed.



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SOMETHING FOR EVERYONE!



Homes above are similar to those scheduled to be built

VISIT OUR MODEL HOME

We are open daily!

Monday through Friday: 10 to 5
Saturday: 10 to 2
Sunday: 1 to 4

6 Willard Court Stuarts Draft

South on 340, right on White Hill Road.
Overlook is on the left.

Information Deemed Reliable
But Not Guaranteed.



28 Imperial Drive
Staunton, VA 24401
540.213.8700



Your Regional Real Estate Resource

Blue Ridge Mountain Views



Lexington/Fancy Hill area. Classic 1920s farmhouse on 43+ acres with mountain views, numerous out-buildings, a year-round spring, and excellent access.

Located in the Rock-bridge Hunt with plenty of adjoining conservation area, this vintage home and land would make an ideal horse farm. The house offers a center hall, parlor, living room, country kitchen, family room, 3 bedrooms, 2 baths, with many improvements and updates.



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\$525,000.



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". \$1,495,000.



402 EAST BEVERLEY STREET STAUNTON, VIRGINIA

Within a short walking distance of Mary Baldwin College, Woodrow Wilson Presidential Library, the Blackfriars Shakespeare Theater, shops and restaurants, is this 1905 Victorian gem. Outstanding location, condition and taste. Now vacant, until recently a charming 5,300 sf Bed & Breakfast with four master suites plus owner's apartment. Formerly priced over \$1,000,000, now asking \$599,500 for quick sale. More photos, details at www.kitcollins.com or call 540-448-3718.

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



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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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153 James River Road,
Scottsville, VA 24590
434/286-2071 or 434/286-2423



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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: \$2,350,000



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