

EXCEPTIONAL HOMES AND LAND IN THE SHENANDOAH VALLEY

# BLUE RIDGE PROPERTIES

## *Premier Edition*



## The Stonewall II

**Presented by Bastian Custom Homes  
Verona, Virginia • See page 11 for details.**

NOVEMBER 2009

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## **Thorn Hill**

Circa 1792, Lexington

A Virginia Landmark listed on the National Register of Historic Places, Thorn Hill enjoys an elevated setting commanding magnificent views of the Allegheny and Blue Ridge Mountains. Beginning with Gen. John Bowyer, a Colonial statesman, soldier and sheriff, and passing through the hands of Judge John Brockenbrough, a founder of The Washington and Lee University School of Law, Thorn Hill has been home and host in a grand Georgian style to a multitude of luminaries and citizens alike who helped form and shape Lexington and Rockbridge County. Original windows, floors, mantels, and mouldings are truly exceptional. Stabling, paddocks and a studio provide for outside pursuits. 17 spectacular acres.

**Price \$2,950,000**



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# Henry Hill West

A PIECE OF HISTORY TO CALL YOUR OWN

In 1739 Benjamin Borden received a land grant from King George II and families started to lay claim to their sections and settle in. As the homesteaders settled in the valley near the Great Wagon Road (Route 11) many hills, valleys, streams and trails were named after them. Borden Grant Trail, Walkers Run, Hays Creek, Mackeys Lane, Henry Hill and many others were used as landmarks and references points to record their properties. The Henrys and Mackeys were some of the first families to settle near Timber Ridge and their landmarks are still used today.

As you enter through the native stone gateways of *Henry Hill West* the country road (Henry Hill Drive) meanders past modern day homesteads and follows in the footsteps of the Henry family as they went about their daily activities in the mid 1700's. If you've ever dreamed of owning property in historic Rockbridge County that is quiet yet easily accessible, your search is over!



WELCOME TO: *Henry Hill West*

- Offering open and wooded building sites ranging from 2 to 15 acres.
- Carefully planned for privacy within the comforts of a friendly, homespun community.
- Thoughtfully designed so that each open site provides southern exposure and fantastic views of the expansive countryside and the Blue Ridge Mountains.
- Woodland sites provide a sense of extra privacy and seclusion.
- Protective covenants will safeguard your investment but not restrict your desires. (Protective covenants available upon request)
- Should you make your homestead within the serenity of these rolling pastures and woodlands, it will be an easy drive to historic downtown Lexington, Virginia Horse Center and the city of Staunton.
- Convenient access to Route 11 and interstates 81 and 64 makes *Henry Hill West* the perfect spot for commuters wanting a quiet country home.

**TIMES HAVE CHANGED  
BUT NOT THE ENDURING  
PIONEER SPIRIT  
IN ALL OF US, THAT  
INSTINCTIVE URGE TO  
STAKE A CLAIM, CON-  
NECT WITH THE LAND  
AND MAKE OUR OWN  
HISTORY . . . ALL THIS  
CAN BE FOUND AT:**

*Henry Hill West*

## REALTORS WELCOME

Email or call for a detailed brochure  
to be sent to you by mail or electronically.

Located between Lexington and the village of Fairfield just off Rt. 11. Take Rt. 11 to Mackeys Lane (714) to Borden Grant Trail (706), turn right and proceed 7/10th of a mile. Henry Hill West will be on the right.



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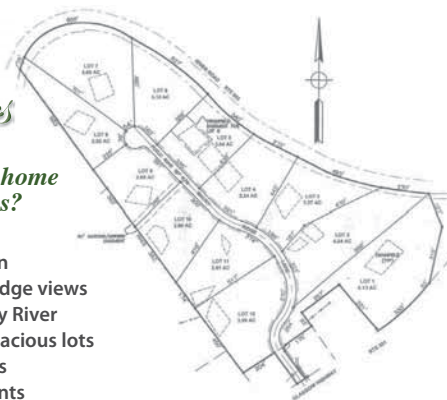
**Construction is Complete!**

Located in recently developed premier Maury Estates Subdivision, this 2-story Georgian has 2,247 sq. ft. plus a 2-car attached garage. Enormous great room with gas fireplace extends into the kitchen. Formal dining area is convenient to kitchen. 3 bedrooms. 2.5 baths. 2 fireplaces. Large screened-in back porch. Build quality is excellent throughout. The home is situated on 2.91 level acres. Surrounded by other large parcels, so you will feel you've got "breathing room!" Fantastic Mountain Views and only a few miles south of town! **Call Us Today!**



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Lot 4 - 3.34 ac. - \$69,000	Lot 9 - 2.65 ac. - \$69,000
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Lot 6 - 3.12 ac. - \$69,000	Lot 12 - 3.99 ac. - \$69,000



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## KENTMERE

The late Federal Kentmere Manor House dates to 1842 and is in the center of this extraordinarily fertile 429 acres with commanding panoramic views of the nearby Blue Ridge Mountains. Now a state of the art working dairy and crop farm, it boasts numerous dependencies, an underground irrigation system, and over a mile of river frontage. MLS #54310.

**Contact Kit Collins**

**540-448-3718**, shenvalley2003@aol.com, and see [www.kitcollins.com](http://www.kitcollins.com)



## #1 EAST BEVERLEY ST.

This 1877 brick building is at the absolute center of Historic Downtown Staunton. The ground floor, 2,974 sf, has been a bookstore. Upper two floors, 2,974 sf each, should be renovated into more retail or two to four large apartments. Within two blocks are shops, galleries, movie theaters, courthouses, restaurants, and Mary Baldwin College. \$350,000.



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## SHENANDOAH VALLEY HILLTOP FARM

51 acres 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. Staunton MLS # 54920. \$975,000.

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For details & photos on numerous other properties, contact **Kit Collins at 540-448-3718.**

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## Waterfront Drive

Raphine, Virginia

Beautiful Cape Cod home with lake frontage. Located only seconds away from I-81 or Rt. 11, this stone & siding home features 3 bedrooms, 2 full baths, living room with fireplace, formal dining room plus eat-in kitchen. The master bedroom has a view of the lake as well as the breakfast area. Full basement with hookups for third bath and wet bar. Priced below tax assessment at **\$349,000. MLS #54659**



## Lake View Drive

Raphine, Virginia

Custom-built log home on 3/4 of an acre lot and situated on a private cul-de sac. Over 2100 finished sq. ft., it features a stone fireplace, rustic floors & cabinetry and Corian countertops. The exterior has large trees and lots of plantings, two screened porches and a fenced back yard. The oversized 2-car garage has 2 shop areas with one heated. Priced at only **\$259,900. MLS #54830**

## Sand Dollar Farm

Rare offering of a 45 acre farm complete with a custom-built home plus MD barn located on the western side of Staunton in Augusta Co. This cedar sided home built specifically for the owner features a handy kitchen & breakfast area with oak cabinets, dining area and living room all taking advantage of the magnificent view of the Allegheny Mountains. The master suite has access to the deck wrapping around 2 sides of the home. The upper level consists of a loft area that looks down into the living room recently used as an office. The lower level which is mostly above ground features 3 additional rooms plus a gathering room and full bath. This home is serviced by a well and also has a cistern for additional watering purposes. The 45 acres is slightly rolling with 2 level, fenced fields that share a run-in shed. The 3 stall barn has a bath, washer & dryer, tack room and plenty of storage. You enter this property through a gated driveway that is paved and pavement extends to the barn. This well manicured and desirable property is now available for your viewing at the great price of **\$599,900. MLS #53460**





Art and Nature unite in this beautiful 30 acre property which starts at the end of a gravel lane. The handcrafted Cabin is perched above Mill Creek, a spring fed stocked trout stream which meanders thru the property for almost 1/4 mile. Over the bridge sits the studio/workshop, organic gardens and fields. This is truly a property for those who appreciate simple quality and beauty. \$399,000



Barclay Lane, magnificent Lexington location, walking distance to downtown and universities. This gracious brick colonial home features a grand entrance hall, formal living and dining room, library, large kitchen, three bedrooms, three baths and a double car attached garage. Large city lot with mature landscaping and a splendid rear brick porch. \$499,999



Luxurious mountain home in protected setting on 24.22 acres near National Forest lands, all enjoyed from 4 different decks; 3/4 bedrooms, 3 full baths, gourmet kitchen, large living areas, hardwood floors, spacious storage, 2 wood stoves and numerous green features for self-sufficient living; beautiful wood work through out and a very nice Master suite with large marble tiled bath. Wildlife, trout fishing on Irish Creek, and the Blue Ridge Parkway are all nearby. \$498,000



The Meadows at Overlook, Hot Springs, Va. Newly constructed home minutes from the Homestead Golf & Tennis Club. Three level living with great views to Dunn's Gap, 4 bedrooms, 3 1/2 baths, greatroom, media room, 2 stone fireplaces and wonderful outside multi-level wrap around porches. Owners in the Meadows at Overlook are eligible for membership in the Homestead. This is a fabulous retreat property for your family. Offered at \$750,000



Stately two story brick home in one of Historic Lexington's established neighborhoods close to downtown and schools. This classic 1920s home is in exceptional condition with large formal living and dining rooms, den, 4-5 bedrooms, including a main level study/bedroom, three baths, updated eat-in kitchen, sunroom, central air and more. \$499,000



Circa 1890 farmhouse with old barn and studio workshop sits on 3.35 acres in Rockbridge County in the backdrop of Hogback Mountain. The first floor master suite opens to a covered deck. Two bedrooms and a loft office are upstairs. The charming greatroom is graced by a stone fireplace and is adjacent to an adorable country kitchen. \$258,000



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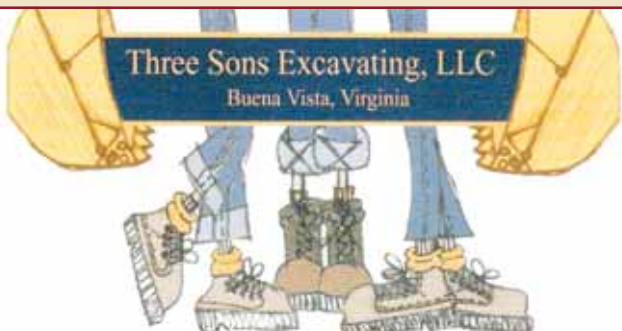
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## WYLE A WAY FARM



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.

### MAIN HOUSE

Constructed in 1974, the main house is a Williamsburg style Colonial offering over 4,900 square feet of wonderful living space.

- Center entry hall • Separate formal dining room
- Spacious living room • Office/study
- Large country kitchen • Powder room
- Three (3) bedrooms two (2) baths on the upper level
- Enclosed breezeway • Brick patio
- Large covered porch off the kitchen and dining room
- Finished lower level (family or recreation room)
- Attached 2-car garage with complete apartment above

### MAIN HOUSE BELLS AND WHISTLES

- Hardwood floors (main level, master bedroom)
- Six (6) working fireplaces
- Multi-zone heating and cooling systems (propane and electric heat pump) with generator backup
- Laundry on upper level and lower level
- Professionally landscaped grounds

### HORSE BARN (48' x 60')

- Four (4) enclosed stalls, Two (2) breeding stalls with moveable walls
- Four (4) tie-down standing stalls
- Wash area and open tack room
- Equipment and hay storage areas

### FARM FACTS AND FEATURES

- 106+/- acres of cleared pastures
- Ten (10) separate fenced paddocks Five (5) with running sheds
- Large bank barn
- Frost free automatic waterers
- 100 x 200 outdoor riding ring

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## 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**

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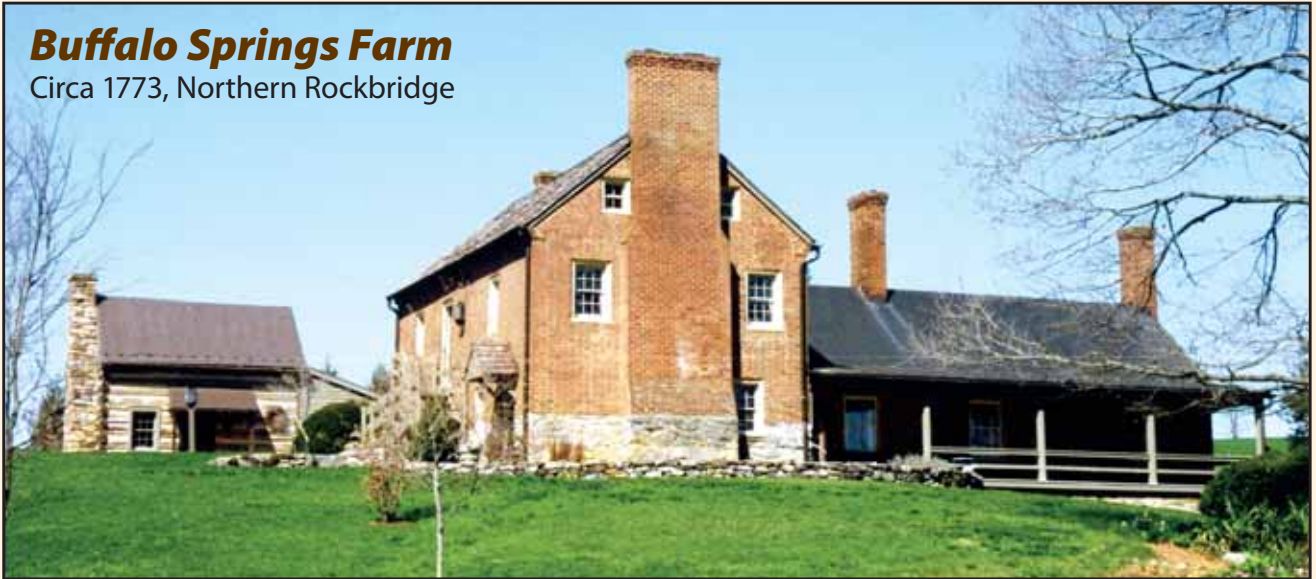


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## Buffalo Springs Farm

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: \$2,700,000**



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