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BLUE RIDGE PROPERTIES



Beautiful Custom One of a Kind Home In Sought After Rockbridge County Location on 31 acres. Janie and Mary Beth Harris with James River Realty. See pages 6 – 7.



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SEPTEMBER 2025

Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona

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307 Swope Lane

Premium 67+ acre legacy farm situated moments from Fairfield on a winding country road. Main residence offers one-level living with a multi-generational lower-level living space. Long-range mountain views, wood-burning fireplace, custom country kitchen, and spacious master suite. Among many farm amenities are 2 barns with 12 total horse stalls, cattle working facility, quality grazing grasses and fences, and an abundance of water. The property's gentle terrain, serene setting, valuable improvements, and accessible location provide first class opportunities for horses, cattle, and agribusinesses such as viniculture, events, and pet boarding. **\$1,595,000**



3111 N Lee Highway

Maple Hall (c. 1850) - Historic Estate & Business Opportunity in the Shenandoah Valley - Greek Revival masterpiece offers history, architectural interest, and business opportunity situated on 7.65 acres at the high-visibility crossroads of U.S. Route 11 and Exit 195 of Interstates 81 and 64 just outside of Lexington, Virginia. This remarkable historic estate centers around its grand two-story brick mansion with English basement, featuring gorgeous original details like its giant Doric columns, Flemish bond brickwork, 10-over-10 sash windows, walnut interior doors, heart pine floors, and decorative fireplace mantels throughout. **\$1,425,000**



195 Shake Rag Road

Luxurious 21+ acre retreat situated high in the foothills of Hogback Mountain less than 10 miles outside of downtown Lexington, offers a stunning main log residence and useful accessory buildings including a substantial barn with workshop and living quarters. Combining two early 19th-century hand-hewn log cabins - one original to the site and another thoughtfully relocated - the main residence features attractive historic character and modern amenity with its open-concept kitchen and living area with exposed log timbers, custom cherry cabinets and counters, reclaimed chestnut oak storage cabinetry, and variable width pine floors. **\$895,000**



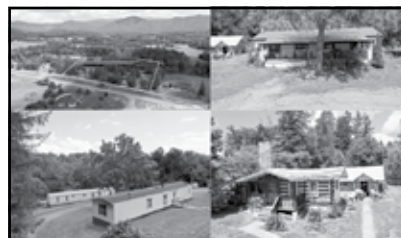
599 Lindsay Lane

Rare legacy river property features 10.48 acres with over one-tenth of a mile of pristine frontage on the Maury River, a stately 1829 Federal brick residence with 20th century addition awaiting restoration, and a pond with a diversity of wildlife. Tucked away at the end of a state-maintained road, this ultra-private setting offers unparalleled natural beauty and history among highly coveted water features. The "Barton Lindsay Farm" has many irreplaceable original architectural details intact including the year built, "1829", laid into the brick facade, a molded brick cornice, thick pine floors, wainscoting and paneling, and tall, decorative mantels. **\$649,000**



26 High Meadow Drive

Privately situated on a cul-de-sac in the desirable Maury Cliffs subdivision, this custom home offers one-level living on 0.71 acres with beautiful grounds and deeded access to the Maury River. Thoughtfully designed, the spacious floor plan features a large great room with high vaulted ceilings, custom built-ins, hardwood floors, and an inviting propane fireplace. The luxurious primary suite includes two walk-in closets, a double vanity, and a tile bath with a generously sized shower and dual shower heads. Expansive eat-in kitchen, complete with a center island and five-burner propane range, offers direct access to the private rear deck and screened porch. **\$469,000**



5918-5938 N Lee Hwy

8-unit residential rental portfolio centrally located in Fairfield, VA at I-81 exit 200 provides strong cash flow and high long-term occupancy. Over \$47,000 of annual in-place rent with potential upside to rents with improvements. Three separate tax map parcels totaling 6.29 acres with long frontage on U.S. Rt. 11 provides future redevelopment potential. The portfolio is comprised of the "Black and White Cabins" property, featuring one single family cabin and two duplexes, and the "Connors" property, offering a large single family brick residence and two singlewide manufactured homes. Sold AS IS with qualified buyers strongly encouraged to conduct due diligence prior to a contract. **\$449,000**

Will Moore, ALC | will.moore@jwmre.com | 540-460-4602





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4373 S Lee Highway Exceptional business location and immaculate auto shop conveniently located on U.S. Rt. 11 at I-81 Exit 180 near Lexington and Natural Bridge. County Auto has operated successfully at this location for 12 years with two oversize 10' x 10' bays, professional office, and reception area with restroom. Business zoning (B-1) and loyal customer base allow for continuity of business or numerous other uses. Plenty of storage, large level parking area, and high visibility with average daily traffic of 2,600 vehicles. **\$325,000**

Pinehurst Drive - 0.5 Acres Rare One-half acre building lot with level open building site overlooks the Lexington Golf and Country Club's 18-hole golf course. Well established premier neighborhood offers open space and public utilities. Located a short distance from historic downtown Lexington, W&L University, and VMI. **\$124,900**

Shenandoah View Drive - 8 Acres 8.65 acres of parklike grounds with spectacular building sites and extraordinarily dramatic long-range views of the Blue Ridge Mountains is ideal for a custom residence or equestrian estate. Featuring gorgeous sunrise views and scattered trees, this premium property is secluded on a private road only 4 miles from downtown historic Lexington, Washington and Lee University, and Virginia Military Institute and just over 7 miles from the Virginia Horse Center. **\$169,000**

Woodridge Lane - 0.25 Acres Established building lot in the coveted Woodridge subdivision offers a highly desirable site for a new home located minutes from historic downtown Lexington, W&L, and VMI. The neighborhood's quiet streets offer views of the iconic VMI Post and provide a starting point for more adventurous walks to Jordan's Point Park, the Maury River, Woods Creek Trail and Chessie Trail, all within approximately 1 mile. This parcel adjoins Woodridge open space area, which includes a small playground and picnic area. **\$48,900**

Jeb Stuart Drive - 2 Acres Rolling wooded property with excellent mountain views on a private road offers an exciting opportunity to build a new home in a secluded setting. Located minutes from thousands of acres of National Forest, Cave Mountain Lake, Natural Bridge State Park, Jellystone Park camping and RV park, and the James River, there are nearby activities for everyone. Explore the gorgeous surrounding mountains and countryside. **\$39,900**

Boundary Line Lane - 1 Acre Commercial Development Site - Over 1 acre zoned B-1 business at Exit 195 on I-81 (48,000 average daily traffic). Site lays well with long frontage on state-maintained Boundary Line Lane offering visibility from U.S. Rt. 11 (6,800 average daily traffic). Located in close proximity to other successful businesses. Public utilities available. Minutes from Lexington, W&L, VMI, and the Virginia Horse Center. **\$249,000**

Boundary Line Lane - 4.12 Acres This commercial parcel presents a well-positioned development opportunity just off Exit 195 on I-81 with its exposure to over 48,000 vehicles per day. Zoned B-1 Business, the property lays well and offers frontage on state-maintained Boundary Line Ln., with added visibility from U.S. Route 11 (6,800 ADT). Its favorable layout and access make it ideal for a variety of commercial uses. Electric, water, and sewer utilities are available at the site, which is located is only minutes from downtown Lexington and regional draws like W&L, VMI, and the Virginia Horse Center—providing consistent customer flow year-round. **\$425,000**

Forge Road - 5 Acres Irreplaceable business location between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility and would serve as an ideal site for a hotel, retail, or mixed use development. Proximate to demand generators SVU, W&L, VMI, and the Virginia Horse Center. Food Lion and CVS anchor neighboring shopping center. Approved access and public utilities available. **\$595,000**

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158 Forest Hill View

Experience elegance and quality in this beautiful home situated on 3.75 private acres. Formerly the home of NFL coach Bobby Ross, the impressive two-story foyer leads to a gorgeous living room with vaulted ceiling, a gas fireplace and views of the backyard. The first floor offers expansive living spaces including formal dining room, a kitchen open to a family room and two first floor offices. The large primary suite is located on the main level with two walk-in closets, a spacious bathroom and access to the back patio. The second floor hosts two guest rooms and two separate bonus rooms, ideal for work or play. Enjoy the outdoors year-round from the screened-in porch. Yard has mature shrubs and trees, a professionally installed pond and a storage shed. Brand new roof installed in June. **\$769,000**



22 Seaman Circle

Escape to your own private retreat with this beautifully updated 3BR, 3BA home, set on 38 acres. This one-of-a-kind property offers the perfect blend of modern comfort and serene country living. Step inside to discover a fully renovated interior featuring an updated kitchen with sleek countertops, stainless appliances, and new cabinetry—perfect for both everyday living and entertaining. The open floor plan flows effortlessly into the great room with fireplace and open dining area. Main floor offers large primary suite with newly renovated, spacious bathroom. Lower level offers family room, office and guest room. Enjoy your days lounging poolside or simply soaking in the most amazing mountain views off the back deck. Fenced in yard, barn, equipment shed and plenty of space for animals. **\$719,000**



18 & 19 Clay Brick Lane

Elegant brick home with guest house & scenic farm views! Previously the home of Braford Antiques, this home is rich in detail! The main residence features gracious formal rooms, including a dining room, a living room with a fireplace, a family room with vaulted ceilings and an office with built-in bookshelves. Hardwood floors throughout and beautiful woodwork! One bedroom and full bath located on the main level. Upper-level bedrooms offer breathtaking views of the surrounding farmland. A separate guest house provides private accommodations with living area, kitchen, and two bedrooms. The property has beautiful hand made brick work throughout, extraordinary plants & shrubs, garden space and gorgeous mountain views! **\$699,000**



665 Blacks Creek Road

Escape to this inviting 4 BR, 2BR cabin-like home nestled on 23.81 acres of serene woodland and open space. Perfectly blending rustic charm with modern comfort, this cozy retreat offers the ideal setting for a full-time residence or vacation getaway. The welcoming interior features vaulted living room ceiling with stone fireplace, and natural light. The open-concept kitchen is perfect for gathering and entertaining. Two bedrooms and one full bath located on lower level. Two additional guest rooms, full bath and loft located on the 2nd floor. Brand new gorgeous board fencing, perfect for bringing your animals. The outdoor space is phenomenal for entertaining in the outdoor kitchen, relaxing on the porch or hunting in the spacious acreage. **\$599,000**



2224 Hawthorne Avenue

Perched to capture stunning mountain views, this fantastic 3-bedroom brick home offers comfort, style, and functionality. The heart of the home is a brand new kitchen featuring modern cabinetry, wood countertops, stainless steel appliances, along with a gas burning fireplace. The main level hosts living room with gas burning fireplace, dining space and a secondary kitchen. First floor master suite, along with two guest rooms and a full bath. The spacious basement adds valuable living and storage space, with a large family room with built ins and a bar, along with a separate office. Detached large garage. **\$425,000**



55 Viewpoint Heights

Beautiful home, just outside of Fairfield, offering comfort, extended space, and stunning views. This well-maintained residence features 3 bedrooms and 2 full bathrooms, including a second floor primary suite with a balcony. Main floor offers open living spaces with kitchen, dining area and living room under beautiful vaulted ceiling. The lower level, large family room provides ample space for relaxing or entertaining, while a cozy sitting area with a brand-new Murphy bed adds flexibility for additional sleeping space. Step outside to enjoy the beautiful scenery from the patio and the newly fenced in backyard space. A separate storage building adds convenience, ideal for tools or outdoor gear. Don't miss this move in ready home with character, views, and wonderful space. **\$399,000**

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SOLD



162 Trinity Lane, Staunton VA

Unwind to breathtaking mountain views at this expansive hilltop residence on over 17 acres just west of historic Staunton, Virginia. Featuring 4 bedrooms and 3.5 baths all on one primary level, this view-oriented property is a car enthusiast's dream with an attached five-car insulated garage, complete with a workshop and exceptional storage. Enjoy delightful living spaces, including a living room with stone fireplace, vaulted ceiling, and wood beams, a spacious master suite with walk-in closet and three-season room opening to the rear deck, and an in-law suite with dedicated access—ideal for multi-generational living. The unfinished walkout lower level provides huge expansion potential, perfect for hobbies, workspace, or future living

areas. Outside, take advantage of dramatic long-range mountain views, multiple storage outbuildings, two fenced gardens, a water feature under a pergola, and a shooting range with bench. Additional features include four heat pumps, two propane fireplaces, 400A electric service, and a generator connection.

\$799,000

**REDUCED
PRICES**

RIVERMONT HEIGHTS SUBDIVISION LOTS FOR SALE



Pathfinder Drive Lot 7 - Building lot, .359 acres in Rivermont Heights Subdivision. Winter views of the Blue Ridge Mountains. Water available. Shared maintenance of gravel driveway for Blk 5, lots 3-7. Listed below tax assessment!

\$9,000



Cresthill Drive Lots 2,3,4 - Three building lots totaling 1.179 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Easy access to Buena Vista, Lexington, and I81. Water and sewer available.

\$22,500



Pathfinder Drive Lots 3,4,5 - Three building lots totaling .89 acre in the Rivermont Heights Subdivision in Rockbridge County. Easy access to Buena Vista, Lexington and I81. Water and sewer available. Gravel driveway in place with shared maintenance by Lots 3-7. Views of the Blue Ridge Mountains in winter. Priced below tax assessment.

\$24,500



Cresthill Drive Lots 7,8,9 - Three building lots totaling 1.44 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment.

\$37,000

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82 RIDGEVIEW LANE, FAIRFIELD

The soaring proportions of a classic country hunting lodge; the kick off your shoes comfort of a mountain retreat; the moody, romantic atmosphere of a Yellowstone inspired Western cabin, all right here on 31 Shenandoah Valley view- filled acres. The owner helped place every timber, lay every stone and nail every board reclaimed from older local structures, thus giving new life to these components while imbuing the home with a sense of history. Cabinetry throughout is from barn wood and the tiered & oversized kitchen island with specially cut glass for displaying collectibles mimics an antique apothecary counter. Brick fireplace w/wood stove, large sunken living room, eat in kitchen AND dining room, den, office, powder room & primary suite on 1st level; 2 bedrooms, full bath, & gallery up.

A sunporch and patios expand the living space to include the outdoors and are enjoyed year round. Complemented by the shade of tall trees and the gentle sound of water cascading through rocks leading to a Koi pond, the backyard is a relaxing place to sit at day's end and a wonderful spot for hosting cook outs and alfresco dinners. The grounds and patio gardens are planted for beauty and color no matter what the season and the nearby woods not only shield the hillside home from the elements but serve as an ever open window to nature and a ready path to outdoor adventures. All of this situated on +/- 31 acres in a fantastic location.

This property fronts on Rt 11 yet the home site is very private, has wonderful views yet blends in with the surroundings. Lexington is a 12 minute drive, Staunton is less than 30 minutes away. Both I- 81 and I- 64 can be accessed within 5 minutes from this property and yet neither influence it; so you can get away from it all and still get right back in the middle of it quickly if need be. Shown by appointment.

\$1,100,000



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**Call Janie or Mary
Beth for an
appointment to
see this unique
property!**





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NEW LISTING – UNDER CONTRACT



504 Cavalry Road, Lexington

Great location on this 2 bedroom brick rancher near Kendall. This house has a full basement and nice views. **\$199,500**

NEAR SVU



2445 Chestnut Avenue, Buena Vista

Charming 3 bedroom 2 bath home close to SVU with fireplace in living room, screened in porch, full basement with family room, bedroom and bath and large laundry room. **\$259,000**



470 Jeremiah Run

Welcome to this stunning 6 bedroom, 4.5 bath lakefront home located at the end of a cul-de-sac on a private lot with nearly 200 feet of waterfront on beautiful Leesville Lake. This fully furnished home (few exclusions - ask agent for details) with open concept offers the perfect blend of comfort, privacy, and entertainment space. The layout is thoughtfully designed, with spacious living areas spread across multiple levels, allowing everyone to enjoy their own private space — including a game room ideal for fun-filled nights. Step outside to a large patio overlooking the water, perfect for relaxing and soaking in the peaceful views of the private cove. The 28'x28' dock with a party deck is ready for lake life, complete with a new HydraHoist boat lift. Additional features include a double car garage leading directly into the kitchen for easy access and plenty of storage in the lower level for all your lake toys. Located in the sought-after Runaway Bay community, residents enjoy amenities including a pavilion, tennis (pickleball) court, walking trails, gazebo, fountains and ponds, boat launch with day docks, fenced boat/trailer storage, street lighting, and underground utilities. Whether you're looking for a weekend getaway or a full-time lakefront home, this property is ready to make your lake living dreams a reality! Owner is Brother/Son of the Listing Agents. **\$799,950**

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198 IGLESIAS DRIVE MILLBORO, VA Spectacular Family Compound and Equine Facility. Custom 18 room manor house (2007) has only the finest materials and features, that include large living area, 6+ bedrooms, 5.5 baths, quality kitchen, multiple fireplaces, Brazilian cherry and marble flooring. Separate yet attached apartment, indoor lap pool, recreation room, wine cellar, three car attached garage, beautiful porches, vestibules and sitting areas. The 338.59 acres have awe-inspiring views in every direction with well-groomed pastures, white board fencing, bottomland hayfields, mixed woods and over a mile of Mill Creek. Auxiliary housing includes three tenant homes and an array of large, beautifully crafted special purpose barns for equine activity, including quality stables **\$7,650,000**



60 RIDERS RIDGE TRAIL Situated in gorgeous Longview Meadow, this custom built Multi-Generational family home is on 2 acres offering the best views of the valley! This beautiful log home, with floor to ceiling windows, has several private areas on the main level and additional walkout suite on the lower. Multiple decks, breezeways, hardwood floors, vaulted ceilings, spiral staircase and 3 gas fireplaces all featuring amazing woodwork. 4.5 baths include artisan stone-work, jacuzzi tubs, and walk-in tile shower. Heat pump with multi-zones, built in garage and workspace. Family room, studio and additional space on the second level. Small barn and 2 paddocks with wood fencing for your horse and only 3 miles from Lexington! **\$575,000**



2000 BIG BACK CREEK ROAD WARM SPRINGS Trout fish in your own backyard on this hard to find 8.35 acre tract on Big Back Creek! With almost 470' of creek frontage, this beautifully maintained property, with excellent topography, is only a short drive from Lake Moomaw, the stocked trout waters of Back Creek/Jackson River, National Forest, West Virginia attractions and recreation opportunities. Improvements include a 1969 three bedroom, two bath ranch home with approximately 1962 square feet of living space and hardwood floors throughout. Conventional three bedroom septic system, well, MGW fiber internet installed. Fronting on Route 600, this is a quiet setting with open fields for potential farmette or crops, mature trees, grape arbor and beautiful mountain views **\$309,900!**



SOLD

1747 VIRGINIA AVENUE GOSHEN 7.92 acres and completely remodeled (Circa 1950) stick built home! Renovated from 2009 to present, there are 9+ rooms with large living area and one full bath in this story and a quarter dwelling. Vinyl siding exterior with metal roof, freshly painted interior with laminate flooring, beautiful custom made wood paneling and dry-wall. Heated/cooled with multiple mini splits, with additional electric baseboards, well and conventional septic. The acreage has frontage on Route 42, is partially wooded/open and could easily be developed into a small farmette. 30x28 detached two car garage with workshop and separate entrance. **\$289,900**



UNDER CONTRACT

211 HAVEN WOOD ROAD FAIRVIEW A beautiful, private country lane, bordered by fields and woodland, leads to this hilltop home on 9.25 acres in the picturesque Fairview area. This three bedroom, three bath home features a large kitchen with lots of custom storage, a gas range and pantry, an open dining/living room, main level master suite, and full basement with two car garage. Front and rear covered porches offer amazing views of the surrounding pastures and forest. The property includes heat pump with propane back-up, available high speed internet, workshop/storage building, potting shed, raised bed garden, and excellent privacy. **\$389,900**



UNDER CONTRACT

6552 MILL CREEK ROAD MILLBORO National Forest, Mill Creek and a spring fed pond! All the characteristics of the perfect residence or weekend get away! 5.26 acre tract in the fabulous Mill Creek Valley adjoining the Walker Mountain National Forest Tract. Improved with a 1985 DW with almost 1400 square feet of living space, cedar siding and metal roof. There are 5 rooms and an addition with large windows overlooking the spring fed pond, open concept kitchen living area and two full baths. Multiple out-buildings, heat pump, conventional septic, deeded spring water and a deck! **\$219,900!**

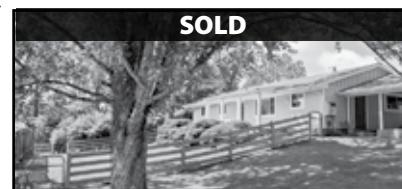


SOLD

55 BEE TOWN ROAD WARM SPRINGS Amazing 4 bedroom, 2 bath home with 1540 square feet of living space, all on one level, situated on 3.54 acres of woodland. This beautiful home, built in 1996, has a new metal roof, new bathroom vanities, ceiling fans, newer heat pump, public water and sewer, spacious living room, open dining room and kitchen and very nice master suite. Full unfinished basement with roughed in plumbing for an additional bathroom and loads of possibilities for adding living space. 400 square foot deck off the back of the house is perfect for enjoying outdoor living. Move-in ready **\$264,900**



585 OVER THE HILL LANE MILLBORO COWPASTURE RIVER! 8.51 acres with over 550' frontage in the middle of a prime section of the Cowpasture River! Rarely available generational camp with easy river access. Reached by deeded 30' easement with established drive, the property is improved by a 1970's mobile home with additions giving approximately 800 square feet of living space. There is well maintained T-111 siding, metal roof, partial basement and comfortable porch. Improvements include a three bedroom conventional septic system, excellent well and both a land line and BARC fiber optic internet connection available. Multiple character outbuildings, mature trees and beautiful setting. **\$179,900!**



SOLD

406 CONFEDERATE CIRCLE Lexington Inviting and well maintained 3 bedroom ranch home in convenient and quiet Lexington location. Living room with fireplace, bright sun room opens to private back patio. Updated kitchen, dining room and a large utility room with side entrance access to the carport. Attractive backyard with mature trees is well fenced for pets and children. Garden shed too! This much loved home is a Lexington gem. **\$358,000**

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Visit our second office location at
245 West Main Street Covington, Virginia



SOLD

13125 CRAWFORD AVENUE Gorgeous move in ready home located on a corner lot in the beautiful Parkline Heights area of Covington. This 4-bedroom 2 bath home features a mix of solid wood and tile floors throughout, with large dining, kitchen area, spacious living room and cozy family/den, along with a basement area. This home has the updates you are looking for that include, updated bathrooms, a very large live in, year-round sun room, with attached screened patio and deck. Newer roof, siding/insulation installed 7 years ago, custom Plantation shutters, new hot water heater, heat pump less than 10 years old and whole house Generac system. Large 16x10 outdoor shed, with deck, Well-manicured lawn with stunning landscape and large 16x10 storage building helps make this home eager to be yours! **\$299,900**



148 DOE HILL ROAD MCDOWELL Enjoy a little slice of Highland County in this stick built 1950's home with vinyl siding, metal roof and kitchen appliances. The dwelling has over 1220 square feet of living space with three bedrooms and one and a half baths. Situated on 0.39 acres of fenced backyard with an established garden space, it is a beautiful setting with farmland in the rear. There is a 30x30 two bay garage with a 12x12 cedar sauna and workshop area plus an additional 12x60 storage shed large enough for tools and equipment. Served by public water and a conventional three bedroom septic system, this would be the perfect weekend getaway or a solid full time residence. **\$189,900**



SOLD

146 MOUNTAIN VIEW TERRACE HOT SPRINGS This home has 1056 square feet of living space with public water and sewer that is perfect for a fixer upper! Situated on a 0.33 acre Cul de sac lot and within a quick walk or a short 3 minute drive to the Omni Homestead. Built in 1992, this dwelling features three bedrooms, two full baths and an attached two bay garage. In need of interior renovation, but well worth the investment and in a great location! **\$140,000**



SOLD

5528 JOHNSON CREEK ROAD COVINGTON Brick Ranch style home on .75 AC of flat land, this 3 bedroom 1 bath home with single car garage is perfect for country living with everything on one level! Nice deck off the back and a few steps away to a shed building for your tools and equipment. 200 amp electrical service and new well are some of the fine features of this country home along with plenty of space for a nice garden. Just minutes from I-64, **Offered at \$149,000!**



SOLD

146 BATH ALUM RIDGE MILLBORO Meticulously maintained and constructed ranch style log cottage on 2.0 acres in the always popular Bath Alum Ridge area. With deeded National Forest access, this 1998 log home has 1460 square feet with two bedrooms, two full baths and a large open concept living area with dining and kitchen. The family room has an attractive ventless gas stone fireplace and a multitude of windows to view the woods and wildlife in every direction. Gas furnace/central air, well and three bedroom conventional septic. New metal roof (2024) JES crawl space system, whole house generator. Wooded lot and minimal yard maintenance! **\$269,900!**



UNDER CONTRACT

601 BRUSSELS AVENUE CLIFTON FORGE With over 2000 square feet of living space, this brick 2-story home is the perfect project home in the renovation stage. Work started in 2015 with a new roof and guttering, 2 new heat pumps and blown insulation in the attic as well as insulation in basement ceiling. Additionally, it has all new plumbing and electrical and the kitchen and one bathroom have already been completed. There are four bedrooms and two baths with public water and sewer. Located on a corner lot, this partially completed project could be lived in while the work is finished. **Only \$59,900!**

FRESH ESTATES PARTIAL LAND LISTINGS

TBD FRIELS DRIVE COVINGTON Discover a great property with this beautiful 8.66 acre parcel. Perfectly situated near Cliffview Golf Course, the Jackson River, and Lake Moomaw, this land offers an ideal blend of recreation and relaxation. **SOLD** If you're an avid golfer, a fishing enthusiast, or simply seeking a peaceful retreat, this property provides the perfect backdrop for your future home or getaway. Don't miss this unique opportunity to own a piece of paradise in a prime location! **\$53,400**

TBD BEE TOWN ROAD Serene 12.58 acre parcel with pond and homesite ready for your vision. Public water and sewer are available at the street. Great recreation potential in a convenient location near Lake Moomaw, Hidden Valley, and the Omni Homestead. Interior road and trails with great mountain views from the elevated home site. **SOLD** **\$94,900**

TBD WHIP-POOR-WILL HOLLOW ROAD HOT SPRINGS This little piece of Bath County is a perfect tract for someone looking for privacy and connection to the outdoors. 39.14 surveyed acres of woodland, great for outdoor enthusiasts that are looking to build or hunt with an ATV trail through the property and abundant wildlife calling it home. Located less than 20 miles from Lake Moomaw and a short 25-minute drive to the Omni Homestead Resort **\$149,900**

TBD SAM SNEAD HIGHWAY 20.45 acre of recently surveyed prime mountain tract, conveniently located just south of the Cascades Golf Course. All forest land with a good mixture of mature hardwoods and pine. Gentle elevation to the ridge top with multiple building sites and great views! Many possibilities for this mid-sized and affordable parcel! **\$169,900**

TBD LOST CABIN ROAD 87.04 acres of mostly gently rolling woodland adjoining the George Washington National Forest! Reached by deeded 50' easement at the end of Lost Cabin Road, there is direct access to over 2300 acres of National Forest. **SOLD** On the Little Mountain Tract, then continuing into Alleghany County. One of the closer parcels to both Lake Moomaw and the beautiful Jackson River Trail. There are multiple Interior trails(s), mountain views with clearing and even possible public water! **\$229,900**

Please visit us at www.freshstates.com for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.



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SOLD



OSAGE LANE

Enjoy seclusion and convenience from this 5 bedroom/5 bath contemporary on 31 acres less than a mile from W&L and Historic Downtown Lexington. A private setting, tucked away on a wooded hilltop offering a diversity of wildlife, gorgeous views of the iconic House Mountain and long frontage on the Maury River for fishing, swimming, picnicking and kayaking. And for the spelunkers with 1.5 miles of mapped passages, and carvings from the 1700s. Entertain with ease both inside and out from a large dining area and an updated kitchen with cherry cabinets, granite tops, and stainless appliances, all surrounded by multiple decks and porches. Cozy up in the family room by the Vermont Castings wood stove and take in nature from the floor to ceiling windows overlooking the grounds. Enjoy coffee in bed and a mountain view from the gracious master suite with vaulted ceiling, walk-in closet, and ensuite with double vanities, tile shower, heated floors, and laundry. 2 guest bedrooms on the 2nd floor each have private baths. While the full basement hosts an office, living and bedrooms, kitchen, bath and laundry perfect for an in-law suite or an apartment. Carport, RV parking, woodshed, and 30'x54' detached garage offers storage for all your toys! Lovingly built and cared for by the same family for over 45 years. Offered now for **\$850,000**

NEW LISTING



GROUSE RUN ROAD

It's all about LOCATION with this charming 4-bedroom 2.5 bath contemporary on a large lot in Birdfield, one of Lexington's most sought-after neighborhoods within walking distance to the Lexington Golf & Country Club. Cozy-up to the fireplace and entertain with ease in the generous living & dining rooms. French doors lead from the well-appointed eat-in kitchen to an inviting deck overlooking the spacious back yard. A private master with large ensuite, nearby laundry, and half-bath completes the main floor. The 2nd level boasts a loft/office, 3-bedrooms, and full bath ready for guests or a growing family. Well maintained home with established plantings, attached double garage, and paved driveway. Come experience country living with in-town amenities. Convenient to historic downtown Lexington, W&L and VMI. **\$449,000**

PENDING



SOUTH LEE HIGHWAY

Check out this cozy two-story bungalow on 2.6 acres in southern Rockbridge County featuring living room, eat-in kitchen, dining, 2-3 bedrooms, bath and laundry area. Covered front porch, large back yard with storage building. Just minutes from historic Lexington, downtown Buena Vista, Natural Bridge Resort & State Park with easy access to Rt-11 & I-81 corridors. Great opportunity for first time home buyer, retiree, or investor with proven rental history. **WHY PAY RENT** when you can own your own home for only **\$169,500**

NEW LISTING



PINE AVENUE

An inviting walkway and pergola-covered front porch complete with swing, welcomes you to this sweet ranch over full walk-out basement just steps away from Glen Maury Park and an easy walk to Southern Virginia University and downtown Buena Vista. Once inside you'll find a generous living room, adjoining kitchen & dining area with easy access to the large back deck. With 4 bedrooms & 2.5 baths this home can easily accommodate family and guests. On the lower level you'll find a rec-room, 4th bedroom, office/craft area, laundry/half-bath, & storage, offering space for a growing family or potential for an apartment/in-law suite. Perfect for all your outdoor needs with large yard, off street parking, covered front porch, rear deck & patio, workshop & storage buildings, and raised beds for gardening. **Offered at \$320,000**

REDUCED



NORTH LEE HIGHWAY

Stately 1830s Valley Farmhouse with deep covered porch on 0.811 acres awaits its next chapter with your TLC. Two-story center hall plan offers high ceilings and spacious rooms with period millwork, mantels/fireplaces, wide plank wood floors, and gracious stairway. Over 2,400 sqft features living, dining, eat-in kitchen, office/library, 3 bedrooms and refreshed bath. Recent upgrades include freshly painted roof & trim, new gutters, some repl. windows, electric panel, new survey, and public water. Convenient to historic Lexington & Augusta County, W&L, VMI, and the I-81 corridor. Nearby Rockbridge Vineyard & Brewery and The Cyrus McCormick Farm & Museum. Great potential for full-time living, small business, Airbnb, or your own weekend getaway. Looking for a farmette, adjoining 2.170acs may be available. Whether you're considering an investment or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history. Property to convey "as is". **\$279,000**

NEW LISTING



CHESSIE LANE

EXTENSIVE RENOVATION! 3-bedroom 2 bath home on 2.77 partially wooded acres has been recast for a modern layout and flow beginning at the light-filled living room open to an updated kitchen complete with large island, new cabinets, counter tops, and appliances, and continuing to the dining & family room, grounded by a stone fireplace and French doors giving access to the deck. A split floor plan provides a private master suite with walk-in closet & spacious, updated bath. 2 additional bedrooms enjoy a fully updated bath. Recent upgrades include new walls, flooring, lighting, plumbing, electrical, HVAC, roof, windows, and freshly painted interior, and exterior trim. Relax in privacy as you enjoy the large, level yard, mature trees and abundant wildlife from the new front porch and rear deck. A detached 20'x24' garage/workshop or man-cave with flue/woodstove! Perfect for full-time living or home-away-from home with a shared common area and deeded access to the Maury River for recreation. **All for only \$295,000**



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251 Alpine

A modern day hilltop castle complete with twin turrets holds a commanding location between Lexington and Buena Vista with views of the Blue Ridge Parkway and National Forest before it and access to the Maury River below. Originally constructed as a contractor's private residence, this home with extra-thick poured concrete foundation walls was built to last as evidenced by supreme craftsmanship throughout. Elegance melds with practicality to allow the owner to live self-sufficiently with no sacrifice of comfort. The home is positioned to take advantage of light and the oversized windows specifically coated to prevent sun damage to the furnishings and gorgeous hickory floors, provide solar benefit as well as frame incredible views. A beautiful ground level apartment is equally luxurious and provides opportunity for a multi generational living arrangement,, a huge privacy apartment with separate access for guests or tenants or simply an outstanding space for the ultimate recreational room complete with full sized kitchen, living room with fireplace, office with built in custom bookcases, second primary suite and covered patio. A greenhouse, raised garden beds and workshop round out the eight acres offered. \$1,250,000



741 Furrs Mill Road, Lexington

High above and overlooking the Maury River stands this sturdy brick home on a full walkout basement, complete with an efficiency apartment for multi generational living or an income producing rental. The large L-shaped living room is banked by Anderson windows, has gleaming hardwood floors and opens onto a long back deck. The kitchen faces the river, allows for an economy of steps and adjoins the family room featuring a brick fireplace with woodstove insert for a cozy, casual & welcoming arrangement. The light filled solarium is a great spot for crafts, reading, nodding off in the sun or just enjoying the day to day display of nature. Everything that you need on 1 level w/ a large bst. to be finished if extra living space is desired. 5 minutes to downtown Lexington, 2 miles to Jordans PT.. **\$575,000**



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TWO FOR THE PRICE OF ONE



610 and 612 Stonewall Street, Lexington

TWO HOUSES for 1 PRICE

Overlooking a gentle stream, this contemporary chalet complete with a 2 bedroom/ 2 bath guest house is in the midst of town yet surrounded by nature and has numerous porches and decks from which to take it all in. A short walk to Waddell School, parks and downtown Lexington, it's a perfect fulltime residence close to all of the amenities or a retreat for those frequent visitors to the area who seek the comforts of home in a convenient setting. The properties are arranged for a great family compound, residence with separate office/studio, private space for family and friends, quarters for a caretaker or income producing rental. Sold together but two separate tax parcels for a future division if so desired. Many opportunities here and priced at **\$799,000**.

Call Janie at 540 460 1932 for more information or to schedule a showing.

JUST REDUCED



11 Southfork Lane, Lexington

This lovely 3 bdr, 2 1/2 bath home sits on a quiet cul de sac just N of Lexington in the Viewmont neighborhood. Nicely updated with new easy to care for flooring on the 1st level, an impressive entryway, wrought iron balustrades on the staircase for a modern flair and lots of space thru out. Large kitchen connects to a very spacious dining area and also has a separate light filled breakfast nook which opens onto the back deck all providing loads of room for big gatherings. The living room can accommodate large furniture and still have room to spare. 2 bedrooms are connected by a unique Jack & Jill closet which expands storage space. Covered front porch and open back deck to allow outdoor enjoyment any time of year. Level front entry and a 2 car garage - a whole lot of house & priced well. **\$350,000**



N. Lee Highway, Lexington

130+ Acres near Lexington, VA bordering both Rt 11 N and I 81S and within 2 miles of the I64 W interchange. High visibility, great accessibility, public water, sewer & high speed internet available and a natural gas line crossing the property which could be tapped for high volume users. A commercial entry is already installed and ready for roadways to be extended to the numerous potential building sites on the property. Currently zoned B-1 and Ag Transitional with the opportunity for varied usages (light manufacturing, commercial, retail, restaurants, hotels, multi-family and single family housing) or a combination of many. Sold in total but buyers can divide. The land lies in such a way as to allow for multiple uses which could compliment each other. The location can be accessed in less than 20 minutes from almost any part of Rockbridge County and a good portion of Augusta.. **\$3,500,000**

15 ACRES!



440 Hollow Lane

15 Minutes from Lexington on a wooded hill overlooking the quiet country road known as Hollow Lane sits this modern, inviting cabin. Rustic, yet refined, it is beautifully appointed inside with a large stone fireplace in the living room and another fireplace in the media room, tall windows to provide soft natural light, a garden level entry leading to an efficiency apartment/ in-law suite, gorgeous wood floors, and a recently renovated, tiled and spa-like bathroom. Outside, multi level decks wrap the house providing great vantage points to view the daily flow of wildlife and numerous personal observation points to watch the ever changing light show from the brilliant night sky. Rooftop solar panels keep electrical costs to a minimum and a whole house generator kicks on automatically should power be interrupted due to inclement weather. Comfortable, welcoming, private yet easily accessible, this home sits on 15+ Acres of woodlands and is the perfect size for a full time residence or a weekend getaway close to W&L, VMI, the Virginia Horse Center, National Forest, Virginia Game Commission lands and all of the wonderful attractions of downtown Lexington and historic Rockbridge County. **\$689,000. Call Janie at 540 460 1932 to schedule a tour.**

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John Campbell is a local, experienced mortgage banker with Atlantic Bay Mortgage Group®. He understands the stresses associated with homebuying and is dedicated to helping you every step of the way, while providing an enjoyable journey from start to finish. Working with Atlantic Bay presents a wide variety of loan products for a customizable lending experience that caters to your individual needs. John knows what goes into creating a successful mortgage process, and he is ready to lend you piece of mind through your homebuying experience.

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NEW LISTING



621 ADAIR HILL

Charming Country Farmhouse on 5.18 acres. Escape to the countryside just minutes from Historic Lexington, Virginia. This home offers 3 bedrooms 2 baths with a first floor bedroom, large family room with mini split unit for heating and cooling, kitchen, large laundry room, enclosed front porch and large living room with hardwood floors. The second floor offers two bedrooms, 1 bath, a partial kitchen with enclosed porch, and a private entrance making it perfect for guest quarters or rental potential. With 2259 sq feet there is ample room for family living, remote work, or hobby space. With the generous 5.18 acre lot there is endless potential for gardens, a farmette, and privacy. Beautiful mountain views. Perfect for a full time residence or a weekend retreat. Schedule your tour today! **\$449,000**

IMPROVED PRICE



1464 FOREST AVENUE

This duplex offers two bedroom and 1 bath in each unit. A washer and dryer is provided with Unit B- the upstairs unit. Laminate flooring throughout, ceiling fans, updated large kitchens, and updated bathrooms. Off street parking and large level rear yard. Subject to leases in place through 5/26/24. **\$275,000**



108 MOORE STREET

This 4 bedroom, 1 bath home is conveniently located to Historic Lexington, Washington & Lee and Virginia Military Institute, Just a short walk to Carilion Rockbridge Community Hospital and the Lexington-Rockbridge County Courthouse. The home has a new roof, replacement windows, hardwood floors, an updated large eat in kitchen, updated cabinets and paint, and an updated large bathroom. Electric panel has recently been upgraded. Level yard in a quiet neighborhood on a cul de sac. Don't miss this opportunity to own in Historic Lexington! **\$195,000**



LOT 16

Beautiful building lot in Ridgmore Subdivision. Priced below recent appraisal! Fantastic Blue Ridge mountain views and a state maintained road. Just minutes from Historic Lexington, Virginia yet in a bucolic rural setting. Easy access to Route 11 North and Interstate 81.



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- More details and floor plan on our website!

NEW PRICE

**4 White St.
Lexington**



.44 acres \$995,000

- Stunning 3,204 ft² American Foursquare style home
- Circa 1912, Updated, but kept it's original charm.
- 5 Bedrooms, 3.5 Baths
- Situated in Historic downtown Lexington.

NEW PRICE

**4745 Plank Rd.
Natural Bridge**



29.62 acres \$795,000

- 3,923 ft², 5 Bedrooms, 3.5 Baths
- Privacy with incredible Blue Ridge Mountain views
- Premium build quality, Unique features abound
- 12Kw solar array, radiant floor heat, fiber internet

NEW!

**825 Still House
Lexington**



9.4 acres \$749,000

- 3,108 ft² living space, 4 Bedrooms, 3.5 Baths
- Primo build quality, solar panels, extensive gardens
- Among the best Mt. views in the county.
- <15 minutes drive to downtown Lexington

**6 Coe Place
Lexington**



.6 acres \$637,000

- 4,032 ft², 3 Bedrooms, 3.5 Baths
- Classic Virginia style on elevated cul-de-sac
- Short stroll to Lexington Golf & Country club!
- Minutes to downtown Lexington

**521 S. Main St.
Lexington**



.13 acres \$519,000

- 1,908 ft², 3 Bedrooms, 2.5 Baths
- 1927 2-story Craftsman Foursquare
- 10 minute stroll to downtown Lexington
- Renovated Master Suite with full bath, library and more

**41 Chamberlain Lp.
Lexington**



.12 acres \$449,000

- 1,803 ft², 3 Bedrooms, 2.5 Baths
- Convenient to downtown in Weatherburn.
- Large gourmet kitchen, granite counter tops
- Main level Master Suite. Check photos on our site!

**702 Anderson St.
Glasgow**



.34 acres \$239,000

- 1,839 ft², 3 Bedrooms, 2 Full Baths
- On 4 city lots with mature landscaping and trees
- Outbuildings built with lumber from Glasgow Resort
- Glasgow continues to enhance the town! Check it out!

NEW!

**35 Elk Creek
Natural Bridge**



2.0 acres \$199,000

- 1,380 ft², 4 Bedrooms, 1.5 Baths
- 1,380 ft² unfinished basement, outside entrance
- Two 12' x 8' storage sheds, 2 metal car ports
- Great starter home, ready for some updating



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The Paula Martin Team are Realtors® licensed in Virginia. Information is deemed to be reliable, but is not guaranteed.





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Things to Know About Property Taxes

Taxes can run in the thousands for homeowners and are typically due twice a year. Escrow accounts can help by making 1/12th of the estimated cost each month but keep an eye on the escrow account statement because sometimes loan servicers fail to pay on time and pass the incurred fees onto the homeowner, according to the U.S. Department of Housing and Urban Development.

• Tax Assessor Calculates Property Tax

A tax assessor attaches a property value to your home and makes adjustments based on local rules to determine the assessed value. Property tax is determined by multiplying the assessed, taxable property value by the mill rate (the mill rate is a figure that represents the amount per \$1,000 of the assessed value of property) and then dividing that number by 1,000. If the mill rate is 7 percent and a residence has a taxable value of \$150,000, then the tax bill would be \$1,050.

• Pay Attention to Assessments and Reassessments

Find out if the home will be reassessed upon sale, when the next reassessment will occur, if exemptions apply or if there is tax relief available. The assessor compares your property to similar properties that have sold in the area and make adjustments based on variables that make your property more or less valuable.

• Pay Your Taxes on Time

Property taxes not paid on time are subject to interest and payments that can result in the government placing a lien on your home. If you sell your home and it has a lien on it, any proceeds from the sale of the home go toward the unpaid property taxes.

• You Can Deduct Property Taxes from Your Federal Income Taxes

You can itemize deductions on your federal income tax return and deduct the amount you paid in property taxes. If you pay property taxes with an escrow account you can deduct only the amount that went to the government, not the total of what you paid into the account. Always check with your tax preparer or the IRS for any changes to items you may deduct on your Federal and/or State tax returns.

• You Can Appeal Your Assessment or Property Value

If you plan on appealing your property tax assessment, take a look at comparable properties in the same tax classification. Find homes that are about the same age, size and similar amenities that are paying less in taxes. Also, pay attention to the timeframe in which you can appeal your assessment. You can usually find this information on a county's assessor's website.

Reminder! The 2nd half of Property Taxes for Lexington, Buena Vista and Rockbridge County are due October 6, 2025

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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**If this sounds like the place for you, go back and see pages 6 and 7
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REFER TO PAGES 6-7 FOR MORE INFORMATION AND PICTURES



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