

EXCEPTIONAL HOMES AND LAND IN THE SHENANDOAH VALLEY

BLUE RIDGE PROPERTIES

Premier Edition



Presented by
Valley Real Estate Brokers,
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DECEMBER 2010

FREE



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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Paul M. Coleman
 153 James River Road,
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 434/286-2071 or 434/286-2423



400 ACRES FARM LAND @ \$4,000 OR 527-ACRE FARM WITH MANOR HOUSE, PARTY HOUSE, LAKE, BARN

This hilltop four-bedroom manor house enjoys a panorama of its level, fertile farmland, its six-acre lake with party house, and the Blue Ridge Mountains near Lynchburg. Almost all cropland, hayfields and pasture, with numerous streams and scattered mature trees, the farm now supports 180 cow-calf units. 400 acres excellent farm land for sale at \$1,600,000. Or entire 527 acre farm with manor house, party house, lake and barns for \$2,950,000. Owner will stay to manage if desired. Additional 578 adjoining acres with private golf course for sale.



EAST BEVERLEY STREET, STAUNTON

The homes on East Beverley Street in Staunton offer exquisite taste, condition and location. This neighborhood comprises arguably the finest old residential street in the Shenandoah Valley today. A short walk away are Mary Baldwin College, the Woodrow Wilson Presidential Library, Birthplace and Museum, the Blackfriars Theater, and many fine restaurants and public buildings in Historic Staunton.



THE OAKS

#437 East Beverley St.,
THE OAKS, circa 1888.
Queen Anne and Eastlake,
highly original, but with
stylishly redone five baths,
award-winning kitchen addition,
and recent painstaking
restoration throughout. A
24x34 Great Hall, many other
large rooms, high ceilings,
nine unique mantels, seven
bedrooms, 10,000 sq. ft. in all.
National Register.
\$1,700,000.

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For details
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 - Locker facilities
 - Banquet room
- View of the palisades as you drink your morning coffee

Also enjoy the beautiful scenery during a brisk walk on our two miles of new asphalt roads!



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For A Complete Tour Contact:
Paul Baker 540-294-2839
Jon Lewis 540-448-1733
Beth Carpenter 540-241-5986

Directions: From Lexington-Rt 11N across Maury River Bridge to right on Old Buena Vista Rd, 1.5 miles to The Ponds on left



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

Henry Hill West

A PIECE OF HISTORY TO CALL YOUR OWN

As you enter through the native stone gateway of Henry Hill Estates, the country road meanders past modern day homesteads and follows the footsteps of pioneer families as they went about their daily activities.



Pictured: The 1890 Lexington Fire Company after winning first place in the champion reel company contest in Richmond, VA. (Left) Randy Holland's grandfather, Norval Figgat Woodward (16) and (second to left) Randy's uncle, Houston Woodward (17).

TIMES HAVE CHANGED...

BUT NOT THE ENDURING PIONEER SPIRIT IN ALL OF US, THAT INSTINCTIVE URGE TO STAKE A CLAIM, CONNECT WITH THE LAND, AND MAKE OUR OWN HISTORY.

IF YOU'VE EVER DREAMED OF OWNING PROPERTY IN HISTORIC ROCKBRIDGE COUNTY THAT IS QUIET AND EASILY ACCESSIBLE, YOUR SEARCH IS OVER! CALL US FOR PRICING AND INCENTIVES.

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LITTLE ENGLAND c. 1716 - Historic Georgian home is one of Virginia's least altered and best preserved colonial plantation homes. The property is bounded by the York River and Sarah's Creek which provides protective docking for a large yacht. The surrounding land is mostly lawn and pasture and contains one acre freshwater pond. Little England's fourteen rooms showcase some of the finest examples of colonial paneling and woodwork in Virginia. \$4,950,000



COVER
FEATURE

7 E BEVERLEY STREET - Meticulously renovated building in the heart of downtown Staunton. Stunning 3680 sq ft apartment over valuable commercial space. Superior renovation highlights include chef's kitchen, heart pine floors, 12 ft ceilings, great room with 7 ft windows, custom cabinets and built-ins and original tin ceilings. 4 parking spaces. 1st floor commercial space 3680 sq ft main floor and 3680 basement level currently rented with excellent tenant. One of Staunton's most significant properties. \$850,000



STONELEDGE - This exquisite 7,500 finished square foot, 4 bedroom brick and limestone manor home on 102 manicured acres in the heart of Warrenton hunt country was inspired by two of the most celebrated historic homes in the United States: Drayton Hall of Charleston and Gunston Hall of Fairfax. No expense was spared, plaster over-mantles, moldings and ceiling medallions, reclaimed heart pine floors throughout and 12 foot ceilings. A true masterpiece. Price Upon Request.



DICE STREET - Meticulous renovation blending period materials w/modern conveniences. Historic home w/in minutes of downtown mall, UVA hospital & W. Main shops on a rare double lot. Wide plank floors, 3 fire places, period details. Separate downstairs apartment. Easily convertible to single family. Priced to sell. \$310,000 (House and single lot \$270,000 available).



MAGNOLIA ROAD - 46 +/- acres of rolling pasture and hardwoods surrounded by large estates. Rolling fields with an excellent building site, pond site and good pasture. Excellent pastoral views in a very private setting. Keswick Hunt Country. Good equestrian property, country retreat or possibly a vineyard. 25 minutes to Charlottesville, 20 minutes to airport. \$450,000



DOUGLAS AVENUE - The perfect North Belmont home. A 3 bed, 2.5 bath home on over a quarter acre lot, half a block to the restaurants (but no noise issues) and a 5 min. walk to the downtown mall. Home is in excellent condition with large rooms, high ceilings and a great floor plan. Numerous built-ins. Large fenced and landscaped back yard tailor made for children and gardening. Cedar deck and pergola with stone patio create additional outdoor living space. Owner/Agent. \$495,000

Please contact Peter A. Wiley (540) 219-3771.



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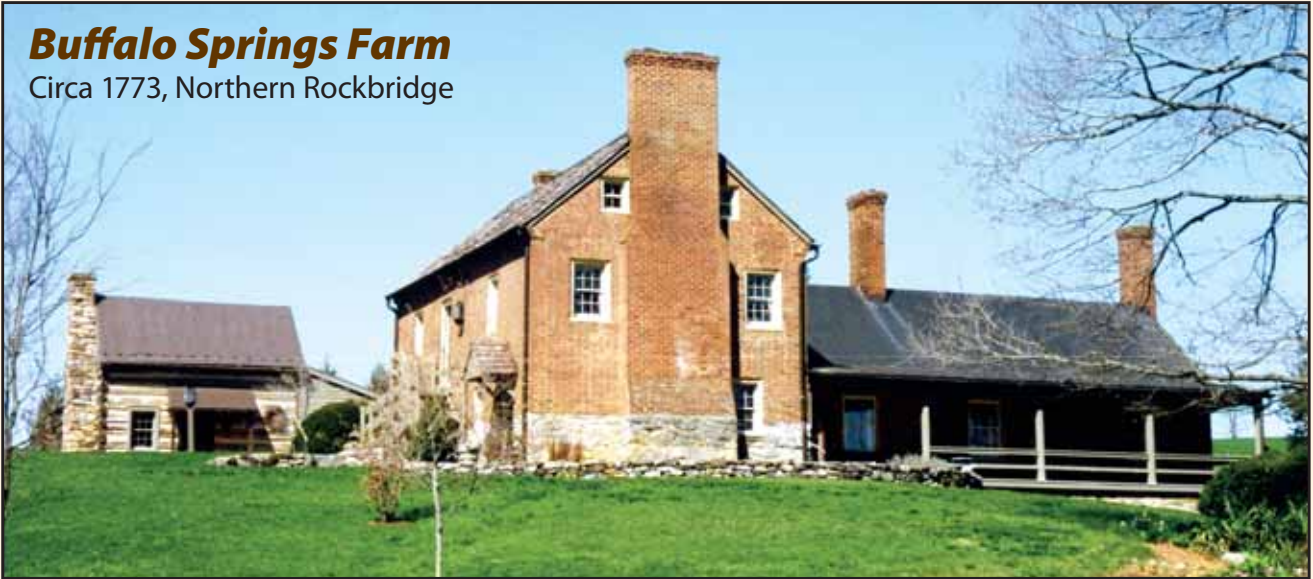
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Buffalo Springs Farm

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: \$2,500,000



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