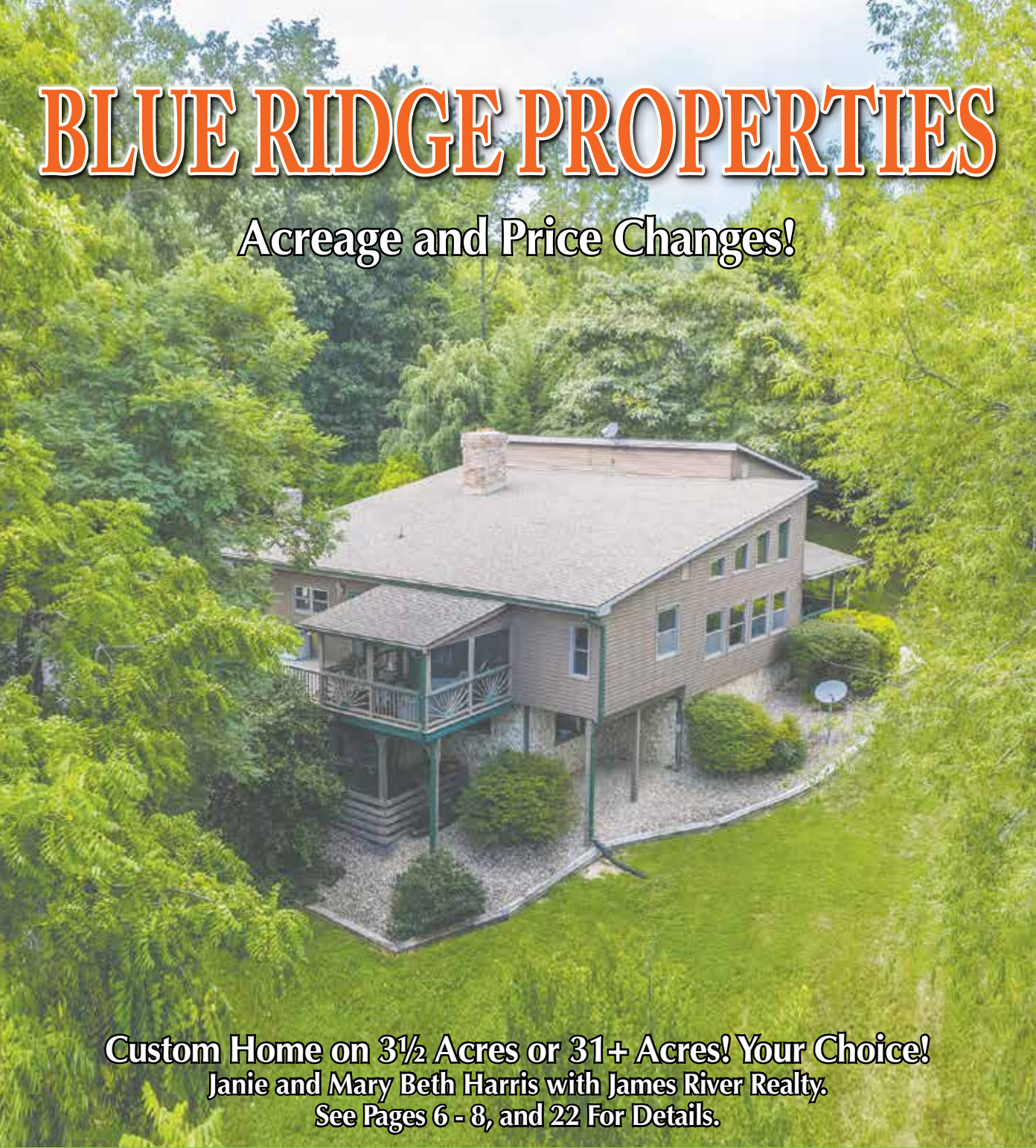


BLUE RIDGE PROPERTIES

Acreage and Price Changes!



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Janie and Mary Beth Harris with James River Realty.
See Pages 6 - 8, and 22 For Details.

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**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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www.jwmre.com
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203 Ross Road

This distinguished Lexington residence sits on 2.5+ private, park-like acres, blending timeless 1920s architecture with a newly completed luxury addition for one-level living. The home features five bedrooms, elegant formal spaces, a stunning primary suite with spa-inspired bath, and a detached three-car insulated garage. Additional highlights include hardwood floors, a whole-house generator, ADT security, and Woods Creek frontage with direct access to the Woods Creek Trail, downtown Lexington, Washington and Lee University, Virginia Military Institute, and the Chessie Trail.

\$1,249,000



111 S Jefferson Street

Well-appointed historic residence (c. 1820) in downtown Lexington offers a rare turn-key opportunity within C1 zoning, allowing uses including short-term rental. Meticulously restored in 2007, it blends timeless charm with modern upgrades, including updated electrical, plumbing, HVAC, and a gourmet kitchen. Features include four full baths, multiple fireplaces, a screened porch, landscaped grounds, and a restored outbuilding studio. Ideally located just two blocks from Main Street and within walking distance to Washington and Lee University and VMI.

\$989,000



181 Windy Mile Lane

Set on more than nine rolling acres, this custom-crafted property combines a well-maintained home, versatile outbuildings, and stunning mountain views stretching to House, Hogback, and Jump Mountains. The three-bedroom, two-and-a-half-bath residence features reclaimed heart pine floors, a spacious kitchen with vaulted ceilings, and a view-filled living room. Outdoor spaces include a porch, deck, and patio. A four-bay barn, workshop, greenhouse, walking trail, and equestrian potential enhance the property, conveniently located near Lexington, the Virginia Horse Center, Goshen Pass, and local universities.

\$749,000



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.

\$575,000



2050 Pedlar River - 84 Acres

Tucked in the Blue Ridge Mountains along the headwaters of the Pedlar River, this 84-acre retreat offers seclusion and outdoor adventure at 2,000' elevation, less than a mile from the Blue Ridge Parkway. Mature hardwoods, rolling terrain, and cascading mountain streams create a scenic setting. Abundant wildlife supports hunting and recreation. A cozy two-bedroom cabin with a screened porch overlooks the water, with convenient access to National Forest lands.

\$549,000



2669 Sterrett Road

Authentic 1936 Craftsman cottage-style Sears Kit house lovingly modernized and carefully renovated offers a modernized kitchen, 3 bedrooms, 2 full baths, and an open living and dining area. Set in historic Brownsburg with a fully fenced backyard and detached studio/office, the property features modern electrical and plumbing, insulated windows, and a new HVAC system, blending functionality with vintage appeal. This uniquely American home evokes a simpler lifestyle in a charming and timeless setting.

\$479,000

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





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510 W 28th Street

Versatile two-building commercial property in Buena Vista, VA offers industrial space, strong visibility, and convenient regional access on a paved 0.466-acre corner lot with a perimeter security fence. The 3,200 SF garage building includes five bays, approximately 12-foot ceilings, gas heat, mini-split, and retail counter space. A separate 384 SF finished office building features hardwood floors and a full bath. Public utilities, natural gas, internet, and two air compressors convey. Located on U.S. Route 60, just over three miles from I-81 Exit 188A. **\$389,000**



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**



S Buffalo Road - 134 Acres

134+ acres of mountain wilderness adjoining the Short Hills Wildlife Management Area in southern Rockbridge County offers an exciting recreational opportunity with high elevations and dramatic panoramic mountain views. Consisting of three separate tax parcels with no deed restrictions, the property features a solid existing entry road providing access to ideal view-oriented cabin sites. Abundant game sign across the property is a product of the prime wildlife habitat featuring early regenerating forest with plentiful browse and cover. **\$299,000**



Woodridge Lane - 0.25 Acres

Established building lot in the coveted Woodridge subdivision offers a highly desirable site located minutes from historic downtown Lexington. Views of the iconic VMI Post and provides 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. Parcel adjoins open space area, which includes a small playground and picnic area. **\$48,900**



Shepherd Drive - 2.20 Acres

Desirable wooded residential building lot with mountain view potential located just over one mile from the Lexington city limits and only two miles from historic downtown Lexington, W&L, and VMI. The property offers an appealing combination of privacy, natural beauty, and accessibility. Approx. 225ft of frontage along a quiet paved state-maintained road, this is a rare opportunity to build a custom home in an established, well-located neighborhood. **\$47,000**



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, activities for everyone. Explore the gorgeous surrounding mountains and countryside. **\$42,500**

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





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SALE PENDING



30 Sandstone Lane

Welcome to 30 Sandstone Ln, where comfortable one-level living meets thoughtful design on a beautifully landscaped property just 4 miles south of Lexington. This 3-bedroom, 2.5-bath home features oak floors, cathedral ceilings, solar tubes, a stone gas fireplace, formal dining room, sunroom, and a well-appointed kitchen with custom oak cabinetry, granite countertops, induction range, and breakfast nook. The spacious primary suite offers vaulted ceilings, a walk-in closet, and private bath. Outdoor amenities include a wraparound porch, firepit, fenced garden, and scenic pathways. Additional features include a whole-house generator, central vacuum, walk-out basement, detached two-car garage with bonus room, equipment shed, and conveying zero-turn mower. Conveniently located near I-81, Natural Bridge, downtown Lexington, Washington and Lee University, and Virginia Military Institute.

\$529,000



Mt Vista Drive - 0.64 Acre Lot

Discover an exceptional opportunity to build your dream home on this .64-acre (+/-) vacant lot located in the Mount Vista subdivision. Boasting beautiful mountain views and a gently sloping landscape, this parcel offers the perfect setting for your personalized residence. Just five minutes from historic downtown Lexington, putting you close to charming shops, dining, and cultural attractions. Virginia Military Institute and Washington and Lee University. Set in picturesque Rockbridge County, this location blends natural beauty with accessibility.

\$60,000

RIVERMONT HEIGHTS

Pathfinder Drive Lot 7 - 0.359 Acres Winter views of the Blue Ridge Mountains. Water available. Shared maintenance of gravel driveway for Blk 5, lots 3-7. **\$8,000**

Cresthill Drive Lots 2,3,4 - 1.179 Acres Easy access to Buena Vista, Lexington, and I81. Water/sewer available. **\$22,500**

Pathfinder Drive Lots 3,4,5 - 0.89 Acres 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. **\$24,500**

Cresthill Drive Lots 7,8,9 - 1.44 Acres Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. **\$37,000**

Lori Parker, ABR, e-PRO
540-570-9007 · lori.parker@jwmre.com





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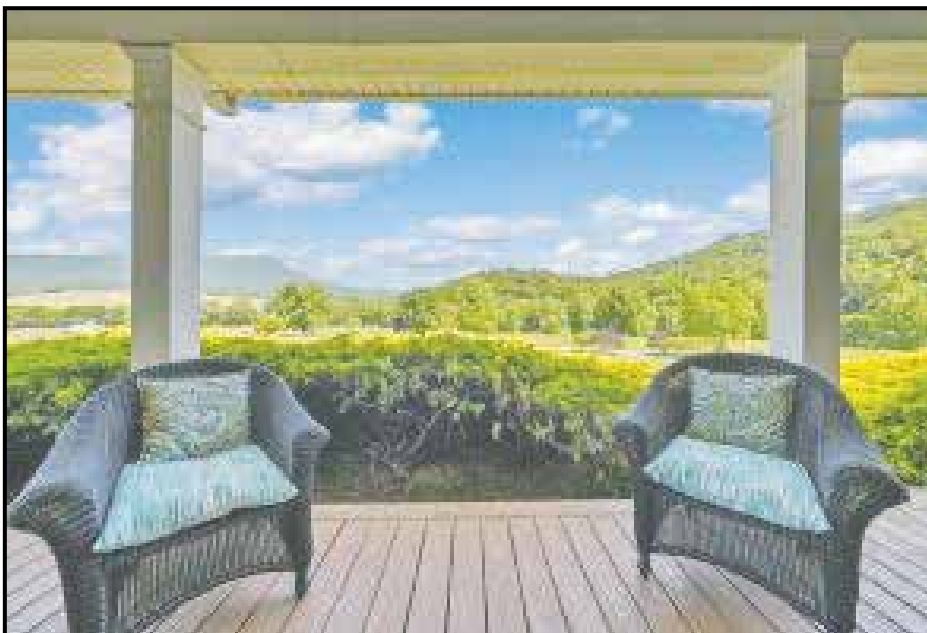
Janie Harris | BROKER
540.460.1932



80 E. Field Road, Rockbridge Baths

The original settlers of this beautiful valley realized that it could supply everything needed to live well—land protected & hugged by mountains, clear water, fertile soil, woods full of wildlife, fields & hills laden with life giving plants AND gorgeous scenery in all directions to inspire and feed the soul. The owners of this gorgeous 15 Acre property realized it too and made their special home here. All essentials on 1 level and replete with bamboo flooring, handmade cabinetry & wood work, Large ensuites on both levels, 2 on demand water heaters, huge windows for framing the magnificent views, a 10' deep wrap around porch which extends the living space to the great outdoors year round. Plus a fenced 140' x 40' organic garden provides chemical free veggies & flowers.

This property was built well with 6" studs and extra insulation, encapsulated crawl space, a strong well and a septic system designed for a true 4 bedroom construction. Top of the line Renai on demand water heaters, a jetted tub and a large tiled walk in shower in the spacious primary bathroom bring an element of comfort and luxury to start or end each day. Lots of well planned storage and loads of space for visiting family and friends to have their own privacy as well. This tranquil setting is enveloped by grassy pastures rimmed by woodlands and overlooking the small stream on neighboring property across a quiet lane. It is a perfectly peaceful wonderful spot as is but could be divided for a family enclave if desired.. **\$1,250,000**



Price and Acreage Changes!



Fairfield, Virginia



- Ambience
- Spaciousness
- Serene Surroundings
- Location
- Acreage (3½ or 31+ Acres, YOUR CHOICE)
- Ease of Access
- Privacy
- Views
- Create compound with 31+ Acres

Price and Acreage Changes!

*House and 3½ Acres
\$649,000*

*House and 31+ Acres
\$769,000*

See pages 7, 8 and 22 for more details.

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*SUMMER IS HERE!
BEAUTIFUL
OUTDOOR
LIVING SPACES
WITH THIS
CUSTOM HOME.*

See pages 6, 8, and 22
for more details.





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Mary Beth Harris
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Winter or Summer, Views From This Custom Home Are Amazing!
(See 6, 7, and 22 for more information.)



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540.570.7157



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540.463.7400 • connie@cityandcountyrealestate.com



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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**



UNDER CONTRACT

MAURY RIVER FRONTAGE! 815 Maury River Road Lexington is one of the more unique properties to become available in quite some time. With over a half mile (0.55) of river frontage, this 38.46 acre surveyed parcel offers many possibilities of both investment, residential and recreation. Fronting Route 39 (0.25 mi), and adjoining a portion of the Virginia Horse Center, there is partial B-2 zoning with remaining in residential. An established and maintained access traverses to a rustic cottage on the river bank with a stone fireplace on a very quiet stretch. The massive mature trees and varying topography gives privacy to the cottage, yet many possibilities of a more substantial dwelling(s) off Route 39 with the potential of overhanging views of the river and expansive views to the West. **\$389,900!**



12132 JACKSON RIVER RD, MONTEREY, VA This farm boasts 40 rolling acres suitable for any and all livestock including your stable of horses. There are run-in sheds, fenced paddocks, and a barn with tack room and stables. Large fenced riding ring. Year round stream and pond. Enjoy panoramic views of the Jackson River Valley and surrounding mountains from the front porch that extends the entire length of the home. The open floor plan gives a spacious yet cozy feel with a native stone feature wall and hearth that showcases a high efficiency Jotul wood stove and built-in bookcases. Private master suite with full bath, and two additional bedrooms that share a full bath. Garage is connected to the house by a breezeway. The home includes a whole house generator. Excellent location between Monterey and Warm Springs. **\$499,000!**



2840 MAIN STREET HOT SPRINGS Ideally located on the corner of Sam Snead Highway and Main Street, this turnkey, 5,000 square foot B2 commercial space offers a rare opportunity for a business presence in downtown Hot Springs. Just steps away from the Omni Homestead Resort, this proven location is perfectly suited for multiple uses including retail boutique, bar, food service, or professional offices. Fully equipped and furnished space that served as a sports bar, as well as, a beautiful move-in ready, two or three bedroom apartment on the second level that is ideal for owner-occupant or rental income. This property features numerous high quality upgrades including electrical, plumbing, insulation, and HVAC. Excellent walkability in the village and ready for immediate use. **\$699,000**



COMING SOON! ROCK ROADHOUSE WINERY An intimate, family owned, boutique farm winery located in the heart of the Allegheny Mountains, producing high quality, small scale, artisanal wines. Situated on 66 incredible acres with amazing views, between Warm Springs and Hot Springs, in a unique, original Civilian Conservation Corps solid rock structure that has been lovingly restored to include tasting room, commercial kitchen, gracious accommodations, and outdoor entertaining space overlooking the vineyard. Old Valley High School, where Sam Snead attended, is currently used for storage and qualifies for historic tax credits. This prime location in the Warm Springs Valley offers multiple possibilities including a spectacular site for a dream home with a million dollar view. **Showings begin in June 2026.** Photos and more information available at rockroadhousewinery.com



383 CREEKSIDE DRIVE HOT SPRINGS 15.55 acres in 3 separate contiguous parcels located on a private road with deeded access to the National Forest! Small stream and several elevated building sites with nice views. Electrical service is in place with fiber optic internet available! 40x 26 metal storage building is perfect for storing a boat or RV. Located just minutes from Lake Moomaw and the Jackson River Scenic Trail with many options for fishing, hunting swimming, boating, hiking and golfing. **\$169,000**



913 WHITE OAK DRIVE COVINGTON Immaculately maintained home in established neighborhood within minutes of historic downtown! Gorgeous split level three bedroom, two bath home boasting hardwood flooring, tile and carpet. Large family room, beautiful kitchen, with breakfast nook, dining room, formal living area has fireplace with gas logs, study, laundry area and all appliances will convey. Huge outdoor living space with both screened patio, large open deck and separate outdoor storage building. New heating and air conditioning system, tiled sunroom, newer roof, recently remodeled bathrooms, conveyed with all appliances. **\$325,000**



TBD LITTLE RIVER ROAD GOSHEN 48.56 acres of wooded/open acreage with excellent topography. Fully developed acreage with established interior roads, clearings, and even a former Bell's Valley Barrow Pit with valuable anticline silica stone! Electrical service on site, fiber optic internet available, a newer 450' drilled well (2023), plenty of sandy perk sites and no restrictions! With privacy and very nice views, this could be a readily established homesite, or possible development potential. Convenient to both Lexington and Staunton with the Goshen Wildlife Management Area and Goshen Pass nearby! **\$319,900**



UNDER CONTRACT

2651 MILL CREEK ROAD MILLBORO 1958 acres of mixed open and woodland with almost 500' of Mill Creek! Beautiful setting in the valley with views of Chestnut Ridge and Walker Mountain. The long drive lends privacy to this almost 2400 square foot brick ranch (circa 1977) with three bedrooms, two full baths, living room with fireplace, dining area, year around Florida porch with tile floor, large windows, and attached two car garage! Great combination of open pasture, mature woods, the sought after waters of Mill Creek and an established pond with dock! Includes a full array of appliances, central vac, wood stove in garage, spring water, conventional septic and fiber optic internet available. A special location with all the natural amenities the valley has to offer! **\$429,900**

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FRESH Estates & Country Properties, Inc.

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



UNDER CONTRACT



221 SHERRY MAY STREET COVINGTON Located on a quiet street in Alleghany County, 221 Sherry May offers a peaceful setting with easy access to Covington's shopping, dining, and daily needs. This three bedroom, two full bathroom home features 1,994 square feet of finished living space, highlighted by vaulted ceilings and gas fireplaces that add warmth and charm. A garage provides convenient storage, while the sun-room offers a bright, relaxing space to enjoy year-round. Perfect for those seeking small-town living, fresh air, and a slower pace, this home offers comfort, character, fiber optic internet, public water/sewer and plenty of potential. **\$305,000**

SOLD



4134 MILL CREEK ROAD MILLBORO Exceptionally well maintained log home in the Mill Creek Valley! With 11.14 acres of open and wooded land, this is an ideal residence or retirement getaway. Outstanding great room with stone fireplace and 20' cathedral ceiling! Open concept kitchen/dining area, two bedrooms and one full bath all within approximately 1032 square feet of living space. Beautiful views of the valley and Chestnut Ridge from the elevated location and inviting front porch. Includes a new well (2025), 2 bedroom conventional septic and close proximity to Walker Mountain National Forest access. **\$329,900**



55 ROSELOE LANE HOT SPRINGS This lovely home has the timeless appeal of a custom built and beautifully maintained brick ranch. Situated on an elevated site in an established neighborhood, this home enjoys amazing mountain views and plenty of open space with three additional lots. The home features three bedrooms and two baths including a master bedroom with en suite, kitchen, breakfast nook, dining room, living room, and den with stone fireplace. There is a detached garage, double depth garage in the full basement, fenced yard, patio with outdoor fireplace, paved driveway, HVAC, hot water baseboard heat, and Generac generator. Public water/sewer and fiber optic internet service. The excellent location is convenient to Warm Springs and Hot Springs. **\$395,000**



48 INCUBATOR HOLLOW ROAD HOT SPRINGS Two bedroom, one bath cottage has plenty of charm with light filled rooms, original pine floors, replacement windows, propane fireplace, covered porches and very nice rear deck to enjoy the outdoors. The home has a metal roof, vinyl siding, hot water radiators, and a large laundry/utility room on the main level, public water/sewer, fiber optic internet, attic storage, and new carpet in the bedrooms! **\$169,000**



2138 SAM SNEAD HIGHWAY HOT SPRINGS Built in 1950 and expanded in the 1970's, this charming cottage offers one level living and is situated on 1.04 acre near Carlover. Many recent improvements include a new roof and two remodeled bedrooms with new drywall, flooring and recessed lighting, and a new kitchen floor. The 3 bedroom, 1 bath home also features hardwood floors, covered porch and deck, public water, partial basement, oil furnace and electric baseboard heat, storage building, and nice views. **\$169,000**



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**

FRESH ESTATES PARTIAL LAND LISTINGS

TRACT 12 DELAFIELD RISE HOT SPRINGS. 0.95 acre building site at the famous Omni Homestead Hotel. Use all the amenities including the spa, tennis, skiing and trap shooting etc. Beautiful views of the surrounding mountains in an ideal developed community. Architectural guidelines guarantee a protected homeownership. Public utilities including fiber optic internet are in place. HOA fees apply. **\$129,900**

2286 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! **\$139,900**

1.33 ACRE BUILDING SITE AT THE FAMOUS OMNI HOMESTEAD HOTEL HOT SPRINGS. Tract 11 is situated in the Delafield Rise section of the Omni Resort. This tract gives the owner the luxury use of all the amenities including the spa, tennis, skiing, trap shooting etc. Enjoy miles of trails, trout fishing and mountain relaxation. Beautiful views of the surrounding mountains in an ideal developed community. Architectural guidelines guarantee a protected homeownership. Public utilities on site and HOA fees apply. **\$159,900**

383 CREEKSIDE DRIVE HOT SPRINGS 15.5 acres in 3 combined parcels on a private road with deeded access to the National Forest! 40 X 26 metal storage building with electrical service in place. Located near Lake Moomaw and the Jackson River Scenic Trail. **\$169,000**

TBD LITTLE RIVER ROAD GOSHEN 48.56 acres of wooded/open acreage with excellent topography. Fully developed acreage with established interior roads, clearings, and even a former Bell's Valley Barrow Pit with valuable anticline silica stone! Electrical service on site, fiber optic internet available, a newer 450' drilled well (2023), plenty of sandy perk sites and no restrictions! With privacy and very nice views, this could be a readily established homesite, or possible development potential. Convenient to both Lexington and Staunton with the Goshen Wildlife Management Area and Goshen Pass nearby! **\$319,900**

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Explore more photos & information at
www.ThePaulaMartinTeam.com

Paula Martin
Realtor®, Assoc. Broker
540.460.1019

NEW!

Whistle Hollow Farm Fairfield



30.49 acres \$2,450,000

- **Established wedding venue**, 4,600 ft² main hall
- Two separate homes, (190 & 65 Whistle Hollow)
- 40' x 24" Pole barn, parking area for 50 vehicles.
- More details and floor plans on our website!

NEW PRICE

747 New Providence Raphine



**EQUESTRIAN ELEGANCE
ON 25.65 acres \$1,259,000**

- Custom log home, 2,888 ft² & full finished basement
- 3 Bedrooms, 3.5 baths, 1st floor Primary Suite
- 36' x 34', 3-stall horse barn, tack room, wash stall
- More details and floor plan on our website!

NEW!

377 Rattler Rd. Raphine



6.93 acres \$1,250,000

- 4,421 ft² on 3 levels. Primary home or AirBnB
- 5 Bedrooms, 4.5 baths, 1st floor Primary Suite
- Lower level game room, Theater Room
- More details and floor plan on our website!



321 S. Main St. Lexington

\$1,195,000

- Historic J.T. McCrum home, built in 1840
- 3,222 ft², 3 Bedrooms, 2.5 baths
- Period details remain, thoughtful restoration completed
- More details and floor plan on our website!

NEW!

190 Henry Hill Fairfield



7.64 acres \$820,000

- Private location in Henry Hills Subdivision
- 3,090 ft² on 3 levels, 4 Bedrooms, 3.5 Baths
- 18' x 24' detached, partially finished Studio/Guest quarters
- New Roof, Inspected Septic. 10 minutes to Lexington.



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!

151 Stoneybrook Rd. Vesuvius



8.48 acres \$749,000

- 3,058 ft² on 3 levels, 3 Bedrooms, 3 Baths
- Full living space in lower level. Fiber optic internet.
- Separate retreat studio, named "The Hideaway"
- Minutes to Panther Falls, 10 min. to Buena Vista

NEW!

311 Higgins Hollow Lexington



13.23 acres \$659,000

- 1,888 ft², 3 Bedrooms, 2 Full Baths
- Charming, Idyllic setting with Blue Ridge Mt. views.
- 2-level, 3 Stall horse barn, 100' x 60' riding ring.
- Intermittent stream, outbuildings, orchard, gardens.

NEW PRICE

75 Margarets Ln. Lexington



16.13 acres \$649,000

- 1,836 ft² finished living area, 4 Bedrooms, 2 Full Baths
- 16 ac. with 3 paddocks, two-stall barn, tack, hay storage.
- Established orchard, New Solar Panels, 1900's barn.
- Less than 10 minutes from downtown Lexington



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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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TRADITION, EXPERTISE & A PERSONAL TOUCH IN REAL ESTATE



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NEW!

1995 Bordent Grant Tr. Fairfield



3.85 acres \$625,000

- 2,357 ft², 3 Bedrooms, 3.5 Full Baths
- Impeccably built log home.
- 180 degree Blue Ridge Mt. and pastoral views
- Restained and repainted interior June 2026

NEW PRICE

1274 Maury River Rd. Lexington



7.34 acres \$599,000

- One Floor living at it's Best! <10 min. to Lexington
- 2,200 ft², 3 Bedrooms, 2 Full Baths
- Spectacular Blue Ridge Mt. views. 2 miles to VA Horse Cntr.
- Check out more details and photos on our site.

NEW!

3 River Place Lexington



.91 acres \$595,000

- 3,192 ft² with 4 Bedrooms, 3 Baths in Maury Cliffs Sub.
- Sits on quiet cul-de-sac. Landscaped, fenced garden
- Large walk-out deck. Quality construction.
- Deeded Maury River access. One minute to downtown.

NEW PRICE

53 & 13 Siding Ln. Vesuvius



24.94 \$539,000

- 1,874 ft², 3 Bedrooms, 1 Full Bath, nice upgrades
- 1,000 ft. South River frontage, trout stocked playground
- Outbuildings, incl. river front cabin, spring-fed pond
- Adj. to Nat'l. Forest, more details on our site!

NEW!

40 Weavers Way Buena Vista



12.44 acres \$525,000

- 2,598 ft², 3 Bedrooms, 4.5 Full Baths
- Blue Ridge Mt. views from covered front porch
- Large light filled great room, large back deck
- Greenhouse and well established, fenced garden space

NEW PRICE

1464 Blue Grass Tr. Lexington



.57 acres \$525,000

- 1880's Buffalo General Store, masterfully restored
- 2,880 ft², 3 Bedrooms, 2 Full Baths
- First level 1,400 ft² entertainment space.
- Situated by renowned trout stream, 20 min. to Lexington

NEW PRICE

521 S. Main Lexington



.16 acres \$489,000

- Circa 1927 Foresquare in downtown Lexington
- 1,908 ft², 3 Bedrooms, 2.5 Baths
- Expansive Primary Suite, nice upgrades throughout
- Check out more details and photos on our site.

NEW!

694 Rbr. Alum Springs Goshen



35.47 acres \$479,000

- 1,248 ft² 3 Bedrooms, 2 Full Baths
- 20 ac. of pasture, 60' x 60', 8-Stall barn (expandable)
- Bank barn for hay and equip. Spring fed stream. 3 Ponds
- Check much more info/photos on our site!

NEW!

22 Haven Oak Ct. Lexington



.16 acres \$459,000

- Beautiful townhome at Summit at Woods Creek
- 2,610 ft², 3 Bedrooms, 3.5 Baths
- First floor Primary Bedroom Suite, Open 1st floor plan
- Mature landscaping. <5 minutes to downtown Lexington



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Clara Webb
Realtor®
540.570.8789

Explore more photos & information at
www.ThePaulaMartinTeam.com

Paula Martin
Realtor®, Assoc. Broker
540.460.1019



**43 Chamberlain Ln.
Lexington**

.12 acres \$439,000

- 1,7975 ft², 3 Bedrooms, 3.5 Baths
- Convenient to downtown in Weatherburn Sub.
- Large kitchen, granite counters, open to L.R., gas fireplace
- More information & photos on our site!



**320 Lilly Bell
Lexington**

.16 acres \$389,000

- Newly built in 2025. Immaculate, move-in ready
- 1,275 ft², 2 Bedrooms, 2 Full Baths, 2nd fl. office
- 1st Fl. Master Suite
- Located in **The Ponds**, 5 minutes to downtown Lexington



**TBD Virginia Ave.
Goshen**

19.96 acres \$210,000

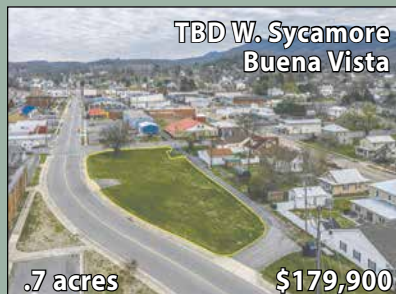
Nestled between Goshen and Craigsville amid the breathtaking rural landscape of Rockbridge County, this agriculturally zoned property offers lots of possibilities. Cove Run, a small creek that meanders through the property, provides a natural water source for animals.



**TBD Blacks Creek Rd.
Lexington**

16.26 acres \$199,900

Mixed use land, 9 acres cleared, Only 2 miles from Lake Robertson Recreation area, 15 minutes from downtown Lexington for shopping, restaurants & entertainment.



**TBD W. Sycamore
Buena Vista**

.7 acres \$179,900

.70 acre, highly visible commercial building site, zoned Light Manufacturing. Public Utilities available. Great business spot, right in the heart of Buena Vista!



**22 Conifer Ln.
Lexington**

.38 acres \$169,000

- 915 sq ft², 2 Bedrooms, 1 Full Bath
- Close to VA Horse Center & Lexington
- New Roof, Great outdoor space for gardening
- Lots of upside as an investment property.



**TBD Alpine Dr.
Lexington**

7.64 acres \$100,000

7.64-acre home site amidst forest and field. High Meadows is a lovely subdivision on a hillside facing Southeast with magnificent Blue Ridge views. Close to Lexington, Buena Vista.



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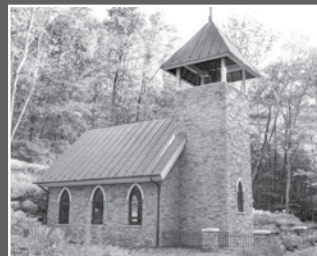
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NEW PRICE



HAMRIC STREET

Stately brick traditional on quiet cul-de-sac in a highly desirable in-town neighborhood. Two-story plan offers 3 bedrooms and 2 baths. The light-filled living room enjoys easy access to a large, covered porch perfect for alfresco dining and relaxation. On the lower level you'll find a family room, kitchenette, bedroom and full bath offering space for a growing family or potential for an in-law suite or income producing apartment. Recent updates include a new furnace (2026), 200-amp electrical panel (2026), water heater, replacement windows, and flooring. Well maintained home on a large corner lot with established plantings, attached single garage, and paved driveway. Great in-town location provides access to Lexington City schools, a walkable neighborhood just minutes from downtown Lexington with its shops & restaurants; and nearby Washington & Lee and VMI. **Offered at \$359,000**



LITTLE HOUSE LANE

Rare opportunity to own a custom home designed by Heidi Schweizer daughter of renowned Architect, Hans Schweizer, who was influenced by master architect, Frank Lloyd Wright. This bespoke 3-bedroom, 2-bath contemporary tucked away on iconic Little House Mountain, exhibits attention to detail throughout with built-ins, cathedral ceilings, and abundant windows and French doors. The main level features a generous family room, dining room, and kitchen with updated appliances, bedroom with private balcony, full bath, and laundry. Follow the graceful stairway to a second bedroom & private balcony with walk-in closet, full bath with double vanities, shower and jetted-tub. A loft/3rd bedroom stands ready to serve as a home-office or studio. The spacious deck & private balconies overlooking the 2.41 wooded acres provide the perfect spaces for enjoying morning coffee and alfresco dining. Recent upgrades and improvements include new appliances, interior & exterior painting, enlarged deck, HVAC, water softener, whole-house generator, and encapsulated crawlspace. Only 8 miles from historic downtown Lexington, home to Washington and Lee University (W&L) and the Virginia Military Institute (VMI) making it suitable for a weekend get-a-way, full-time living, or an Airbnb. **Offered for \$459,000**

SOLD



BIRCH AVENUE

Corner lot, 2 bedrooms, 2 baths. **\$159,000**

SOLD



RED HILL ROAD

1.24 acres, 4 bedrooms, 2 baths. **\$525,000**

SOLD



WEST MIDLAND TRAIL

6.4 acres, 2 bedrooms, 2 baths. **\$250,000**

NEW PRICE



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 \$309,900**

NEW PRICE



WIDE GAP ROAD

Spacious 3-bedroom 2 bath raised ranch on 13 partially wooded acres in the Colliertstown community enjoys Mountain views in a quiet setting surrounded by farmland. Split floor plan features, family room w/gas fireplace and vaulted ceiling, dining room, eat-in kitchen, sunroom & large master w/private bath. Full partially finished basement with wood-burning stove offers large rec-room and ample space for expansion with plumbing for 3rd bath and workshop/storage. Detached garage added in 2021 has water, 220-electric, wood furnace, AC, and roll up doors. Carport, chicken coop/storage shed/studio. Prime recreational property with ATV trails throughout. With abundant and diverse wildlife and tree stands already in place, the sporting enthusiast can enjoy a hunter's paradise in their own back yard. **Make it yours for only \$349,500**



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EMILY GRANT
540-319-1218



12 SPRING RIDGE LN.
\$492,000
2,580 SQFT
4 BR 3.5 BA .96 AC.

WELCOME HOME TO THIS BEAUTIFULLY MAINTAINED 4-BEDROOM, 3.5-BATH HOME. THE MAIN LEVEL FEATURES A BRIGHT LIVING ROOM WITH SOARING CATHEDRAL CEILINGS, A SPACIOUS EAT-IN KITCHEN WITH GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES, AND A MAIN-LEVEL PRIMARY SUITE WITH A RENOVATED BATH. UPSTAIRS OFFERS TWO BEDROOMS, A FULL BATH, AND A VERSATILE LOFT. THE FINISHED WALKOUT BASEMENT INCLUDES A LARGE FAMILY ROOM, FOURTH BEDROOM, AND FULL BATH. ENJOY THE REAR PATIO, GARDEN SPACE, HOMEMADE PUTTING GREEN, AND STORAGE BUILDING.



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1521 MOUNTAIN VIEW RD.
\$299,000
2,400 SQFT
4 BR 3 BA 6.12 AC.

SITUATED ON JUST OVER 6 ACRES, THIS 1900 FARM HOUSE OFFERS MANY UPDATES, STUNNING VIEWS, QUIET COUNTRY LIVING SURROUNDED BY FARM LAND, AND IS JUST MINUTES FROM LEXINGTON. GREAT INVESTMENT POTENTIAL AS IT IS CURRENTLY SET UP FOR DUPLEX WITH TWO INDEPENDENT KITCHEN AND LIVING SETUPS. BOTH FLOOR 1 AND FLOOR 2 BACK PORCHES HAVE BEEN CONVERTED TO FLORIDA ROOMS, AND THIS BEAUTIFUL PROPERTY OFFERS A LARGE FRONT PORCH TO TAKE IN THE MOUNTAIN VIEWS!

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215 E. RIDGE DR,
\$695,000
2,699 SQFT
4BR 3.5BA 3.74 AC.



20 WILD BLUEBIRD LN.
\$589,000
3,304 SQFT
4BR 3.5BA 2.19 AC.



13 HUNTER HILL EXT.
\$459,000
1,577 SQFT
4 BR 2 BA .54 AC.



18 & 19 CLAY BRICK LN.
\$650,000
3,785 SQFT
4BR 3BA 1.02 AC.



26 KING RAIL LN.
\$379,000
1,370 SQFT
3BR 2.5BA .50 AC.



22 ASHLEY CT.
\$229,000
1,088 SQFT
2 BR 2.5 BA .02 AC.



205 DIAMOND STREET
\$214,000
1,848 SQFT
4BR 2BA .14 AC.



40 JORDAN RD.
\$225,000
1,113 SQFT
3BR 1BA .20 AC.



TBD BUCKLAND DR.
\$95,000
.49 AC.

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The Best Flooring for Pets

There's no doubt about it: Dogs and cats make great companions. But while pet owners enjoy having their four-legged friend around the house, the pitter-patter of furry feet takes a toll on your flooring. That's why pet owners should consider installing floors that stand up to dents, scratches, and dirt over time. Of course, the best flooring for dogs and other pets will vary by type of animal and personal taste, but here are the pros and cons of five popular options.

STONE, TILE, AND CONCRETE ARE DURABLE YET UNCOMFORTABLE. Hard flooring options such as stone, tile, and concrete are most likely to withstand the constant wear and tear of clawed feet. These hard surfaces are also the easiest to clean after a wet dog does its trademark shake, a long-haired cat sheds its fur, or an untrained pup leaves behind a messy surprise. As a downside, flooring made of stone, tile, or concrete can get chilly during cold weather, and dogs may be uncomfortable relaxing on the hard surfaces. Both issues, though, can be addressed easily by scattering thick rugs and pet beds throughout your home. As an alternative solution, some homeowners may choose to install heated floorboards.

LAMINATE FLOORING STANDS UP AGAINST PET MESSSES BUT HAS LITTLE TRACTION. An excellent choice for easy cleanup, laminate floors offer the beauty of hardwood with less maintenance. Homeowners won't need to worry about letting moisture linger for too long on the surface, which is ideal for those with accident-prone or water-loving pets. Additionally, the durable surface of laminate resists scratches and scuffs. Laminate flooring's only disadvantage is its slippery sleekness; fast-moving dogs may end up skidding across the room and hurting themselves. Consider choosing a laminate with a textured surface to provide more traction for Fido.

LUXURY VINYL HAS MANY ADVANTAGES FOR PET OWNERS. Nowadays, many manufacturers produce luxury vinyl planks that look remarkably similar to laminate or hardwood. The affordable option offers easy cleanup, high comfort for four-legged friends, resistance to scratches and stains, and minimal noise when walking across the surface. The single downside of luxury vinyl planks is that they may dull easily. Always make sure to choose flooring with a thick top layer and an aluminum oxide coating to ensure longevity and durability.

STICK WITH CERTAIN VARIETIES OF HARDWOOD. Although hardwood floors are beautiful and classic, not all types hold up well in households with pets. Moisture can warp and destroy wood floors, making it critical to clean up pet-related messes immediately after they occur. Even so, some stains may absorb into the floor, necessitating costly refinishing or replacement. Hardwood floors also scratch easily; paws, pet toys, and water bowls can leave an ugly scuff mark on the surface. If you're determined to incorporate hardwood floors into your home, opt for the hardest varieties, such as maple, Brazilian walnut, and bamboo. Just remember to keep those claws trimmed and clear away messes ASAP.

AVOID CARPETED FLOORING WITH PETS. Easily the toughest type of flooring for pet owners to clean, carpet bears the burden of potty-training accidents, excessive shedding, and other messes. Carpet also harbors odors and stains that slowly build up over time, eventually causing your carpet to look and smell bad. The negatives of carpet will most likely outweigh the only positive: Pets love the comfortably soft surface. If you must choose a carpeted floor, opt one without loops (which snag on animal nails) and invest in a high-quality vacuum cleaner.

IMPORTANT DATES IN AUGUST AND EARLY SEPTEMBER 2026

8/10 Blood Drive – Grace Presbyterian Church 12 noon – 4 pm

9/1 Labor Day

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If this sounds like the place for you, see the cover and pages 6, 7, and 8 for more details and pictures. This is your chance to own this one-of-a-kind property to enjoy with your family!



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