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BLUE RIDGE PROPERTIES

PRICE REDUCTION!
Custom Home on 31 Acres!
Janie And Mary Beth Harris with James River Realty.
See Pages 6-7, 22

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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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James Wm. Moore
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28 South Main Street
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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**

HAPPY 4th of JULY!



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 and nearby towns including Amherst, Buena Vista, and Lexington. **\$549,000**



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**



203 Johnstone Street

This architecturally striking brick home sits on a 0.78-acre lot in the sought-after Providence Hill area, offering timeless design and generous living spaces. With 3,449 finished square feet, the residence includes four bedrooms and three full baths. The main level features multiple living areas, including a formal living room, expansive family room, and a stately room with coffered ceiling and stone fireplace. A main-level ensuite bedroom offers flexibility, while upstairs provides additional bedrooms and bonus rooms. An unfinished basement, attached garage, private patio, and walkable access to schools and trails complete this as-is opportunity. **\$439,000**



152 Birdsong Lane

Stunning custom residence offers a breathtaking, view-oriented setting against the Blue Ridge Mountains. Featuring cedar shake siding and stone accents, the home blends natural beauty with quality craftsmanship. The main level includes an open kitchen, a great room with vaulted wood ceilings, skylights, and a Jotul wood stove. Each room opens to a wraparound deck with sweeping views. The primary suite offers deck access, a walk-in closet, and a beautifully updated en suite bath. **\$479,000**

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





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PENDING



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\$549,000



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



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

PENDING



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



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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1904 Chestnut Avenue

This well-maintained 4-bedroom, 2-bath home offers warm heart pine floors and open living, dining, and kitchen spaces ideal for entertaining. Original details like the staircase and stained-glass window add character, while a spacious entry enhances the layout. Two primary bedroom options provide flexibility, including a main-level suite with ensuite bath. A screened porch overlooks the partially fenced backyard with beautiful Blue Ridge Mountain views. **\$279,000**



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**



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**



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 2, 3, 4 - 1.179 Acres

Easy access to Buena Vista, Lexington, and I81. Water/sewer available. **\$22,500**



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**

Lori Parker, ABR, e-PRO
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Janie Harris | BROKER
540.460.1932



JamesRiverRealtyVA.com • 540.463.2117



Mary Beth Harris
540.460.0753

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

(For more information, see the next page.)



Connie Clark
Broker/Owner
540.570.7157



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540.463.7400 • connie@cityandcountyrealestate.com



Chy Clark
Realtor/Owner
540.570.7158



Back view

606 Stonewall Street, Lexington

- Great location near Waddell School
- Great back yard with Sarah's Run
 - Screened porch
 - Back deck
- Updated kitchen

JUNE 1st PRICE REDUCTION!



Fairfield, Virginia



- Ambience
- Spaciousness
- Serene Surroundings
- Location
- Acreage (+ - 31 Acres)
- Ease of Access
- Privacy
- Views
- Create your family compound

*Much To Love About This Property Which Has Been So Well Loved By The Owner... please call Janie at 540-460-1932 or Mary Beth at 540-460-0753 to arrange an appointment to see it. **June 1st Price Reduction \$799,000.***

Janie Harris | BROKER
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Mary Beth Harris
540.460.0753

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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**



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!**



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**



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 6.6 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**



2651 MILL CREEK ROAD MILLBORO 19.58 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**

Please visit us at www.freshestates.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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245 West Main Street Covington, Virginia



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 sunroom 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**



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**



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**



201 FORESTRY ROAD This three bedroom, two bath cottage in Ashwood is within walking distance to Valley Elementary School, the public pool/recreation area, and daycare center. The 0.50 acre lot has a fenced yard for pets and plenty of room for a vegetable garden. The 1440 sq. ft. home also includes a large kitchen, dining room, living room, and utility room. Additional features include a partial basement, private patio, rear deck, covered front porch, oil furnace, replacement windows, hardwood floors, and public water and sewer. **\$149,000**



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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214 S. MAIN STREET, LEXINGTON
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540.463.2117

Janie Harris | BROKER
540.460.1932



714 Thorn Hill Road, Lexington,

Nestled on a wooded, close to 1 acre lot in Lexington overlooking Thornhill Rd and accessed by Main St. sits this sweet storybook home. Pretty and private and built to last with sturdy materials & craftsmanship rarely seen today. This place was home to 1 family for 70 years where they grew vibrant flowers, verdant gardens and beautiful memories. You can do the same. With 2 BDRS downstairs & 2 up, a full bathroom on each level, formal Living & dining rooms, a den, a storage room or office, and a kitchen opening onto a covered brick patio, there's lots of space here. There's also a full utility basement and garden shed for lots of storage options. A rare property, featuring a private setting with city amenities right in the midst of Lexington. Shown by appointment; please allow 24 hour notice. **\$489,000**



Workshop

730 Honey Hollow Road, Lexington

The peaceful setting beckons you down Honey Hollow Road to this secluded little cottage. Nice things come in small packages! This one bedroom retreat is approved for a three bedroom septic if expansion is desired. This property has a large garage with concrete floor, electricity and water to the site. It does double duty during the hunting season providing extra shelter as a bunk house or a grand place to bring in the day's bounty. This property truly has so much to offer at the door. It is the perfect as is retreat, or "spiff" it up to the next level as a full-time residence. A small outdoor shed once used as a chicken house, has an enclosed fence to keep your flock in. This is truly an amazing opportunity for a getaway or investment property. **\$189,000**



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Janie Harris | BROKER
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220 S. Main Street, Lexington

This duplex sets slightly back off of Main Street and is within easy walking distance to everything in downtown Lexington. The desirable location makes this a prime property for those seeking solid investment opportunities. Long time and excellent tenants would love to stay on if agreeable to the buyer. Off street parking is accessed by way of East McDowell Street. Each unit consists of a galley kitchen, dining area, and living room on the first floor with 2 bedrooms and a full bathroom on the upper level. Open porch with fenced courtyard off of one unit (fence & gate belongs to tenant), screened patio/back porch off of the other with a small shared backyard. Property in good condition and priced very well therefore being sold AS IS. No less than 24 Hour Notice for all showings. **\$439,900**



Short Hill Drive, Buchanan, VA

Beautiful views and easy to get to...a perfect site for a cabin, weekend getaway or hunting retreat. Situated between Lexington & Buchanan and very convenient to Roanoke. Tall hardwoods with a few evergreens throughout. Great views and some mostly flat spots which would make good building sites. A spring on the property once served as the water source for an old cabin, the remnants of which can still be seen, and could possibly be developed for a pond as wet weather tributaries also flow from the mountain. Excellent hunting, nature watching and hiking opportunities in a gorgeous part of Botetourt with the James River and National Forest access only 10 minutes away. Great for a full time residence- less than 30 minutes to Lexington, Daleville & Roanoke w/ a nice road right to the property. **\$139,900**



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348 Short Hill Drive, Buchanan

Centrally located between Lexington and Roanoke near Buchanan this 1 level home on a full unfinished walk out basement is surrounded by open pastures and beautiful mountain vistas. The acreage is ample enough for a few horses & cows or just a nice buffer from other properties. Features: Gas log FP in living room & wood floors extending to the front entry and formal dining room, eat in kitchen adjoined by a large laundry room and pantry, Primary BDR. suite w/walk in closet, 2 guest bedrooms & hall bathroom, and an attached 2 car garage with workspace. The walk out basement w/ interior access allows the opportunity to double the living space once finished for rec room, office etc. and is roughed in for a bathroom. Nice rear deck & a covered front porch from which to enjoy the gorgeous views. **\$539,000**



Stone House 41 and 13 Twin Rivers Lane

FAMILY COMPOUND - GORGEOUS RETREAT- EXCELLENT INVESTMENT PROPERTY. 3 separate Properties sold collectively at \$929,000

Built circa 1772 and overlooking where the Maury River and Buffalo Creek meet stands the beautiful "Miller's House". The walls still stand straight and true and the stonework in this home is truly amazing, a testament to exceptional craftsmanship of a bygone era. Renovated for functionality and comfort with a modern addition, this rare Rockbridge County treasure retains its historical characteristics and offers an opportunity to enjoy peace and tranquility while surrounded by magnificent scenery. There is also a carriage house with 2 separate nicely appointed apartments, each with 2 bedrooms and 2 baths. Serving both houses is a lovely "Gathering Room" for large get together or just a relaxing place to sit, listen to and see the Buffalo Creek bubbling by below. Just beyond the property is a 2 acre lot with gorgeous creek frontage and a wooded hillside just across Miller's Landing which is buildable. This spot allows you to enjoy the Buffalo Creek at one of its widest and deepest points. FLOAT, FISH, SWIM, KAYAK or just sit under the shade of the trees and let your thoughts flow with the water. A wonderful opportunity to own a truly unique property in one of the prettiest sections of Rockbridge. **Please call Janie to arrange a showing. 540 460 1932**

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Important Dates in July and Early August 2026

- 7/4 Independence Day**
- 7/7 Blood Drive – Lexington Baptist Church, 11 am – 5 pm**
- 7/29 Blood Drive – Kendal at Lexington, Anderson Center, 11 am – 4 pm**
- 8/1 Blood Drive – Natural Bridge Fire Dept., 10 am – 2 pm**

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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Happy 4th of July!
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BLUE RIDGE PROPERTIES



PAULA MARTIN TEAM

TRADITION, EXPERTISE & A PERSONAL TOUCH IN REAL ESTATE



Jessie Taylor
Realtor®
540.784.9183

Clara Webb
Realtor®
540.570.8789

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 **\$1,275,000**

- 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!

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!

190 Henry Hill
Fairfield

7.64 acres **\$820,000**

- Private location in Henry Hills Subdivision
- 3,320 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.

NEW PRICE!

75 Margarets Ln.
Lexington

16.13 acres **\$674,900**

- 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

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.



Lexington Real Estate Connection • 31 South Main St. • Lexington, Virginia 24450 • 540-463-2016



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



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1274 Maury River Rd. Lexington



7.34 acres \$625,000

- 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.



53 & 13 Siding Ln. Vesuvius



24.94 \$599,000

- 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!



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.



120 Spring Ridge Fairfield



1.11 acres \$579,000

- Cul-de-Sac location, with views in Spring Ridge Sub.
- 4,290 ft², 4 Bedrooms, 3 Full Baths
- 1st Fl. Primary Suite, Open F.P.- L.R., D.R. Kitchen, Sunroom
- Additional adjacent .64 ac. parcel also available!



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



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.



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!



141 & 149 W. 21st. Buena Vista



\$459,000

- Commercial building offers 12,055 ft² on .45 ac.
- Generous off street parking, across from Courthouse.
- 2 separate units suitable for retail, office, living spaces.
- Visit our site for more details!



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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**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 Blacks Creek Rd.
Lexington**

16.26 acres \$199,900

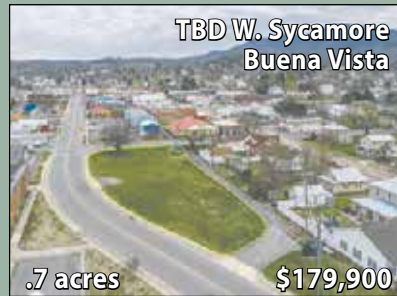
Mixed use land, 9 acres cleared, Only 2 miles from Lake Robertson Recreation area, 15 minutes from downtown Lexington for shopping, restaurants & entertainment.



**4600 Green Forest Ave.
Buena Vista**

28.32 acres \$572,500

28.32 wooded acres off Green Forest Avenue. Zoned Industrial. Chalk Mine creek runs thru the parcel. Great business spot or rural retreat!



**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!



**TBD Rose Crest Ln.
Lexington**

.69 acres \$124,500

Build your dream custom home on this elevated, oversized lot!!! Situated on a cul-de-sac within Lexington Golf & Country Club. All utilities are available.



**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.



**PAULA
MARTIN
TEAM**



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LANA NICELY Associate Broker



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NEW LISTING



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, crown molding, cork and wood floors, and abundant windows and French doors. The main level features a generous family room opening to the dining room and kitchen with updated appliances, a large 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. Since acquiring the property in 2012, the owner has made numerous improvements and upgrades including new appliances, interior & exterior painting, enlarged deck, updated HVAC, water softener, whole-house generator, and encapsulated crawlspace. Despite its private setting, Little House Lane is 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**

NEW LISTING



WIDE GAP ROAD

Spacious 3-bedroom 2 bath raised ranch on 13 partially wooded acres in the Collierstown 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 \$359,000

PENDING



BLUE GRASS TRAIL

2 acres, 5 bedrooms, 2 baths. **\$389,000**

PENDING



RED HILL ROAD

4 bedrooms, 2 baths. **\$529,000**

PENDING



PRESTON STREET

4-5 bedrooms, 3 baths. **\$228,000**

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 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 \$309,900**



WALNUT AVENUE

This charming 2-story farmhouse tucked away on a tree lined street in the heart of Buena Vista has been in the same family for nearly 60 years and is now ready for its next chapter. You'll want to while away the hours on the rocking chair front porch that enters to a welcoming foyer and main level with living room, dining room/Den, eat-in kitchen, 1st floor master suite, full bath & enclosed porch/laundry. A gracious stairway leads to 2 add'l bedrooms and large bath. Features a gas fireplace, updated electric panel, replacement windows, and metal roof. Covered front porch and side deck with low-maintenance composite decking and vinyl railings. Large storage building and fenced back yard. An easy walk to downtown Buena Vista and Southern Virginia University. **Only \$225,000**



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 \$375,000**

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Wouldn't you love to look out from your back deck and patio and watch the sunset behind the Alleghany Mountains illuminate your tall mature trees until they look like orange and pink neon?

Would you like to be in your totally secluded beautiful home on 30+ acres, but only be 5 minutes to Interstate 81 and 12 minutes to Lexington?

How about living in your totally custom, unique and beautifully rustic lodge feel home with soaring ceilings, huge free-standing fireplace and posts/beams for all your treasures?

If this sounds like the place for you, see the cover and pages 6 and 7 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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111 JOHNSTONE STREET
\$609,000
2,765 SQFT
4BR 2BA .92 AC.



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



76 GEORGE WILLIAM
\$475,000
2,511 SQFT
5 BR 3 BA .3 AC.



18 & 19 CLAY BRICK LN.
\$699,000
3,785 SQFT
4BR 3BA 1.02 AC.



205 DIAMOND STREET
\$229,000
1,848 SQFT
4BR. 2.5BA .14 AC.



40 JORDAN RD.
\$225,000
1,113 SQFT
3 BR 1 BA .2 AC.



HAPPY 4TH OF JULY



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