

BLUE RIDGE PROPERTIES



**JUNE 1ST 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
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



PENDING



3111 N Lee Highway

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



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**



125 Ridgemoor Drive

This like-new custom home in northern Rockbridge County offers quality one-level living with room to grow. Set on over 2 level acres, it features locally sourced trim, wide-plank red oak floors, and sweeping Blue Ridge Mountain views. The open kitchen includes granite counters, stainless appliances, custom cabinetry, and an island. The primary suite offers a tray ceiling, walk-in closet, and ensuite bath. A walk-out lower level with full bath and rough-ins allows expansion. Fiber internet, generator-ready wiring, and an attached garage add modern convenience, all near Lexington and Staunton. **\$725,000**



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**



PENDING

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 wrap-around 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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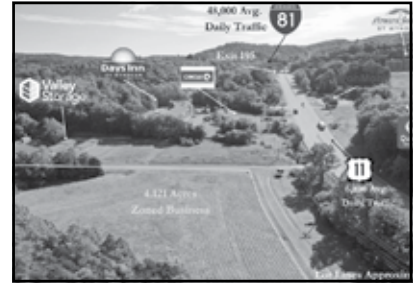
2050 Pedlar River - 84 Acres

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**



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**



Boundary Line Ln - 4.12 Acres

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



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**



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**

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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**

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your Real Estate Needs!"*



BLUE GRASS TRAIL

Follow the meanders of Buffalo Creek along this quiet country road in one of Virginia's most scenic farming valleys to this majestic Shenandoah Valley Farmhouse on two acres overlooking rolling pastures and mountain views. Enjoy all the charm of a circa 1890s two-story home with gracious stairway, large rooms, high ceilings, multiple fireplaces, and wide plank wood-floors. Light-filled living and dining rooms accentuate a newly remodeled kitchen with large island, quartz tops, stainless appliances, along with updated baths giving modern convenience without sacrificing the classic style that makes this home a standout in today's market. 5 bedrooms, 2 baths and a two-story sleeping porch provide options for first or second-floor primaries. Deep covered-front and side porches and the original summer kitchen compliment outdoor living. Freshly painted interior and exterior, newer roof, updated electric and plumbing, replacement windows, 2026 water heater and dual-zoned HVAC system, makes for the perfect blend of old and new! Located in beautiful Rockbridge County near the trout waters of Buffalo Creek and minutes from Ingleside Trout Farm. Convenient to downtown Lexington, Washington and Lee University, Virginia Military Institute and The Virginia Horse Center. **Offered for \$389,000**



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**



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**



GORDON STREET

WHY PAY RENT when you can own this cozy bungalow on 3-lots in established in-town neighborhood with mountain views. Large living room, eat-in kitchen with updated appliances and 4 bedrooms. Home features wood floors and replacement windows. Plenty of storage with partial basement and single garage. Perfect for first time homebuyer or has solid investment potential at **ONLY \$115,000**



WOODROW LANE

3 Bedroom 2 bath home tucked away on 2.78 acres in the Kerrs Creek area of Rockbridge County, offering privacy, accessibility, and mountain views, yet just 15 mins from the heart of Lexington. A spacious living/dining area opens to a renovated kitchen with large island, granite counters and updated appliances, as well as a lovely sunroom with floor-to-ceiling windows overlooking the surrounding mountains and farmland while flooding the heart of the home with sunlight. The split floor plan provides for single-level living with a private master suite and nearby laundry room while 2 guest rooms share a bath. Kick back and enjoy nature from a large front porch and rear screened porch. A fenced back yard is both child and pet friendly. New roof, detached double garage, 2-storage bldgs. **All this for only \$293,000**



Janie Harris | BROKER
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**SUMMER IS HERE!
BEAUTIFUL
OUTDOOR
LIVING SPACES
WITH THIS
CUSTOM HOME.**



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
540.460.1932

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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**



509 SOUTH MAIN STREET LEXINGTON Circa 1887, the "Lt Col William T. Poague House" is a fine example of a classic brick home on Main Street. The attractive setting has a spacious front yard and a 100' Lexington Brick lined walkway. The large half acre lot gives ample area for parking, flower gardens and entertainment. Within easy walking distance to downtown amenities and Universities, this solid brick home has almost 3,000 square feet of living space with 5 bedrooms, including a first level master bedroom, two full baths, 10' ceilings and plenty of light! Recent upgrades include chimney repointing, windows, plumbing, electrical, HVAC, refinished floors and renovated kitchen and bathrooms, all considering the original style and character of this magnificent home. Public water/sewer and fiber optic internet. **\$679,900**



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**



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 both Warm Springs and Hot Springs. **\$429,000**



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. **\$315,000**



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**



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. Elevated views of the valley and Chestnut Ridge from the beautiful 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**

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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**



SOLD

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



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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LANA NICELY Associate Broker



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NEW LISTING

RED HILL ROAD

It really is all about THE VIEWS with this 4bedroom/2 bath ranch home situated on 1.24 hilltop-acres just outside the Village of Fairfield, offering breathtaking views of the Blue Ridge Mountains and the scenic farming valley surrounding Borden Grant Trail. Inside you'll find 2,400 sqft of finished space conveniently spread across one level. A recently updated kitchen and light-filled dining room offers front row seats to take in the awe-inspiring views while enjoying your morning coffee or reading a good book. Or maybe cozy up to the wood stove/FP in the large living room. A private master suite with tile bath, jetted-tub, walk-in closet, laundry, and bay windowed seating area overlooking the inground pool. Additional highlights include unfinished basement, wood floors, WIFI available, public water, new septic (2025), Heat Pump (2023)! Kick-back and enjoy the peaceful surroundings from the pool, covered front, side, and back porches, attached double carport, detached double garage, and circular paved driveway. Just minutes from the Rt-11 & I-81 corridors providing the ultimate convenience to downtown Lexington, Washington & Lee Univ, Virginia Military Institute and Augusta County. **Come check out the VIEWS and all this property has to offer \$569,000**



PENDING

SWINK LANE

Exciting opportunity to own a circa1890s Valley-Farmhouse on 18 acres just minutes from downtown Lexington. Step back in time and experience the rustic charm of this historic home featuring, large rooms, high ceilings, wide plank floors, mantels, and period millwork throughout. Spacious two-story offers welcoming foyer with gracious stairway, roomy living and dining rooms and an eat-in kitchen. 4-5 bedrooms and 2 baths provide options for first or second-floor primaries. Generous, covered-front porch and 2-story side porch, metal roof and outdoor furnace. Large yard, meandering stream and old barn. Whether you're looking for an investment, vacation rental, or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history. Just outside Historic Lexington along the meandering Blue Grass Trail and near the trout waters of Buffalo Creek. Convenient to Washington and Lee University, Virginia Military Institute and The Virginia Horse Center. **Offered for \$365,000**



PENDING

PRESTON STREET

Lovely 1904 Victorian Farmhouse nestled in a family-friendly neighborhood just steps away from Lexington's vibrant downtown restaurants, shops, and an easy walk to Washington & Lee University and Virginia Military Institute. Step back in time and experience the charm and character of this historic home featuring large rooms, high ceilings, wood floors, ornate fireplace & mantel, sidelights, transoms, and period millwork throughout. Spacious two-story offers large entry foyer with gracious stairway, flanked by roomy living and dining rooms. 4-5 bedrooms and 3 baths provide options for first or second-floor primaries. Looking for more space, check out the expansion possibilities in the walk-up attic with generous headroom, open floor space and gable windows for natural light. Covered front porch and off-street parking. The same family has made memories here for nearly 60 years and is now ready to entrust it to the next generation. The home will need considerable renovation, which is reflected by this unbelievable price. Looking for an awesome investment opportunity, you can't go wrong in downtown Lexington! Make an appointment today so you don't get left behind. **Offered at \$228,000**



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Broker/Owner
540.570.7157



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Chy Clark
Realtor/Owner
540.570.7158

REDUCED



606 Stonewall Street, Lexington

Prestigious two story house with 4 bedrooms and 2.5 baths located near Waddell school and walking trails. Screened-in porch, open deck overlooking Sarah's Run, walking distance to downtown. **Call today. \$650,000**



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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



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!



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!



747 New Providence
Raphine

EQUESTRIAN ELEGANCE
ON 25.65 acres \$1,249,000

- 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!



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



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



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.



120 Spring Ridge
Fairfield



1.11 acres \$595,000

- 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!



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.



521 S. Main
Lexington



.16 acres \$515,000

- 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.



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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**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!



**43 Chamberlain Lp.
Lexington**



.12 acres \$439,000

- 1,795 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!



**120 Sunset Ridge
Buena Vista**



1.37 acres \$379,000

- Newly built in 2026. **Ready for it's first owners.**
- 1,388 ft², 3 Bedrooms, 2 Full Baths
- Great room open to Kitchen & Dining area
- Blue Ridge Mt. Views! Minutes to B.V. & Lexington.



**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



**408 Evans Dr.
Lexington**



.16 acres \$255,000

- Great home in a petite package. Immaculate condition.
- 640 ft², 2 Bedrooms, 2 Full Baths, 2nd floor sleeping loft.
- Huge "stand-up" crawl space under home.
- In **Thompson's Knoll**, close to schools & downtown



**15-2 Beverly Ct.
Lexington**

.02 acres \$201,400

- 1,088 ft² living space close to Lexington.
- 2 Bedrooms each with Full Bath, additional 1/2 bath
- Large Living room, Kitchen opens to private deck
- Recently new HVAC, appliances. Parking for 2 vehicles



**702 Anderson St.
Glasgow**

.34 acres \$158,000

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



TBD Alpine Dr., Lexington – 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.
Offered at \$100,000



TBD Rose Crest Ln., Lexington – 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.
Offered at \$124,500



4600 Green Forest., Buena Vista – 28.32 wooded acres off Green Forest Avenue. Zoned Industrial. Chalk Mine creek runs thru the parcel. Great business spot or rural retreat!
Offered at \$572,500



TBD W. Sycamore Ave., Buena Vista – .70 acre, highly visible commercial building site, zoned Light Manufacturing. Public Utilities available. Great business spot!
Offered at \$179,900

LAND PARCELS



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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**





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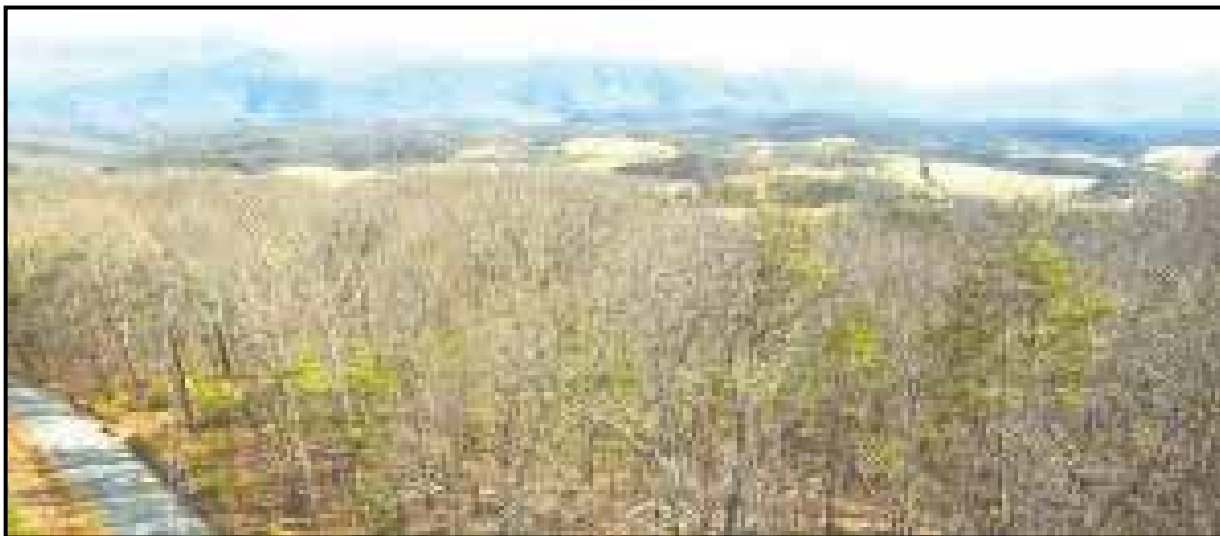
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220 S. Main Street, Lexington

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



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



111 JOHNSTONE STREET
\$629,000
2,765 SQFT
4BR 2BA .92 AC.



TBD CRESTHILL DRIVE
\$28,000
.785 AC.



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



TBD SMOKEY ROW RD.
\$35,000
2.02 AC.



TBD LILLY BELL LANE
\$60,000
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Hurricane Season Begins June 1 and Runs to November 1



The 2026 (Atlantic Ocean) name storms are: Arthur, Bertha, Cristobal, Dally, Edouard, Fay, Gonzalo, Hanna, Isaias, Josephine, Kyle, Leah, Marco, Nana, Omar, Paulette, Rene, Sally, Teddy, Vicky and Wilfred.

Take action today to prepare for hurricanes and other tropical systems:

Know your risk. These storms are not just a coastal threat. Extreme flooding and damaging winds could occur hundreds of miles inland from the coast. Begin planning. Know what you'll do if a storm is coming to your area, how to stay in touch with family and friends, and where you will go if your home is unsafe.

Visit [ready.gov](https://www.ready.gov) for preparedness and planning tips. Make a kit. Make sure you have non-perishable food items, water, essential documents, flashlights, a battery back or other means of charging your cell phone, NOAA weather radio, toys or comfort items for kids, and any supplies needed for your pet. Have enough supplies to last at least 72 hours but preparing to be on your own for up to a week is a good idea. Learn more at [ready.gov/kit](https://www.ready.gov/kit).

Download the FEMA app. By having the FEMA app installed on your smartphone you can receive real-time alerts from the National Weather Service, share real-time notifications with loved ones, review emergency preparedness tips and checklists, locate emergency shelters, and more. Stay informed. Enable Wireless Emergency Alerts (WEA) on your mobile phone to receive emergency alerts from the National Weather Service. A NOAA Weather Radio can also provide these lifesaving emergency alerts.

- **Pay attention to weather forecasts in your area provided by local news outlets or the National Weather Service. Many people also use weather apps on their mobile phones for this purpose.**
- **Always follow the guidance of local officials during an emergency. If your community has an emergency alert system, you should consider signing up.**
- **Contact your local emergency manager for more information. Check out Alert Rockbridge**

June is National Homeowners Month

For More information go to <https://www.nar.realtor/june-is-national-homeownership-month>

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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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