

Happy St. Patrick's Day!

BLUE RIDGE PROPERTIES



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Custom Contemporary
on 31 Acres!
Janie And Mary Beth Harris
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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
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PENDING



307 Swope Lane

Premium 67+ acre legacy farm situated moments from Fairfield on a winding country road. Main residence offers one-level living with a multi-generational lower-level living space. Long-range mountain views, wood-burning fireplace, custom country kitchen, and spacious master suite. Among many farm amenities are 2 barns with 12 total horse stalls, cattle working facility, quality grazing grasses and fences, and an abundance of water. The property's gentle terrain, serene setting, valuable improvements, and accessible location provide first class opportunities for horses, cattle, and agribusinesses such as viniculture, events, and pet boarding. **\$1,495,000**



3111 N Lee Hwy

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**



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. **\$525,000**



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**

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





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Forge Road - 5 Acres

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

\$595,000



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



Salt Petre Cave Rd - 11 Acres

11+ acres privately tucked away on a quiet country road near Eagle Rock. Selectively cut forested setting with abundant wildlife offers spectacular views of the surrounding mountains and James River, making an ideal property for hunting, recreation, or a peaceful getaway. Located in Botetourt County only 5 minutes from Eagle Rock and 45 minutes from Roanoke, Virginia. No restrictions and new survey available!

\$67,500



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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327 Spring Farm Road

Welcome to 327 Spring Farm Rd, a private 21.58-acre retreat just 10 minutes from Lexington. This 4,136-sq-ft property features a 3-bedroom, 3.5-bath main house plus a 1-bedroom guest apartment above the three-car garage. Enjoy sweeping mountain views, abundant natural light, and exceptional indoor-outdoor living with wraparound and screened porches, a stone cook pad, and multiple outdoor spaces. Inside are soaring ceilings, two fireplaces, a modern, fully

equipped kitchen, a spacious primary suite with updated bath, bonus room, finished basement rec room, and first-floor study. Additional amenities include deeded trails, livestock privileges, BARC fiber internet, and a whole-house generator.

\$1,035,000



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**



1102 Anderson Street

This single-story home offers 1,224 sq ft of comfortable living space with three bedrooms and one full bath. Gleaming oak floors add warmth throughout, and the spacious living room features a classic wood-burning fireplace. Enjoy mountain views from the screened side porch, with Sallings Mountain just beyond the backyard. Additional highlights include an unfinished basement, storage shed, and fresh paint throughout. **\$205,000**



Heritage Drive – 0.50 Acre Lot

This spacious half-acre building lot on Heritage Drive offers an ideal open site for your future home. Enjoy privacy from an established arborvitae screen and mature spruce and dogwood plantings. The property overlooks the Lexington Golf & Country Club's 18-hole course, currently being redesigned by architect Lester George, with Blue Ridge Mountain views as a scenic backdrop. Located in a premier neighborhood with underground utilities and open green spaces. **\$114,000**

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

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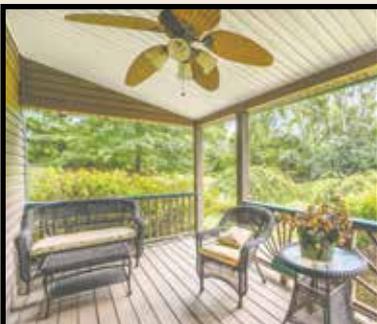
Janie Harris | BROKER
540.460.1932



JamesRiverRealtyVA.com • 540.463.2117



Mary Beth Harris
540.460.0753



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



JUST REDUCED!



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. **Just reduced to \$889,000.***

Janie Harris | BROKER
540.460.1932

JamesRiverRealtyVA.com • 540.463.2117

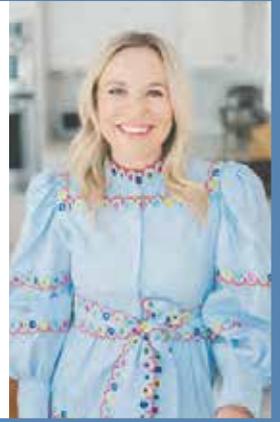
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905 THORNHILL RD.
\$699,000
2,594 SQFT
3BR 2.5BA .70 AC.



55 TRIPLE CROWN DR.
\$369,000
1,394 SQFT
3BR 2.5BA .15 AC.



1111 BETHANY RD.
\$370,000
2,245 SQFT
3 BR 2 BA 19.53 AC.



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



TBD CRESTHILL DRIVE
\$30,000
.785 AC.



TBD STONWOOD TRACE
\$249,000
3.09 AC.



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



TBD WOODLAND AVE.
\$95,000
6.03 AC.



TBD LILLY BELL LANE
\$60,000
.49 AC.

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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**



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**



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 workshop. 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**



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**



SOLD

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



SOLD

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



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 day-care 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. **\$169,000**



SOLD

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



SOLD

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!**

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.

FRESH Estates & Country Properties, Inc.

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



SOLD

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



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



SOLD

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



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. **\$189,000**



UNDER CONTRACT

9598 MAURY RIVER ROAD GOSHEN Charming starter single-family home. Built in 1930, with one bedroom and cozy 672 sq. ft. living space. This home is ready with an existing chimney flue for your choice of heat. With an extra spacious room for an office as well as a screened front porch to enjoy your morning coffee. This property has a spacious backyard with a storage and drive in shed available as well as gorgeous mountain views and a seasonal railroad. The property is located in Goshen within a short 30-minute drive to Lexington. **\$59,000**



SOLD

2594 RIVER ROAD MILLBORO Well maintained small camp fronting on the River Road in Bath! Cute 520 square foot structure features open living area/kitchen vaulted ceiling with attractive wood paneling, single bedroom, full bath. Porch, deck and an additional outbuilding. Oil space heat, window AC unit, drilled well (5/2009) and a one bedroom conventional septic system Sold furnished! Affordable and nice setting, perfect for the weekend get-a-way! **\$65,000**

FRESH ESTATES PARTIAL LAND LISTINGS

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

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

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

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**

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

7607 POTTS CREEK ROAD RD 69.65 ACRES! This is a recently surveyed portion of Tax Map 92-13, is partially open and wooded with creek frontage along Potts Creek! Includes an old barn, multiple building sites and great topography. **SOLD** in a beautiful section of Alleghany County. An awesome find! **\$276,000!**

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NEW PRICE

**747 New Providence
Raphine**



**EQUESTRIAN ELEGANCE
ON 25.65 acres \$1,245,000**

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



**321 S. Main St.
Lexington**

\$1,195,000

Step into timeless elegance at the beautifully restored J.T. McCrum House, a 19th-century historic home in Lexington. This significant home features authentic period details like doorbells, locks, chandeliers, fireplaces, and heart pine floors. Expansive, light-filled rooms with 6 1/2-foot windows and soaring 10-foot ceilings create a bright and welcoming atmosphere. The modern kitchen features top-of-the-line appliances, granite countertops. Designed for entertaining, the home offers gracious spaces for gathering. Upstairs, you'll find a serene primary suite, two generously sized guest bedrooms, two luxurious full baths. Move-in ready and thoughtfully preserved, this rare opportunity offers modern comfort while preserving Lexington's history.



**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



**75 Margarets Ln.
Lexington**

16.13 acres \$724,000

- 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



**320 Lilly Bell
Lexington**

.16 acres \$399,500

- 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

NEW!

**1805 Pine Ave.
Buena Vista**

.29 acres \$395,000

- 1,700 ft² **NEW** construction high above Buena Vista.
- 4 Bedrooms and 2.5 Bathrooms
- Open floor plan, spacious kitchen with granite counters
- Start 2026 with a brand new home!



**15-2 Beverly Ct.
Lexington**

.02 acres \$210,000

- 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



7.64 acres \$100,000

Elevated home site amidst forest and field. High Meadows is a lovely subdivision on a hillside facing Southeast with magnificent Blue Ridge views. Private. Close to Lexington and Buena Vista. No P.O.A. Love those forests! Love the fields. Love the views! Great neighbors!



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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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**

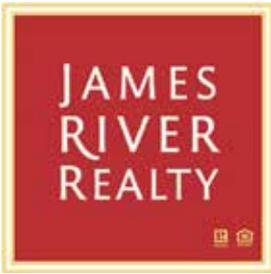
Commercial or Residential on Washington Street

UNDER CONTRACT



210 E Washington St, Lexington

Excellent investment property, zoned residential/light commercial, for a multitude of uses. Sitting beside City Hall and near the Visitor's Center, this property has high visibility and is within an easy walk to downtown businesses, restaurants and attractions. Well maintained and with a private off street parking lot (8 - 10 spaces) and two car garage, this property is perfect for an office, medical/dental clinic or could be converted back to residential use with a few modifications. A rare opportunity to own a building in great condition which allows immediate occupancy and a prime location. **Call listing agent for additional information and for showing details. \$699,000**



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4 Acres on Golf Course!



70 Donnington Lane, Lexington

You don't have to trek to far and foreboding places to find a truly rare gem-- just visit 70 Donnington Lane for a fantastic and surprising discovery. 4 ACRES (including a buildable lot) fronting the Lexington Golf & Country Club, currently being renovated to top tournament standards. The entire home is filled with natural light and allows the scenery outside to compliment the interior space, designed to be a showcase for artwork & interesting collectibles. A large double sided fireplace warms the living room and invites you to snuggle in a comfy chair with a good book while also setting a romantic backdrop and enhancing the acoustics in the adjoining music room. 2 entry level ensuite bedrooms, large eat in kitchen and a formal dining room, 2 bedrooms upstairs with a hall bath, patios, deep front porch, deck to enjoy the outdoors ALL make this a special place. Look far and wide but at this price, you won't find 4 more beautiful acres wrapped around a home such as this fronting on a soon-to-be premier golf course...quite possibly, the best buy in the area. **Shown by appointment only--no drive bys--24 hour notice requested and seller prefers no evening appointments. \$825,000**



610 and 612 Stonewall Street, Lexington

TWO HOUSES for 1 PRICE

Overlooking a gentle stream, this contemporary chalet complete with a 2 bedroom/ 2 bath guest house is in the midst of town yet surrounded by nature and has numerous porches and decks from which to take it all in. A short walk to Waddell School, parks and downtown Lexington, it's a perfect fulltime residence close to all of the amenities or a retreat for those frequent visitors to the area who seek the comforts of home in a convenient setting. The properties are arranged for a great family compound, residence with separate office/studio, private space for family and friends, quarters for a caretaker or income producing rental. Sold together but two separate tax parcels for a future division if so desired. Many opportunities here and priced at **\$729,000**.

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



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Broker/Owner
540.570.7157

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540.463.7400 • connie@cityandcountyrealestate.com

Chy Clark
Realtor/Owner
540.570.7158



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. \$750,000**

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Things To Look For When Buying A House

House hunting can be intimidating. A house is a huge investment and affects your lifestyle for years. It's also scary to think of all the things that could go wrong after a sale. There are five key things you should consider when you go house hunting to make it a more successful undertaking

1. Location, Location, Location

What kind of neighborhood is it? How good are the schools? How close are you to restaurants and to where you want to buy your groceries? What is the tax rate? Aside from road infrastructure, location characteristics can change a lot for the better or worse over 5-10 years; location is important but be cautious of giving it too much sway.

2. Structural Conditions

Much about a house can be changed. The foundation, frame, and roof are the bones of a house; everything else about a house is built around them. If the bones are good, you can concentrate on changing more stylistic things. If you have to sink big money into structural problems that could cause more issues and be recurring. It's going to take away from your ability to turn your new house into your dream home.

3. Electrical and Plumbing

Older homes were not built to handle the electrical demands we have today. It's frustrating to have inadequate outlets and is potentially dangerous to overload existing outlets by using appliances with higher power demands than a circuit has capacity for. Old plumbing can be problematic, either just old and leaking or running through lead pipes, to low water pressure. Both electrical and plumbing fixes are expensive. New houses are not immune to problems

4. Flooring

Flooring is a large part of a home's ambience. Don't hold a home's flooring against it while you are house hunting. Flooring is something which can be changed fairly easily – as long as you follow the right steps to floor installation. Tile, laminate, wood and carpet flooring, there is a wide range of choices to suit your budget. Only painting has a better return on investment than updating flooring.

5. Floor plan flow

Is the square footage used in a way that makes sense to you? Is there enough space? Are the areas you use most convenient to each other? Do you prefer an open floor plan or rooms that are set apart? A house needs a floor plan that works for your life.

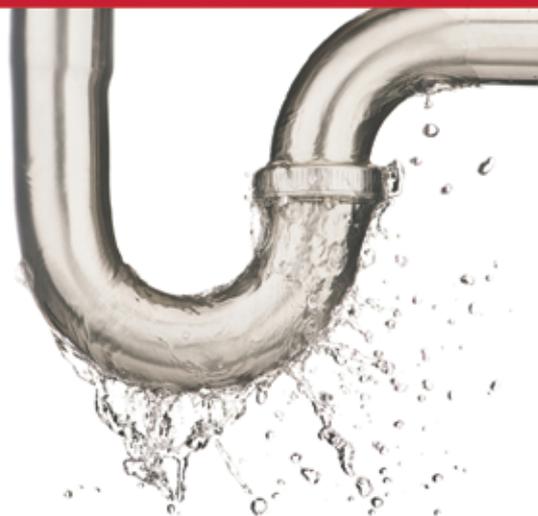
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PENDING



BORDEN GRANT TRAIL

Lovely Cape Cod enjoys sweeping views of the Blue Ridge Mountains from 20-acre hilltop site privately situated along scenic Borden Grant Trail in Rockbridge County. This 3 bedroom 2 bath home has many recent updates including new roof in 2018, updated electric panel, 2nd floor master suite with dual zoned heating, and updated windows and doors. Full unfinished basement provides opportunity for expansion. Relax and entertain on the expansive front deck overlooking the mountains. Or pickle until your heart's content in the 30x35 garage/workshop and large storage shed. Pet and Livestock friendly with fenced yard. **\$485,000**

SOLD



MALCOLM LANE

Looking for **PRIVACY** come check out this 3-bedroom home tucked away on 15.4 wooded acres in the Blue Ridge Mountains, adjacent to National Forest land and surrounded by abundant and diverse wildlife! Home offers living room, eat-in kitchen, large family room, and inviting sunroom overlooking extensive decking. Nice oak floors, enclosed porch & mudroom. Unfinished basement with flue for wood stove. Carport and 2 storage bldgs. **\$269,000**



PINE AVENUE

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



NEW LISTING

SWINK LANE

Exciting opportunity to own a circa 1890s 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**

NEW LISTING MT ATLAS ROAD

3.8-acre wooded building site tucked away in northern Rockbridge County ready for your custom design. Long road frontage. Previously approved for 3-bedroom septic. **\$65,000**

NEW LISTING REID ROAD

Wooded building lot offering 4.05 acres awaits your new home. Located just outside Historic Downtown Lexington along the meandering Maury River by-way, with nearby W&L, VMI, and the renowned Virginia Horse Center, home to year-round equine events. Design your custom build to take advantage of seasonal views of the Alleghenies, in a quiet neighborhood surrounded by other quality-built homes and majestic mountain and pastoral views. Easy access with long road frontage. Privacy and convenience combine to make this an outdoor paradise and a peaceful haven for full-time living. **\$94,000**

PENDING



NORTH LEE HIGHWAY

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



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