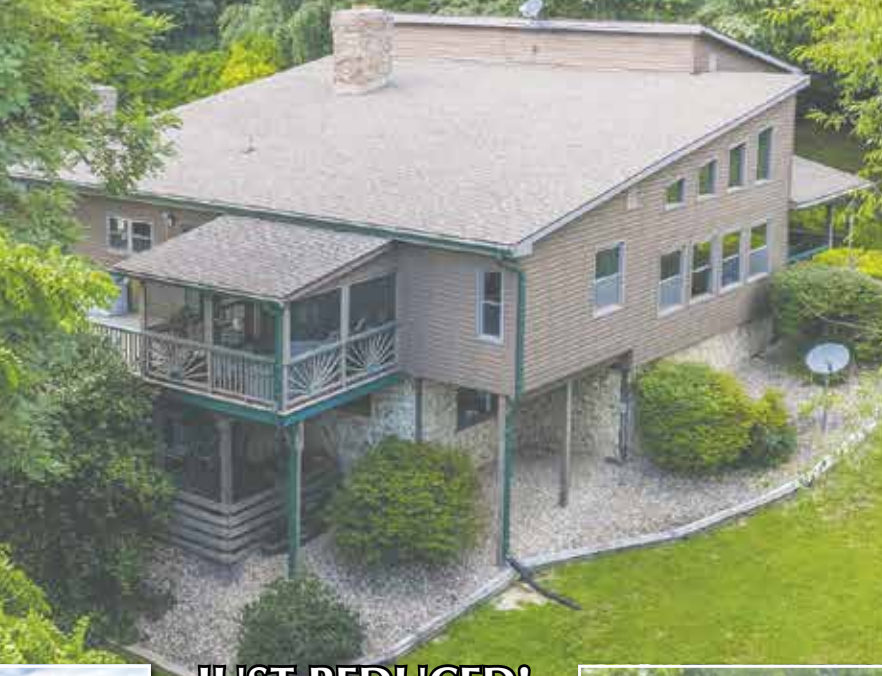


# BLUE RIDGE PROPERTIES



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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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Brokerage | Property Management

28 South Main Street  
Lexington, Virginia 24450  
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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**



**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. **\$489,000**



**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 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**



**4373 S Lee Highway**

Exceptional business location and immaculate auto shop conveniently located on U.S. Rt. 11 at 1-81 Exit 180 near Lexington and Natural Bridge. County Auto has operated successfully at this location for 12 years with two over-size 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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### Forest Chapel Lane - 3 Acres

Situated in northwestern Augusta County in the foothills of the Blue Ridge Mountains, this 3.321 ac. parcel offers a private site for a home among mature woods. The nearly level acreage provides maximum flexibility and useability. Land lays very well with great accessibility off a state-maintained road. New survey, agricultural zoning, and no deed restrictions!

**\$51,500**



### 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 Ln - 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 Dr - 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@jwmrc.com | 540-460-4602**





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**PENDING**

**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**



**PENDING**

**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**



**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**  
540-570-9007 · lori.parker@jwmre.com





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905 THORNHILL RD.  
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3BR 2.5BA .70 AC.



630 ROSS RD.  
\$649,000  
2,627 SQFT  
3BR 2.5BA .30 AC.



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.



TBD STONWOOD TRACE  
\$249,000  
3.09



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

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**Explore more photos & information at**  
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540.460.1019

**747 New Providence Raphine**



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

- Custom log home, 2,888 ft<sup>2</sup> & 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**

- Historic J.T. McCrum home, built in 1840
- 3,222 ft<sup>2</sup>, 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 ft<sup>2</sup>, 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 ft<sup>2</sup>, 3 Bedrooms, 3 Baths
- Full living space in lower level. Great apartment area!
- Separate "Forest Studio" retreat building.
- Minutes to Panther Falls, 10 min. to Buena Vista

**NEW PRICE!** **75 Margarets Ln. Lexington**



**16.13 acres \$699,000**

- 1,836 ft<sup>2</sup> 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!** **320 Enfield Rd. Lexington**



**3.25 acres \$660,000**

- 2,531 ft<sup>2</sup>, 4 Bedrooms, 4 Full Baths
- Built in 1885, Charming & upgraded throughout.
- Short stroll or bike ride to downtown Lexington
- Stream runs through property. Idyllic setting.

**120 Spring Ridge Fairfield**



**1.11 acres \$615,000**

- Cul-de-Sac location, with views in Spring Ridge Sub.
- 4,290 ft<sup>2</sup>, 4 Bedrooms, 3 Full Baths
- 1st Fl. Master Suite, Open F.P.- L.R., D.R. Kitchen, Sunroom
- Additional adjacent .64 ac. parcel also available!

**NEW!** **521 S. Main Lexington**



**.16 acres \$539,000**

- Circa 1927 Foresquare in downtown Lexington
- 1,908 ft<sup>2</sup>, 3 Bedrooms, 2.5 Baths
- Expansive Primary Suite, nice upgrades throughout
- Check out more details and photos on our site.

**NEW!** **141 Montella Ln. Lexington**



**2.01 acres \$469,000**

- 2,041 ft<sup>2</sup> on main floor with 3 Bedrooms, 2.5 Baths
- 1,458 ft<sup>2</sup> partially finished basement, 9' ceilings
- Entire home newly renovated, Open kitchen & L.R.
- Glorious Mt. views from wrap-around porch



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



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**NEW!**  
**47 Chamberlain Lp. Lexington**

**.12 acres \$459,000**

- 2,332 ft<sup>2</sup>, 3 Bedrooms, 2.5 Baths
- In Weatherburn neighborhood, minutes from downtown
- Open Kitchen/Living & Dining room area
- Check photos on our site!

**NEW!**  
**141 & 149 W. 21st. Buena Vista**

**\$459,000**

- Commercial building offers 12,055 ft<sup>2</sup> 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!

**NEW!**  
**59 Chamberlain Lp. Lexington**

**.12 acres \$436,500**

- 2,025 ft<sup>2</sup>, 3 Bedrooms, 2.5 Baths
- Convenient to downtown in Weatherburn
- Large gourmet kitchen, granite counter tops
- More photos on our site!

**NEW PRICE!**  
**41 Chamberlain Lp. Lexington**

**.12 acres \$439,000**

- 1,803 ft<sup>2</sup>, 3 Bedrooms, 2.5 Baths
- Convenient to downtown in Weatherburn
- Beautiful modern kitchen, adj. L.R. with fireplace.
- Main level Master Suite. Check photos on our site!

**320 Lilly Bell Lexington**

**.16 acres \$399,500**

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

**1805 Pine Ave. Buena Vista**

**.29 acres \$395,000**

- 1,700 ft<sup>2</sup> **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!

**NEW!**  
**80 Pinnacle Ln. Lexington**

**.03 acres \$239,000**

- 1,500 ft<sup>2</sup>, 3 Bedrooms, 2.5 Baths
- Spacious living room, adjacent to kitchen area.
- Elevated porch with great House Mt. views.
- 5 minutes to downtown. More photos on our site!

**15-2 Beverly Ct. Lexington**

**.02 acres \$201,400**

- 1,088 ft<sup>2</sup> 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

**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**

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# LANA NICELY Associate Broker



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### 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**

### 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**



### 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**

### 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**



**SOLD**

### HOLLY AVENUE

**AFFORDABLE** housing near Southern Virginia University. Spacious 3-bedroom 2 bath home tucked away on a large, wooded lot on a quiet dead-end street. Home features an open living/dining combo with wood-burning fireplace and sliding doors to a light-filled sunroom and side deck. Roomy kitchen with lots of cabinets for storage and a cozy breakfast nook. The split floor plan provides a private master suite with walk-in closet & updated bath with tile shower. Two additional bedrooms, each with walk-in closets, share a full bath. Recent upgrades include replacement windows, fresh paint, new flooring & lighting. Relax on the large covered front porch and enjoy seasonal mountain views from the side deck. A detached garage/workshop rounds out the package. **Call for an appointment today and make it yours for ONLY \$189,900**



**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-out 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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**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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# FRESH Estates & Country Properties, Inc.

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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. **\$189,000**



**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. **\$169,000**



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

## FRESH ESTATES PARTIAL LAND LISTINGS

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

**2286 SAM SNEAD HIGHWAY** 20.45 acre of recently surveyed prime mountain tract, conveniently located just south of the Cascades Golf Course. All forest land with a good mixture of mature hardwoods and pine. Gentle elevation to the ridge top with multiple building sites and great views! Many possibilities for this mid-sized and affordable parcel! **\$139,900**

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

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

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

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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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## Things to Know About Property Taxes

Taxes can run in the thousands for homeowners and are typically due twice a year. Escrow accounts can help by making 1/12th of the estimated cost each month but keep an eye on the escrow account statement because sometimes loan servicers fail to pay on time and pass the incurred fees onto the homeowner, according to the U.S. Department of Housing and Urban Development.

### • TAX ASSESSOR CALCULATES PROPERTY TAX

A tax assessor attaches a property value to your home and makes adjustments based on local rules to determine the assessed value. Property tax is determined by multiplying the assessed, taxable property value by the mill rate (the mill rate is a figure that represents the amount per \$1,000 of the assessed value of property) and then dividing that number by 1,000. If the mill rate is 7 percent and a residence has a taxable value of \$150,000, then the tax bill would be \$1,050

### • PAY ATTENTION TO ASSESSMENTS AND REASSESSMENTS

Find out if the home will be reassessed upon sale, when the next reassessment will occur, if exemptions apply or if there is tax relief available. The assessor compares your property to similar properties that have sold in the area and make adjustments based on variables that make your property more or less valuable.

### • PAY YOUR TAXES ON TIME

Property taxes not paid on time are subject to interest and payments that can result in the government placing a lien on your home. If you sell your home and it has a lien on it, any proceeds from the sale of the home go toward the unpaid property taxes.

### • YOU CAN DEDUCT PROPERTY TAXES FROM YOUR FEDERAL INCOME TAXES

You can itemize deductions on your federal income tax return and deduct the amount you paid in property taxes. If you pay property taxes with an escrow account you can deduct only the amount that went to the government, not the total of what you paid into the account.

### • YOU CAN APPEAL YOUR ASSESSMENT OR PROPERTY VALUE

If you plan on appealing your property tax assessment, take a look at comparable properties in the same tax classification. Find homes that are about the same age, size and similar amenities that are paying less in taxes. Also, pay attention to the timeframe in which you can appeal your assessment. You can usually find this information on a county's assessor's website.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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### 220 S. Main Street, Lexington

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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**



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