

Blue Ridge Properties Wishes You a Happy Thanksgiving!

BLUE RIDGE PROPERTIES

JAMES WM MOORE REAL ESTATE CO.

See pages 2 – 6



110 E. Ridge Drive

Luxurious Custom-Built Residence with Significant Upgrades in 2018, is Privately Situated on Over 6 Acres, Less than 15 Minutes from Downtown Lexington. \$735,000

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NOVEMBER 2019

**Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona**

Neither the advertiser nor Publisher will be responsible for misinformation, misprints, typographical errors, etc., herein contained.



James Wm. Moore
Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Greystone Drive - 5 Acres of mature woodland in National Forest and close to Blue Ridge Parkway, Pedlar River, Panther Falls, and Lynchburg Reservoir. Private setting nestled in the Blue Ridge mountains with electric service available. Land lays extraordinarily well. **\$34,000**

Cherry Ridge - 3 Acres Nearly 4 acre building lot in the highly sought after Cherry Ridge Estates subdivision offers elevated building sites with unmatched long range views of Rockbridge County's western mountain range. Conveniently located minutes from historic Lexington, W&L University, and VMI. State maintained road. **\$44,900**

Longview Meadows - 2.01 Acres Picturesque 2-acre residential lot in the coveted Longview Meadows subdivision offers long-range House Mountain views. Property is located on a quiet cul-de-sac surrounded by pastoral landscapes. Only minutes to downtown historic Lexington, Virginia, Washington and Lee University, and the Virginia Military Institute. Great mix of open meadow and forest. **\$44,900**

The Greens - 0.50 Acres Great building site on gently rolling meadows in friendly and established neighborhood. Just a short walk to the Lexington Golf & Country Club. Deeded rights to private 3+ acre common area with beautiful fishing lake, meandering Woods Creek, charming footbridge and easy walking areas next to the LGCC golf course and lake. Lot lays great with opportunity for walk-out lower level. **\$49,000**

Boundary Line Lane - 8 Acres 8.77 acres has it all! Hilltop building site, mix of hardwoods and open meadow, spring, year round creek, and accessibility are just a few of the many features. Property provides an ideal setting for a single family home site or investment, as it is made up of four separate tax map parcels, which provides for easy future development potential. Approximately 100 feet of gorgeous stream on land. **\$49,000**

Meadowview Estates Lot - Elevated building lot with sweeping pastoral views minutes from downtown Lexington, W&L, VMI, and the Virginia Horse Center. Lot lays well and has the highest elevation in the neighborhood. Underground utilities including public water and sewer available. Ajoining lots also available! **\$49,900**

Forest Grove - 5 Acres Almost 6 acres located minutes from historic downtown Lexington, Virginia offers long range southern views with a highly desirable mix of mature hardwoods and open land. There are multiple options for siting your dream home. A small brook crosses the rear of the property. The property is located in the high quality Stagecoach Crossing neighborhood and its pastoral setting. Septic approved! **\$59,000**

Twin Oaks - Wonderful Blue Ridge views will be yours from this 2.69 acre elevated building lot located in the Twin Oaks subdivision just 3 miles from Lexington. **\$68,500**

Saddlebrook Farms - 25 Acres Over 25 acres of mature forest tucked away in the mountains with private deeded access to Virginia's largest state managed Wildlife Management Area (Goshen/Little North Mountain WMA). The property boasts end-of-the-road seclusion, potential House Mountain views, and excellent wildlife habitat. Ideal tract for hunting and a cabin site. Property lays well and is easily accessible from downtown Lexington, Washington and Lee University, the Virginia Military Institute, and the Virginia Horse Center. **\$74,900**

Dogwood Estates - 4.79 Acres Gently sloping lot with wonderful building site in magnificent, mature hardwoods. Nice seasonal views of House Mountain. Great location in exclusive Dogwood Estates neighborhood. **\$79,000**

Saddlebrook Farms - 24 Acres Secluded forest with private access to Virginia's largest Wildlife Management Area in the Kerrs Creek area. Property features phenomenal long range mountain views, mature timber, outstanding wildlife habitat, and private building sites. Ideal recreational tract for hunting or cabin. Property is located a short drive to historic downtown Lexington, W&L, and VMI. End of the road privacy! **\$87,500**

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30 Bayberry Lane

Luxurious home with one-level layout sited on almost 3 acres just minutes from historic downtown Lexington. Open, light-filled living areas are highlighted by custom wood floors, walnut trim and inlays, and Pella windows and doors. Gourmet kitchen with granite and butcher block countertops, Viking range, and vaulted ceiling with exposed beams. Stunning master suite with over-sized closet, soaking tub, double vanity, and heated towel racks and floors. Lower walk-out level offers full kitchen, gym. Three bay garage. **\$799,000**



House Mountain Estate

Sensational custom home features open floor plan with a front row view of House Mountain on 6 acres. Top of the line finishes accent the 1st floor master suite, large bonus room, and spacious living areas. Vaulted ceilings, gourmet kitchen with granite counters, and luxury appliances. Finished lower with excess storage. Excellent open/wooded mix, expansive meadow with outdoor patio and fire pit. 2,000 sq ft barn with massive sliding doors & poured concrete floor. **\$699,000**



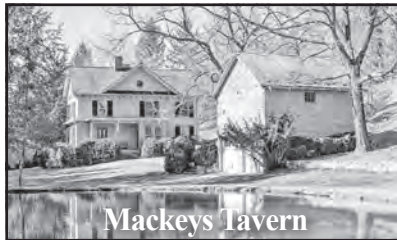
East Field Farm – 123 Acres

Historic brick residence on nearly 123 acres situated along Hays Creek in pastoral northern Rockbridge and comes fully loaded with premium, large-scale equestrian facilities including a 13-stall center-aisle horse barn w/2 tack rooms and 2 cross tie stalls, steel-frame indoor arena immediately adjacent to horse barn, & large outdoor fenced ring with excellent sand footing. 9 run-ins in 12 paddocks are surrounded by four board fencing. 3 bedroom apt over detached 3-bay garage. **\$1,295,000**



Buffalo Run Farm – 133 Acres

Spectacular 133-acre farm in a picturesque setting minutes from Lexington has everything to offer for equine and outdoors enthusiasts alike. Escape to your private outdoor paradise with miles of trails, spring-fed native trout stream, abundant wildlife, & custom horse facilities. Spacious master suite and gourmet kitchen provide a luxurious living experience. **\$1,495,000**



Mackeys Tavern

Located only 5 miles west of Lexington, this impeccably restored c.1770 stone tavern with frame addition completed in 1883 sits over 5 park-like acres overlooking spring-fed pond and year-round stream. 4 BR/2.5BA including a large master with exposed wooden beams and timeless wide plank hardwood floors. Stone steps lead down to the stone walled cellar with its commanding fireplace and thick chestnut mantel. Spacious LR, foyer, DR, library, and updated kitchen. **\$599,000**



1236 Dutch Hollow Rd - 68 Acres

Perched on a hilltop with nearly 360-degree long-range mountain views, this 3,000+ sq ft cottage is privately tucked away on over 68 acres of rolling fields and forest just outside the historic village of Brownsburg. Pastoral neighborhood and quiet country road provide abundant wildlife, hiking trails, and opportunities for small scale farming. One level living with large first floor master suite. Impressive great room with fireplace and vaulted ceiling. **\$499,000**



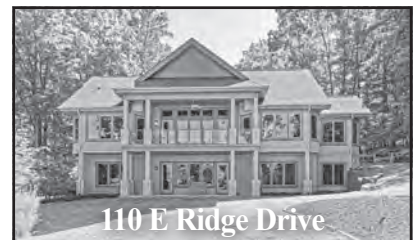
815 Ross Road

Stately brick colonial situated on a hilltop setting offers mtn views, 5 bedrooms, 3 full baths, and 2 half baths. Updated open kitchen, expansive family room with vaulted ceiling, half bath, and laundry, formal living room with brick fireplace, dining room and den. Upstairs features 4 bedrooms, 2 baths including master suite. Lower level suite serves as separate living quarters with a large bedroom and en suite half bath, full bath, kitchen, den, and living room with family room and walkout access. Attached 2 car garage. **\$595,000**



541 Pig Run Road

Lovely home and outbuildings on almost 3 acres situated along two bold streams provides a park-like setting with easy access just off of Route 39 in Millboro Springs. 2 bedrooms/1 bath home has been meticulously cared for with large screened porch and highly useful accessory structures including two large workshops with electricity, storage shed, carport, and covered picnic area with electricity on concrete slab. Land lays well with scattered mature trees. **\$149,000**



110 E Ridge Drive

Luxurious residence with upgrades in 2018 is privately situated on over 6 acres less than 15 minutes from downtown Lexington. All new gourmet kitchen includes top of the line appliances and custom cabinetry. Natural-light-filled great room features oversized fireplace. 4 Bedrooms/4 baths, including massive main-level master and en-suite master bath featuring heated ceramic tile floor, Jacuzzi tub with inline heater, and his/her walk-in closets. Oversized 2 car garage. **\$735,000**

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80 Buckland Drive

A Tom Beebe constructed, custom built Southern Living home on 5.34 acres Architectural details including curved staircase, 10 ft. ceilings, white oak wood floors and custom doors. Living room with double sided gas FP into the den, office and dining room. Upgraded kitchen with marble and Virginia granite, stainless appliances and walk in pantry. Master suite includes curved tile shower, double vanities, oversized soaking tub and walk in closet. 4 garage spaces and tons of storage. **\$799,000**



6 Courtland Center

Situated on a cul-de-sac in the Providence Hill area, this gorgeous home has space galore and is an entertainer's dream! Main level hosts beautiful formal LR with fireplace, expansive kitchen, plenty of storage, dining area and FR with fireplace. First floor is home to idyllic master suite with sitting area, spacious bath and access to home gym. 2 large BR with private baths on 2nd floor. Basement level has 2 bedrooms, full bath and walks out to the fenced in back yard. 2 car detached garage. **\$725,000**



282 Gray Fox Lane

Blue Ridge Mountain Views! Home offers living room with fireplace, dining room, remodeled kitchen, family room with fireplace and sunroom. With four bedrooms, two full and two half bathrooms, this ranch style home hosts a wonderful one level living floorplan. A hunter and nature lover's paradise throughout the 22 acres. Plenty of wildlife abound and garden space comes in abundance. **\$635,000**



2645 Sterrett Road

Circa 1775, historic Sleepy Hollow, is truly a one of a kind property, located just outside the village of Brownsburg. Formal DR, eat-in kitchen and FR with expansive wood burning fireplace. 2nd level hosts library, formal living room, sunroom and master suite with remodeled full bath. 2 bedrooms, office and full bath on upper level. Original details including an old milk sink, original beams, 7 fireplaces and gorgeous wood floors. Guest house offers 2 bedrooms, bath, kitchen and LR. **\$559,000**



15 Grey Dove Road

Situated on a knoll to take in the lovely mountain views, this home in the Birdfield subdivision has so much to offer! Main level living hosts formal living room, dining room, eat-in kitchen and FR. First floor master suite includes wood floors, walk-in closet, full bath and private screened in porch. 3 bedrooms, 2 full baths and bonus room on second floor. Covered front porch, back deck, back patio and garden space. Garage access underneath house. **\$399,000**



70 Gravel Lane

Classic, Federal style home situated 2 miles from the Lexington City limits on 7 private acres. Enjoy the feel of a historic property, but in a 10 year old home! This wonderful 3 bedrooms, 3 bath home offers gorgeous wood floors, multiple fireplaces and classic woodwork throughout. Formal entry opens to living room, study and spacious dining room. Enjoy the Blue Ridge views on expansive front porch. **\$355,000**



525 Taylor Street

Adorable craftsman style home offers a great floor plan, with plenty of living space. Living room has built in shelving, fireplace and wood floors. Large dining room with plenty of space, renovated kitchen to host updated cabinetry, stainless appliances, granite countertops and a cork floor. 3 bedrooms and a renovated full bath on second level. Partially finished basement. Outdoor space on the covered front porch or back deck. Brand new roof! **\$325,000**



26 Brownsburg Turnpike

This home has been recently remodeled and is completely move in ready. Situated on 1.05 acres, this home offers living room with wood floors, updated kitchen, master suite, office and large family room. Some of the recent updates include: new roof, new HVAC, full house paint, new carpet, updated master bath and addition of half bath. Three outbuildings. Fully fenced back. Mountain views from this elevated wrap around deck! **\$214,000**



Longview Meadows

Situated at the top of the Longview Meadows Subdivision, this 2.10 acre lot takes in the spectacular Blue Ridge Mountain views! Homesite has been laid out and approved to take advantage of the lot elevation. Septic plans have been approved for a four bedroom home. Take a ride to the top of Longview Meadow Drive to get a feel for the amazing setting. **\$89,000**

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921 Providence Place

Stately brick very well maintained home located on a cul-de-sac in a quiet neighborhood, adjoining the 8th fairway of the Lexington Golf and Country Club. 4-5 bedrooms and 3 full baths. Formal living room/dining room is open and spacious. Large bright light-filled sunroom with floor to ceiling windows and hardwood floors. Granite counter tops, stainless steel appliances and beautiful red oak cabinets offer an abundance of storage in kitchen. Family room is "the gathering place", with brick fireplace and built-ins. **\$449,000**



122 Mooreland Blvd

Prime elevated location offers breathtaking mountain views. Wonderful home with one level living and custom amenities. Partially finished heated walkout lower level currently used as a wood working shop and office with storage. Beautiful 2 acre yard with mature landscaping professionally maintained and fenced garden. Large screened porch with maintenance free interior overlooks the private back yard. 1 small storage shed and one 24x24 equipment shed. **\$359,000**



472 Jonestown Road

Fully renovated in 2015 this old farmhouse has been renewed with new life. 3 bedroom, 2 bath home is bright and airy with new windows, new dual zoned heat and air with a wood furnace in place to be used as a backup or main source of heating. New wiring, and plumbing, and red oak hard wood floors throughout. Large living, dining, kitchen combo, laundry and sunroom. Spacious master suite with His and Her walk-in closets, full bath with double sink, walk in shower and a soaking tub. Blue Ridge Mountain views from sitting room off master. **\$310,000**



563 Mt Atlas Road

Lovingly restored farmhouse on 2.78 acres offers 3 bedrooms and 2 baths. Large kitchen and dining open to beautiful outdoor patio area. The main floor offers two living spaces, one could be an office or playroom while the other serves as living room. Rounding out the main level are a full bath and laundry. Second floor offers 3 spacious bedrooms, full bath, and a quaint office nook. Hardwood floors throughout. Dual zoned heating and cooling, full unfinished basement. Large workshop has 100amp service, wood stove, and plenty of storage. **\$269,000**



UNDER CONTRACT

77 Pinnacle Lane

Convenient and maintenance free living in this 3 bedroom 2 1/2 bath townhome. Hardwood floors, large eat-in kitchen with sitting area, living room, half bath, laundry, and plenty of storage on the first floor. 2 bedrooms, full bath and master suite with walk in closet finish out the second floor. This townhome is just minutes to downtown, the Horse Center, Virginia Military Institute, Washington and Lee and I-81, I-64 interchange. Nice views of the Blue Ridge Mountains from the large deck. **\$174,000**



2370 Walnut Avenue

Prime location for walking to the college and downtown. This brick ranch offers two separate living quarters. Upstairs is complete with 2 bedrooms and 1 bath, kitchen, living room with wood burning fireplace, laundry, bonus room/sunroom. Basement has 2 bedrooms, 1 bath, full kitchen and small living space. This is an ideal income producing property. **\$150,000**

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Thornhill - 3 Acres premium home site located just outside of Lexington's city limits offers exceptional convenience, privacy, and views. Accessed directly off of Thornhill Rd., property is minutes from the Lexington Golf and Country Club, historic downtown Lexington, W&L and VMI. Public water & sewer available. **\$96,000**

Sallings Mountain - 79 Acres Almost 80 acres of prime recreational mountain land with exciting elevation change and mature hardwoods on Miller Mountain. Property fronts on state maintained hard-surfaced road with entrance in place. Dense oak trees produce abundant food source for deer, turkey, and black bear. **\$99,900**

Brownsburg Turnpike - 36 Acres Almost 37 acres of private, well-laying property fronting on Brownsburg Turnpike in northwestern Rockbridge County. Property offers a number of superb building sites among towering hardwoods and rolling meadows. Existing road network provides accessibility throughout. Electricity on site. Ideal wildlife habitat and marketable timber. **\$159,000**

Bayberry Lane - 3 Acres Over 3 acres of prime unimproved land located seconds from historic Lexington, Virginia. Hilltop building site provides sweeping views, an ideal wooded/open mix, and public water and sewer. This is a rare opportunity to own a large, private lot with exceptional convenience. **\$175,000**

Hogback Mountain - 139 Acres of mountain wilderness in Rockbridge County adjoining the 33,000+ acre Goshen Wildlife Management Area. Prime hunting opportunities for whitetail deer, wild turkey, and black bear. Property lays well with accessibility on ATV trails. Recent survey, deeded right-of-way, and accessibility by 4x4 only offers great protection. **\$175,000**

Vanderveer Lane - Three single family homes offered as one highly attractive real estate investment opportunity includes a total rent roll of \$1,925/month! Three contiguous tax parcels totaling almost 2.5 acres located just over 2 miles from historic downtown Lexington, Virginia. All three properties are leased to long-term tenants. Great views and end-of-the-road setting. **\$239,900**

W Midland Trail - 97 Acres Two story frame farmhouse is well-kept and could provide rental income or serve as a living space while you build your dream home on one of the many hilltop building sites overlooking the mountains of western VA. Expansive meadows lay well, providing opportunities for horses, livestock, and farming. Towering hardwoods offer habitat rich in wildlife. Kerrs Creek flows boldly through a corner of the farm, and a spring originates on the property feeding a small brook. **\$319,000**

Hops Hill - 97 Acres 97.76 acres of gently rolling upland pastures provide sensational views of the Blue Ridge Mountains and Falling Spring area of Rockbridge County. Located on a quiet country road in one of Virginia's most scenic farming valleys, this premier property includes a level hilltop building site, productive crop field, and nice wooded area. Existing well in place. **\$495,000**

Middlebrook Farm - 51 Acres Farm located near coveted Middlebrook with contemporary cottage designed to take advantage of breathtaking views of the Shenandoah Valley, Blue Ridge and Allegheny Mountains. Pastoral setting located close to modern conveniences in Staunton and Lexington. Productive open pastures and protected hilltop home site. Open floor plan captures natural light and provides long-range views. **\$499,000**

Forge Road - 5.19 Acres Irreplaceable business location located between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility. Food Lion & CVS anchor neighboring shopping center. Approved access & public utilities available. **\$595,000**

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Chy Clark
 Realtor/Owner
540.570.7158

Hope everyone enjoys a Happy Thanksgiving with family.



NEW LISTING

112 Smith Street

Charming little 3 bedroom, 1 bathroom house near VMI, W and L and schools that is move in ready.

Price \$125,000



NEW LISTING

19 Hook Lane

Located on a dead end street off Main Street next to VMI. Charming older 2 bedroom, 2 bathroom home with enclosed porch and easy walking distance to downtown.

\$125,000



NEW LISTING

408 Maury Street

Very neat and clean 2 bedroom 1 bath home with possible 3rd bedroom or den. Walking distance to downtown, VMI, W & L and schools. Handicapped ramps for easy access or could be removed if not needed. Storage building in rear.

\$125,000



OWNER FINANCING

1239 Timber Ridge Road

Quaint little farm with lots of possibilities - farm house with 28 plus acres and barn - could easily be subdivided with as much road frontage as you have - come take a look!! Possible owner financing a big plus.

Price \$425,000



FOX RIDGE - REDUCED

1196 White Rock Road

Welcome to Fox Ridge. This beautiful log home has it all with wrap around porch and balconies off the BRs. Private setting with distant views of the Blue Ridge mountains and seasonal views of House Mtn. Detached garage with bonus apt above that would be great for guests and a lg workshop. Vegetable garden, fruit trees that include peach, plum, apple, strawberry patch. All situated on 12 plus acres. A must see!! Contact for info. **Price \$399,900**



ON THE RIVER - REDUCED

125 Furrs Mill Road

Wow right on the river - beautiful old two story home situated on the river with off street parking - nice large rooms and so close to downtown and schools. Great getaway home! Past Airbnb income

Price \$269,000



TWO HOUSES

7 & 41 Split Circle

Only minutes from town is this charming rancher with sunroom, fireplace in living room, detached garage & storage building and best of all a sweet little guest home ready for your renovations. All situated on 2.5 acres with great views!!

Price \$229,000



UNDER CONTRACT

207 Diamond Street

Cinderblock house situated on Corner lot with views of VMI and walking distance to schools and downtown. Could easily be converted into two apartments.

Price \$125,000



REDUCED TO \$99,000

1514 Cedar Avenue

Charming brick rancher with French doors leading onto a back patio with off street parking. Full basement with additional bedroom and half bath.

Price \$99,000

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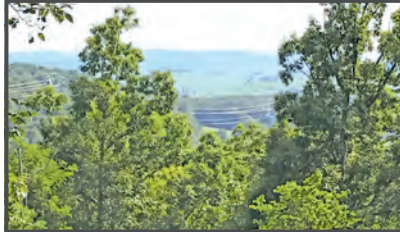
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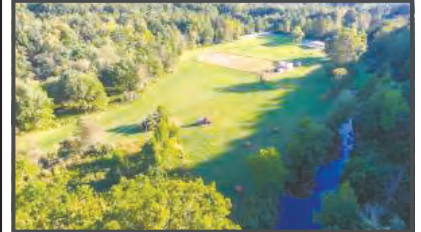
32 DRY HOLLOW ROAD

Charming log cabin on a private 74 acre farm. Enjoy the bubbling of the nearby creek while sitting on either of the homes covered porches. Enjoy the cozy comfort of the open concept cabin with an excellent layout and amazing entertaining spaces. The rolling land has many wonderful views and ample opportunity to spot deer, fox, and other wildlife. Come to the farm, see the beauty, and feel right at home! **\$499,000**



TBD PISGAH ROAD

4 acre lot. Is it time to build your dream home? Imagine drinking your morning coffee watching the fog clear from the mountain ranges and have supper on your patio watching the sun set behind the mountains. This property is surrounded almost totally by conservation easements, preserving your peaceful setting. Find home among the abounding wildlife and long-range mountain views. Legend has it that the picturesque ravine on the property was a long ago cave. Previously perked for a one bedroom. **\$52,500**



36 TRAIL RIDERS LANE

This beautiful property has been owned by the Buffalo Trail Riders club since 1971, and now you have the chance to own it for yourself! Many happy memories have been made on this piece of land during the many horse shows that were hosted over the years. You will find just over 21 acres of level land with a horse arena already in place. Bratton's Run Creek runs alongside the back end of the property. In addition to the horse arena area, you will find a social hall that is perfect for hosting events. With such a beautiful setting, this property is also perfect to build your dream home or have a small farming operation. There is a well and septic on the property as well as electric service. Schedule your tour today! Contract Jennifer Cline or Toria Brown for more information. **\$194,900**

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New Price

13+ Acres

1935 Borden Grant Trail



Attention Horse Lovers!

Bring your horses and come to beautiful Rockbridge County, VA! This impressive, quality home at the end of the long driveway includes an open, bright Great Room including Living room with f/p, Dining room & Breakfast area with access to attached dbl. garage, patio at rear & full basement below. Three Bedrooms & two Baths complete the one level living home. There is a 30'x 72' six stall barn. The property is totally fenced w/cross fencing incorporating 4 separate open pastures One can enjoy the sun rise over the Blue Ridge Mountains from the long, 4 column front porch with your morning coffee! Conveniently located just minutes from Historic Lexington and The Virginia Horse Center.

Offered at ~~\$650,000.~~ \$630,000



New Price

115 Drew Road, Fairfield, VA

Two story home on 5.2 acres in picturesque setting of mature landscaping and surrounding natural beauty. Home boasts of Mstr. BR with 3 additional BRs and 3 BAs. Traditional LR and DR arrangement and eat-in kitchen with adjoining Den. Recent upgrades of granite counters in kitchen, solid wood floors and roof done within past 6 years. Full BSMT. includes family room, BR & BA. Attached Dbl. garage and 24x32' workshop with 3 roll-up overhead doors.

\$370,000.



Under Contract

11+ Acres

80 Valley View Lane, Fairfield, VA

Escape to this quality built, 4BR, 3BA, 1 level-living ranch with open floor plan. Vaulted ceiling great room includes an informal LR, a gourmet Kitchen/Dining Area with F/P. Glass French door open to a full length deck at rear affording a perfect home for entertaining, or just hanging out enjoying the beautiful countryside, cavernous bsmt plumbed for future expansion. Private, tranquil setting. This is IT!

Call for a viewing. New price \$315,000.



Big Reduction

9+ Acres

258 Back Draft Road

Just outside of Rockbridge Baths locates this unique 3 BR, 2 BA ranch home affording a tranquil, private setting. Includes LR w/rock fip, DR w/ access to a charming sun room as well as kitchen to delight any chef and a bright breakfast nook. The partially finished basement includes, sleeping area, 1 BA, wood stove, game room, workshop and LOTS of storage. 1 Car attached garage and 3 sheds/workshops on property.

~~\$269,500~~ New Price \$239,500.



5481 Maury River Road

On the Maury River: Listen to the flow of the river by sitting on the front porch. Includes 3BR, 2BA, large country Kitchen/Dining area that opens to Living Room. Home also features a 1 car garage/workshop and fenced area at rear. Great place to make your residence of vacation place!

\$94,500.

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lnicely@ntelos.net



RUSTIC RIDGE -5-bedrm 3.5-bath two-story traditional on elevated site enjoys unparalleled panoramic views of the Blue Ridge Mtns from the heated in-ground pool & covered porch. Nestled on 3.62 acs in the desirable Forge Road community just minutes from Lexington or Buena Vista & easy commute to points North & South! Thoughtful design features large living & dining areas on 1st floor & more casual ground level walk-out complement a large family room w/easy access to in-ground pool & pergola covered patio. 5th-bedrm & full bath offers potential for 2nd master or in-law suite. Separate office building with 5-bay garage is suited for home-based business or guest quarters. Come enjoy all the many amenities too numerous to mention and **PRICED BELOW APPRAISED VALUE AT ONLY \$549,000**



TWIN FALLS LN - Enjoy exceptional space in this lovely 2-story nestled on 2 partially-wooded acres in beautiful Rockbridge County surrounded by wildlife & just a short walk to South River, the majestic Twin Falls & within the Mt. View Elementary School district. 3bedroom 2.5 bath home features living room, dining, updated kitchen, expansive family room & master suite w/walk-in closet. Updated baths, replacement windows, new flooring & HVAC. Covered porch, large rear deck, full basement and oversized attached carport provide all the amenities needed for full time living or a weekend-getaway. Just a short drive to Washington & Lee, Virginia Military Institute & Southern Virginia University. **PRICED WELL BELOW ASSESSED VALUE AT ONLY \$224,900**



SWOPE LANE - 49.58 acres with multiple home sites in a park like setting with panoramic views. Selected mature trees planted 25 years ago. Solid base all season tree lined driveway in place. Plenty of water for livestock with 2 creeks and 5 springs. Top of the line cattle handling building. Also sorting pens, run in shed and 5 separately fenced paddocks. Quick access to interstate 81 and located half way between Lexington and Staunton. **\$595,000**



SOUTH LEE HWY - Come check out this cozy bungalow tucked away on 2.5 acres along the Route-11 corridor offers country living with just a short drive to Lexington or the I-81 interchange for an easy commute to Roanoke or Augusta. Features large living room, eat-in kitchen, 3 bedrooms and enclosed porch. Wood floors, vinyl siding, replacement windows. Great opportunity for first-time homebuyer or investor-buyer looking to add to their portfolio. **Only \$37,500**



ENFIELD ROAD -5-bedroom 2.5-bath brick ranch over finished walk-out basement on over half-acre lot located just steps away from Woods Creek Park & Trail & an easy walk to Waddell Elementary, W&L, VMI & historic downtown Lexington. Family room with freestanding gas fireplace, 2 bedrooms & full bath in lower level walk-out provides space for a growing family or apartment/in-law suite potential. Many recent upgrades incl heated sunroom, updated kitchen, flooring, new roof, replacement windows & updated baths. Detached workshop & storage bldg. Attractively priced at **\$225,000**



BACK DRAFT RD- enjoy the panoramic views from the front porch of this 3 bedroom 2-bath ranch on 7 partially wooded acres located just minutes from Rockbridge Baths and the Virginia Horse Center. Large living room with beautiful mountain views from the bay window, kitchen features oak cabinets and updated appliances, dining area adjacent to private deck for easy outdoor entertaining. 1st floor master and laundry. Full-unfinished basement offers potential for future expansion. Many recent updates including flooring, replacement windows, patio doors, and HVAC. Paved driveway, detached carport, storage shed, interior fencing and established fruit trees round out the package. Don't miss out on this lovely country property being offered for only **\$259,900**



FLINT REALTY LLC



Mike Flint, Broker
540-377-6380 • 540-460-3460
mflint@ntelos.net

41 Otterbein Farm Lane
Spottswood, Virginia 24476
540-377-6380

Lana Nicely, Assoc. Broker
540-463-9520 • 540-460-7256
lnicely@ntelos.net



BROWNSBURG - 3 story brick home built in 1794 with 18 acres. Original pine floors, carved mantles, transoms over several 1st floor doors and beautiful carved stair case. Original doors and locks with fluted trim, 3 bedrooms 2 baths and wrap around porch. 10 ft. ceilings on first and second floor. Barn with loft and shed for parking, asphalt driveway and parking area, shop building and large chicken house that would make a great studio. Many more features to this historic well maintained home in Brownsburg. **\$625,000.**



MOORES CREEK - 54.77 acres of gently rolling pasture affords premier hilltop building site(s) enjoying SPECTACULAR long-range views of the Alleghany Mountains, Green Hill and the iconic House Mountains of Rock-bridge County! Located on a quiet country road in one of Virginia's most scenic farming valleys is livestock friendly with fencing, barn, year-round stream and long road frontage. Picturesque setting with 3-bedroom 1-bath cottage offering opportunities for full-time living or on-site convenience while you build your dream home. Come check out the VIEWS and all this property has to offer for well below assessed value at only **\$289,000**

VIRGINIA STREET - COMPLETELY RENOVATED FROM TOP TO BOTTOM - Stately American Four Square with deep covered porch on 4 lots is convenient to historic Lexington, downtown Buena Vista and the I-81 corridor. Two-story plan offers 3 bedrooms & 2.5 baths. Totally new kitchen with large island, quartz tops, stainless appliances and restructured baths gives modern convenience without sacrifice to the classic style that makes this home a standout in today's market. Light-filled living spaces, stone fireplace, beautiful wood floors, mill-work, transoms and stairwell accentuate the recently completed makeover. Freshly painted, new roof, electric and plumbing, replacement windows, and dual-zoned HVAC system. The perfect blend of old and new! A MUST SEE and only **\$189,000**



WHEATLAN DRIVE - RARE OPPORTUNITY - don't miss out on this awesome 4.3-acre elevated building site with long road frontage in the highly desirable Wheatlan community. Design your own custom build to take advantage of fabulous pastoral and Blue Ridge Mountain VIEWS in a quiet neighborhood surrounded by other quality-built homes. Convenient to Lexington, Buena Vista or the I-81 corridor. All for Only **\$179,500**



MOORES CREEK ROAD - Charming brick ranch with covered front porch on elevated 4-acre lot surrounded by mountains and farmland. All the features of home with large light-filled living room, dining area, 2 bedrooms & updated kitchen and bath. Lovely hardwood floors, freshly painted interior, replacement windows and updated electrical. Unfinished walk-out basement has single garage, ample storage and room for expansion with plumbing for 2nd bath. Mature landscaping, large deck, outdoor wood furnace and woodshed. A terrific buy at **\$179,000**



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RAPHINE - Great investment property. $\frac{1}{2}$ acre(+) corner office lot zoned B-1 with 130' of frontage on Raphine Road and additional frontage on Frost Lane. First floor leased to U.S. Post Office. Second floor 1 bedroom 1 bath apartment with living room and kitchen. Lots of parking area and 2 bay garage could provide additional income. **\$175,000.**



TURNPIKE ROAD: NEED SPACE come check out this 4-bedroom, 2 bath ranch on large lot in the highly desirable Collierstown community just steps away from Lake Robertson Recreational Area where you can enjoy hiking, swimming, fishing and more. Just a short drive from Historic Downtown Lexington this home offers one level convenience with living & family rooms, dining space and large master suite. Unfinished walk-out basement provides excellent storage or potential for future expansion. Wood flooring, fireplace, covered porch and meandering stream in a lovely pastoral setting. Make it yours for only **\$169,000.**



BROWNSBURG- The brick and frame building was originally built as a guest house in 1835 but was converted into a general store many years ago. At present it is an antique furniture store. Next door is the Brownsburg Post Office. It could be converted back into a 1 bedroom 1 bath home. It has a working fireplace in the lobby. Both properties have excellent rental history and are being sold together. **\$170,000**



LAND & LOTS

TOM ALPHIN 195 ac of woods & open pasture located at the base of the House Mt. Spring fed creeks, abundant wildlife & spectacular panoramic views **\$499,000**

SADDLE LANE - 2 adjoining lots consisting of over 10 wooded acs w/spring fed creek. Recreation bldg with electricity & flue for wood heat. 12'x24' storage building. Nice house sites or a great recreational property for hunting, fishing & camping. Includes deeded access to river. Your own private get-away! **\$50,000**

DONALDSBURG LN - 2.85 acre lot with elevated building site nestled in the rolling hills of Fairfield enjoys views of the Blue Ridge Mountains and surrounding valley farmland. Located in family-friendly Donaldsburg Hills neighborhood affords easy access to Lexington and nearby Augusta county. Reasonably priced at only **\$29,000**



SPRING VALLEY ROAD - CHOICE BUILDING LOTS on 28 wooded acres just minutes from Lexington! Nice road frontage with entrance in place offers easy access across in-land roads to multiple locations for a private getaway cabin or full-time home all with seasonal views. Easily subdivided with up-to-date survey offering two parcels. Prime recreational retreat consisting of wooded and rolling land with abundant and diverse wildlife is only 10 minutes from Lexington and near the trout waters of Buffalo Creek. Owner/Agent. **\$129,900**

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NEW LISTING! -STAUNTON-Delightful 2 bedroom home with basement in Staunton's Skymont Subdivision. Landscaped yard and paved driveway with off street parking. You need to see this adorable home. \$ 159,900.



NEW LISTING! -Staunton-Early 1900 Traditional 4 bedroom 2 bath home close to Historic Downtown. Home has many original features, wood floors and built-ins. Nice front porch to enjoy fall evenings. Off street parking. Cozy backyard. Priced at \$149,900. # 594782



Buena Vista- 1.5 Story home with 3 Bedrooms, LR, DR, 1.5 baths. Level lot with fenced backyard. Alley access. Also included a 20x24 Workshop/Storage building. \$ 110,000. #590989

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STAUNTON-Investors Special-Ranch with 3 BRs, LR, Eat-in kitchen. Fenced yard. Remodelling started but needs completion. \$ 55,900. #549660



Staunton-2 Story home with 4 BRs, LR, DR, Eat-in Kitchen, bath. Above grade unfinished area for lots of storage or potential to add more finished space. Needs some TLC. \$39,900. #585151

LAND



Stuarts Draft—19 acres with high visibility near the intersection of Rt.608 & Rt.340. Frontage on 2 streets. Public utilities avail. \$550,000. #55277.



Looking for that perfect building site. 20 acre building site located in the Riverheads Dist.. Beautiful Mountain views. Road already installed & septic approval. \$225,000. # 570740



MINUTES FROM STAUNTON-You will enjoy the privacy of this 20.48 acres. Acreage is partially wooded and partially open with a stream. Fenced. Plenty of room for livestock. Centrally located on Barterbrook Rd. and just a short drive to Augusta Health, Staunton or the Interstate. If you are looking to build, then this is for you if you are looking for privacy close to town. MLS #591275 \$219,900

STAUNTON-Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. O/A \$ 265,000.

STAUNTON-1 acre lot off end of Gay St. \$ 22,000.



Staunton-Lot zoned Business, located just off Greenville Ave.. Approx. 50' x 150'. Older house on lot in poor condition. Property offered as lot only. Utility hook-ups in place. O/A \$39,900.

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TEABERRY WOODS 2970 MUDDY RUN ROAD WARM SPRINGS 9.49 acres adjoining the National Forest with an attractive mountain stream small pond and woods trail. This expertly rebuilt home exudes quality craftsmanship throughout! With over 2250 square feet of living space on the main floor, there is an equally spacious partially finished walk out basement. Three bedroom, two full luxury baths and a kitchen and living area found in only the finest properties. Many interesting details from the Brookhaven cabinetry, high end appliances, tile and hardwood flooring to the Canadian wood stove! There is a massive attached two car garage, screened porch and backup generator. **\$394,500**



SOLD

580 VIRGINIA AVENUE Custom built home on 17.59 acres fronting Mill Creek in an outstanding location! With almost 3000 sq ft of living space, this is a property that has it all. Oversized great room with an abundance of natural light, exposed stone fireplace and private views of the stream. Cozy living area, furnished kitchen and a master BR with its own deck on the water! There is plenty of room for the entire family and friends with 5-6 BRs, 2½ baths and room to roam. Many tasteful updates including a new ICP HVAC system, public water, septic system. The grounds house a myriad of attractive and functional outbuildings, and there is enough land for divisions or animals. Fish for trout off your private pier, take aim at your own shooting range, or just relax on the beautiful deck by the water. **\$389,500**



UNDER CONTRACT

207 ACRES WITH LONG NATIONAL FOREST BOUNDARY! Extreme privacy with this mountaintop camp surrounded by George Washington National Forest. Outstanding vistas from the 1232 sq ranch house built in 1991 with a local stone fireplace in the large living area, open kitchen, three bedrooms and one and a half baths with heat pump. Enjoy complete solitude from the deck and watch the unbelievable variety of wildlife. May be sold furnished. Multiple interior trails, steep terrain, but not timbered. **Offered below assessed value at \$329,900!**



SOLD

187 ACRES NEAR ROCKBRIDGE BATHS! Wonderful old farm with yesteryear log homestead remnants, slightly overgrown fields, and beautiful woods with outstanding views of the surrounding countryside. Multiple springs with strong flow, interior trails and ultimate privacy being bordered by three large tracts, all with Conservation Easements. Reached by improved deeded easement, this is a beautiful old tract waiting for your care and insight. **\$289,900**



TBD DISTANT LANE 210 exciting acres near Mill Gap VA! Mostly wooded with some open acreage (30 +/-), the ultimate secluded property, reached by deeded easement and rising to the top of Back Creek Mountain at elevations over 3800 feet. Expansive views of the valley, trails, small spring streams and even old orchard trees. Improved by a storage building, gravity spring and installed two bedroom conventional septic system. Perfect location for hunting/hiking and the weekend retreat. **\$359,900**



317 ACRES IN MOUNTAIN GROVE The Bonner Tract is a landmark property in western Bath. The acreage is a combination of bottomland with long fertile frontage along Little Back Creek to game-rich woods rising to the top of Little Mountain with full National Forest frontage. Divided by Mountain Valley Rd (Route 39), includes circa 1900 frame farmhouse (317 Gatewood Dr) and multiple outbuildings in varying states of repair. The majority of the property is under a conservation easement with designated building envelopes. Serene location in a quaint, idyllic community. Close to Lake Moomaw and eastern WVA attractions. **\$489,900**



TBD MCGUFFIN ROAD WARM SPRINGS! 26.837 acres of fields and woodland with almost 500' of frontage on Chimney Run! Excellent residential and potential equestrian site only minutes from Warm and Hot Springs. Situated in the Brookside Land Trust, this tract has the potential for 8-10 acres of good grass, a potential large pond, in a secluded setting with views! Public water to the site, electrical service, conventional perk certification letter and a wonderful interior road system. Established neighborhood with protective covenants, yet a comfortable rural setting. **NEW PRICE \$169,900**



23.70 ACRES ON MILL CREEK! Long road and creek frontage on this wooded parcel in the Mill Creek Valley. Protected by a Conservation Easement, this tract allows one home with auxiliary buildings and no subdivision. Fish for trout in your own backyard, or hike to the National Forest on a deeded 10' walking easement. Beautiful location and wonderful potential home or camp site. **\$99,900**



CAT AND OWL This successful business has operated as an iconic restaurant for over 46 years. Treat yourself to this dining tradition, as it remains open and fully operational while being marketed to the future owner. Operating hours are Tuesday - Saturday from 5:00pm until. Located just south of the high traffic Exit 21 on I-64 West at 110 Karnes Road Low Moor, between Clifton Forge and Covington, just 34 miles from Lexington, 35 miles from Fincastle and 30 miles from Lewisburg, West Virginia. The restaurant, with an upstairs apartment, is situated on 3+ acres with easy access and great visibility from I-64. Get acquainted with what this property offers online at catandowl.com, and be sure to visit Yelp and TripAdvisor for the outstanding reviews! **Unbelievably priced at \$239,900!**

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SOLD

259 HUFFMAN HILL Well constructed home or weekend retreat on just under an acre near Millboro! With walking access to the National Forest, this board and batten dwelling has almost 900 square feet of living space. With a full array of appliances in the large country kitchen, there is a great room, large bright family/Florida room that includes a wood stove. The home has hardwood floors, plaster walls and a large full bath, with public water and private septic. Comfortable front porch, storage building and well cared for. **\$109,900**



SOLD

JACKSON RIVER FRONTAGE accompanies this cute weekend camp at 514 Dunbrack Circle near Covington! Built in 1962, this four room, one bath dwelling has an attached 23x16' screened porch and deck overlooking the river. Fully equipped kitchen, well kept with well and septic. Wonderful recreational opportunity with direct access to the increasingly popular Jackson River Scenic Trail. **\$99,900**



SOLD

9666 MAURY RIVER ROAD Two story frame farmhouse fronting Maury River Road in Goshen. Great rental history, large open rooms and many improvements. Partially remodeled, replacement windows, insulated with electric baseboard heat. Very good condition with public water, private septic and out-building. **Priced to sell immediately at \$57,000**

FRESH ESTATES PARTIAL LAND LISTINGS

2.76 ACRE WOODED LOT IN MILLBORO Located on either side of Huffman Hill Road (Rt. 704), this beautiful wooded lot is now available. Elevated site with entrance and driveway in place. PSA sewer and water are available. Walking distance to downtown, schools and pool, yet private. Great location! **SOLD \$15,000**

NATIONAL FOREST! 1.84 acre site adjoining the National Forest with road frontage on Route 614 near Burnsville. Wooded, small wet weather creek and level cabin site. **\$25,000**

10.11 ACRES LOCATED IN THE VILLAGE OF MILLBORO. Accessed off of Crooked Spur Road (Rainbow Hill Drive), there is a new access road serving this wooded tract. The land has very gentle topography, mature woods and a great setting for a home or future homes. Ideal home site, camp site or investment. **\$39,900**

4.63 ACRES with deeded National Forest access is a highlight of this wooded tract in the Mill Creek Valley. This wooded acreage has a new 300' well, has been previously approved for a conventional three bedroom septic system and is within easy walking distance to the National Forest. Very nice topography and nice views to the south. **\$39,900**

1749 RIDGE ROAD 11.33 acres fronting route 635 (Ridge Road) near Millboro. Outstanding private location and building site that includes an installed 3 bedroom septic system, existing well and very nice **SOLD** wooden storage building. Long road frontage, and private location ringed by woods with established driveway. **\$69,900**

276 INTO THE WOODS DRIVE 20.80 acres of woodland fronting Route 640 in the Mill Creek Valley! National Forest access, small camp/storage building, underground electricity and small intermittent **SOLD** gorgeous tract! **NEW PRICE \$79,900**

POTTS CREEK ACREAGE (BOILING SPRINGS) AREA OF ALLEGHANY COUNTY Enjoy beautiful views from this 29.59 acre parcel with Route 18 frontage. Property has approximately 4 acres of fields and borders Crowder Hollow Road and Ben's Run Road. Land offered on Route 18 (Potts Creek Road) is a rare find. **\$88,500**

46.61 ACRES in the Horse Mountain Conservation area! This interior wooded tract has beautiful topography and grants access to over 1300 acres of hunting/hiking private land. New road with protective covenants. Fantastic buy! **\$100,000**

132.77 PRIVATE ACRES ADJOINING NATIONAL FOREST! With frontage on gated Jingling Rocks Road in western Alleghany County, this Peter's Mountain acreage is under a detailed forest management plan. Perfect hunting/recreation tract offering privacy, game patches and an interior road. Remote access, beautiful views and 2600' elevation! **\$165,000**

35.94 ACRES OF FIELDS AND WOODLAND in a protected, secluded setting near Goshen. Convenient location to Lexington, Warm Springs and Staunton, this tract offers sunset views, enough open land for a small farm or horses, elevated wooded home site and adjoins National Forest! This tract and adjoining properties are protected with deed covenants, and no HOA or fees! Awesome views! **\$189,900**

TBD JACK MOUNTAIN TRAIL 229.7 acres of recreational woodland located on the old CCC road just North of Burnsville off Route 609. Excellent hunting and relaxing location that is remote yet accessible. Perfect for a family compound or hunting camp with fishing in nearby Williamsville. Own a large acreage tract in Bath for a very reasonable price! **NEW PRICE \$259,900**

BUCKHORN! Varied lots in the ever-popular Buckhorn area of Alleghany County. Less than 30 minutes from Lexington and convenient to all Alleghany County has to offer, this area has protective covenants, National Forest and Cowpasture River access great for both a weekend retreat or permanent residence. Come build your dream vacation home or permanent residence in this beautiful mountain community. **See web site listing under Alleghany County for pictures/pricing/plats/covenants.**

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15 MAURY HILLS DRIVE

\$425,000

Picturesque cabin situated on 6.47 acres with a pond and located in the desirable Rockbridge Baths area. This custom-built home provides 3 BR, 2 BA and an open floor plan concept. The Great Room boasts of twenty two foot exposed beam cathedral ceilings and is ideal for versatility. Newly remodeled kitchen designed to maximize the space and features custom cabinets, quartz countertops, double ovens, and an oversized sink basin. Enjoy views of the Blue Ridge Mountains, right across from the Maury River and only 5 miles from Goshen Pass.



1096 COLLIERSTOWN ROAD

\$237,500

Cottage on the hill! This sweet 3 bedroom, 2 bath home is full of charm. Move in ready with several recent updates some of which include newly refinished hardwood floors, recently installed laminate flooring, new bathroom vanity new microwave and refrigerator. Centrally located in Rockbridge County less than 5 miles outside of town and situated on 3.5 acres. Some exterior amenities include: storage building, rear deck and front porch which is a great place to enjoy the spectacular mountain views!



2936 LOMBARDY AVE

\$129,950

Charming Gambrel style home offering 4 bedrooms, 2 baths and approximately 1600 sq. ft. of living space. Centrally located in Buena Vista near Southern Virginia University. Recently painted and newly refinished hardwood floors. Sale is subject to lease through July 2020.

163 W 29th St.

\$169,950

Investment Opportunity: Multi-Family Triplex centrally located in Buena Vista near Southern Virginia University. Consistent rental income for all three units is over \$2,000 per month. Units include a one bedroom, one bathroom efficiency (Unit C). Single story two bedroom, one bath (Unit B) and a two story, two bedroom, one bath (Unit A). Shared laundry area and ample off-street parking.

222 E 35th St.

\$92,000

Move-in ready Ranch style home. Offering 960 sq. ft., 3 bedrooms, 1 bath. Many recent updates some of which include: remodeled kitchen (2014), cabinets, countertops and tile floors, laminate flooring in living room, new paint in living room, solid wood interior doors, remodeled bathroom, updated windows, plumbing, vinyl siding, shingle roof, and heat pump. Fenced in back yard, rear patio and newly poured side concrete patio, ample front and rear off street parking and a 10x12 storage building.



I love every aspect of real estate! I love our beautiful Rockbridge County, helping people in transition in their lives, and enjoy making "deals" happen. If you need real estate services, give me a call. I'm sure I can help you and have fun along the way!

Paula Martin
Realtor®, Assoc. Broker



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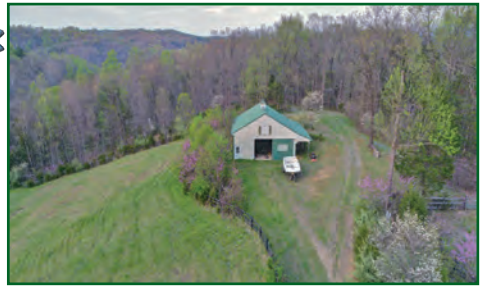
3097 South Lee Hwy.

NEW PRICE



13.0 acres

\$419,000



Historic, Victorian Country home, Circa 1895. Significant renovations and updates have been completed by the owners. The home is also graced with a bold spring, gardens, shrubs and flowering trees.

- Circa 1895 Victorian country home
- 36' x 36' 4-stall barn/ 100' x 200' training ring
- 2,750 sq. ft. - 3 bedrooms, 2.5 baths
- 13 acres fields, forest, spring

**155 Henry Hill Dr.
Lexington**



10.68 acres

\$850,000

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584 Tye River Turnpike

Great home located in Vesuvius, VA nestled among the Blue Ridge Mountains. This solid built 4 bedroom, 1.5 bath brick home has almost 5 acres that can accommodate livestock with a stream providing ample water. Conveniently located minutes from the Blue Ridge Parkway. \$189,000



4614 Maury River Road

Beautiful 1850s home, in the village of Rockbridge Baths, is situated on Hays Creek. The well maintained home is surrounded by mature gardens that have been meticulously landscaped. This 3 bedroom, 3 bath home has a formal dining room, eat-in kitchen, large family room, and a bright sunroom. Other amenities include a detached 2-car garage with large storage area, in-ground pool, and a gazebo! \$439,000



100 Boston Run Lane

Beautiful 23 acre horse farm located in the Shenandoah Valley 15 minutes from the Virginia Horse Center. The expansive 28 horse barn stall has a wash rack, tack room, feed room, and full bath. The other amenities include 2 sanded outdoor riding arenas, 190'x90' & 300'x120' and an indoor arena 60'x60'. The 3 bedroom 2 bath home overlooks the barns and 7 paddocks. Conveniently located between Staunton and Lexington with easy access to I81/64. \$599,000



1650 Turkey Hill

Magnificent country estate. The paved driveway lined with four board fences leads to the 7 year old custom built home in the middle of 111 acres. The house has over 5,000 square feet with numerous custom features. The Farm has perimeter fencing, auto-waters, large shop, equipment barn, garages, just to mention a few of the amenities. A must see estate with a variety of uses. \$1,095,000



Shenandoah Suites

Six total office suites: 1st floor has 2 office suites with the 2nd and 3rd floors having living/office areas including kitchens. The office building is easily accessible from Interstate 81 at Exit 200 and conveniently located between Lexington and Staunton. The building is situated on 3.9 acres that can be used for future expansion or can be sold separately. Zoned B-1, Public Water/Sewer is available. Road Frontage on Route 11 and Sterrett Road. \$479,000

LAND

Sterrett Road: 1.6 acres zoned B-1 located off I81 at Exit 200. Public sewer/water available as well as High Speed Internet. Fronting on Sterrett Rd(710) accessed via 50' ROW that is paved and shared with McDonalds/BP. \$119,000

Cedar Creek: 35 acres on Cedar Creek just upstream of the Natural Bridge. Long boundary with game rich 1400 acre Natural Bridge State Park. Recent survey and platted, conventional drainfield sites on both parcels. \$125,000.

Lions Court: Excellent opportunity for a Residential Development in the City of Lexington. Approved 7 Lot Subdivision with street, curb, water and sewer in place. \$349,900

Hollow Lane: 16.61 acres located West of Historic Lexington. Old Logging road leads up to the elevated building site looking at House Mountain. The land has been approved for a four bedroom drainfield. \$73,000

Lot 6 Ridgeline Way: From this 9 acre wooded site, located at the end of the private road, you can see the Blue Ridge Mountains to the East and the Allegheny to the West. \$89,000

Wind River: 3 separate lots with use of private 3.8 acre tract & 5,000' of river frontage. \$65,000 each.



J.F. Brown
REAL ESTATE SERVICES



Hunter McClung
540-460-4736

6 East Washington St.
Lexington, Virginia



250 Hops Hill Road

Panoramic views of the Blue Ridge Mountains located 10 minutes from historic Lexington. Open floor plan with master on the first floor. Two additional bedrooms downstairs and a one bedroom guest house perfect for visitors, family or vacation rental. Two car attached garage, equipment barn, livestock shed, green house, fitness room and workshop. Fenced for cattle with pasture and a pond. 18.58 acres. \$595,000



370 Spring Run Lane

Superb craftsmanship and private location on 144± acres in the Brownsburg, Wades Mill area. First floor master suite with 4 additional bedrooms, dream kitchen, vaulted den with stone fireplace, formal dining and living rooms, porches, decks, and gazebo overlooking garden areas, fields, and forest. Beautiful stream and stocked pond. \$1,975,000



1109 Ross Road

Perfect family home overlooking the golf course and only minutes from downtown Lexington. Five bedrooms, 3.5 baths with updated kitchen and double car garage. Another added bonus is the tennis court, all located on the 4.7 park-like acres overlooking the 15th, 16th and 17th greens of the country club's golf course. \$695,000



20 St. Andrews

Custom built home located on the Lexington Country Club golf course. This three bedroom home offers an open living floor plan with large master suit on the main floor, three bay garage, rear deck and full unfinished basement. Mature and attractive landscaping. Make an appointment to come and view this well appointed home! \$599,900



207 Shepherd Drive

Beautifully landscaped property offering several outside living areas to enjoy the mountain views. This home offers three bedrooms, living room, dining room, large kitchen and den all on the main level. The lower level, family room, kitchen, office, lots of storage and a workshop. The walk out basement leads you to a covered patio, gazebo, large deck and pool! \$349,000



31 Confluence Lane

An old Shenandoah Valley gem in the vernacular style of the late Federal period common in western Virginia, with a 1930's rear addition, the original brick section likely dates to the 1840's and awaits restoration. 1.5 acres \$47,900



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REAL ESTATE SERVICES



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6 East Washington St.
Lexington, Virginia

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421 Honeysuckle Hill

This classic brick home on 1.6 acres, built in 1939, has been meticulously cared for with many custom updates. The kitchen, with custom cabinetry, opens onto the private patio area. The dining room opens up to the outdoor living area with stone walls and garden beds looking out over the yard. The master bedroom on the second floor also overlooks the backyard and has a custom bathroom. The home has four bedrooms, four baths, and additional living area with office space in the basement. \$749,000



900 Bowyer Lane

Elegant brick two-story home located on a 0.65 acre lot in the heart of established Providence Hill neighborhood. This five bedroom, three bath home is a charming oasis with modern amenities. The main level master suite has access to small private garden. Other features include, large formal living room with fireplace and custom cabinetry, gourmet kitchen, formal dining room with fireplace, sunroom leading to private stone patio looking out to stunning formal gardens. \$675,000



25 Edgewood Drive

Stunning contemporary! This well maintained home is located in a private setting close to town. The home offers a LR with fireplace, DR, den/office, large eat-in kitchen, first floor master suite with 2 bedrooms and full bath on the upper level. The lower level offers a great room with fireplace and full bath with access to the lower patio. Professionally landscaped. Storage shed, attached garage with storage. \$474,500



110 Rebel Ridge

This pristine Mid-Century modern home sits high above Woods Creek on a half acre and offers three levels of comfortable living space. The bright kitchen, living & dining room plus a wonderful sunroom are located on main level. Second level is home to full bath, master suite, 2nd bedroom and 3rd bedroom or office. Lower level has a large family room/ guest suite. This level opens to deck with creek view. Located on a quiet cul-de-sac, this home has been expanded, updated and re-landscaped by current owners. \$318,000



45 Engle Lane

This well maintained home offers an open floor plan, great room, kitchen, office/den, utility area, 3 bedrooms and 2.5 baths. Laminate floors throughout the main level, crown molding, stainless steel appliances. Enjoy the pastoral views from the deck, large detached garage (26 x 26). Small neighborhood with public utilities and less than 10 minutes from town. \$259,900



113 Trout Cove Trail

In the Coffeytown, Alto section of Amherst Co. high in the Blue Ridge Mountains, this 78+/- ac. property has long creek frontage and a gravel drive leading to a farmhouse (ca. 1902) overlooking fields, bottom land, hills, and mountains. In an area of vast natural beauty, National Forest, the Appalachian Trail, Blue Ridge Parkway, and nearby waterfalls, this property is quite beautiful. The home-place of a local family, this is the first time it has been offered for over a century and since being built. \$360,000



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Kenny Sexton

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19827 Main Street, Buchanan



NEW LISTING



Northwood Acres

This secluded beautiful home can be your retreat from the daily grind. With 4300 sq ft +/- and several open decks you can enjoy entertaining a large group. Main house and remote cabin overlook a mountain trout stream adjoining the property. Close enough for amenities but 56+/- acres provides plenty of privacy. Great place to be if you have to Get Out of Dodge. **\$796,000**

REDUCED



Lee Highway – Buchanan

Very nice 3-4 bedroom home with 3.5 baths on 4.4 acres of land with views. Hardwood flooring in large family room with stone woodburning fireplace. 2-car attached garage and an additional car enthusiast/ contractor's garage. It has easy access to I-81. Just minutes to multiple access points on the James River or trout fishing at Arcadia on miles of state stocked streams. **\$288,500**



Hurricane Creek

Beautiful Estate quality property in Bedford County. Great for horses, hunting or just enjoying the beautiful Blue Ridge mountain views. A blank slate with all the attributes you could want to make it your own special place. Well and Electric power on site. Multiple building sites with great views. **\$720,000**



Ranch

With finished basement on trout stream in Bath County, Less than 4 miles to Lake Moomaw for great fishing and boating. Ten minutes to the Homestead Resort. There is Game Dept. or National Forest just minutes away. Home has 3 bedrooms, 2.5 baths covered front porch with view of the stream. **\$365,000**



Secluded 15+/- Acres Along a Stocked Trout Stream in Allegheny County.

There is an elevated screen porch with open deck overlooking Smith Creek and wildlife clearings. There is also a 2-car metal garage to store your toys. **\$180,000**



Smith Creek Retreat

46+/- acres with 360 degree views of the Alleghany Highlands. Custom built cabin with 2 master suites and 1/2 bath. Decks on three sides with views from all over the home. There is a 2-car garage. **\$395,000.** There is an additional 15+/- acres that can be purchased that is along Smith Creek with additional improvements.

Kenny Sexton 540.969.9465

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Serving Rockbridge, Bath, Allegheny, Botetourt and Roanoke Counties



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jamesriver@verizon.net

19827 Main Street, Buchanan



NEW LISTING



Sam Snead Highway – Warm Springs

It is rare to see a 682+/- acre tract listed in a Resort Area. 10 minutes to Homestead Resort and 1 hr. to Greenbrier. The property has long road frontage on US220 with multiple entrances to roads, trails and the rustic cabin located on the property. There is also long boundary adjoining the USFS National Forest. The Jackson River and some of the best trout fishing in Virginia are 5 minutes away. Lake Moomaw is about 15min. This can be developed or kept for yourself. **\$895,000**



Herring Hall Road

Neat, clean and well maintained 2 bedroom home that is comfortable and affordable. It is just minutes to Lexington and convenient to I-81. Fenced, 3 bay equipment barn on 2 acres. **\$109,000**



Farm House and 53 Acres

Farm house with two large bedrooms and 1 bath. Eat-in kitchen, dining room, living room and den on entry level. Two large bedrooms upstairs. 6 barns or sheds in various condition. 24-25 acres of crop land and the rest in pasture or forested. Very accessible to highway & interstate. Mountain views. **\$375,000**



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Quaint 2 Bedroom, 2 Bath Cabin

on 8 acres adjoining National Forest. In the Jennings Creek area with several state stocked trout streams nearby. Horse back riding trail just minutes away. Garage with Studio over top, small barn, skinning shed, walk-in cooler. **\$169,000.** There are 34 additional acres that can be purchased separately.



Commercial- Main Street Buchanan

Barber Shop in perfect location and ready to go. Barber Chairs & pole sold separately. It is zoned for business make into whatever business you like. **Great buy \$55,000**



Commercial – Main St, Buchanan

This building was built in 1840. It has been a Super Market, restaurants, antique shop and is waiting for your business venture. It has an apartment on the 2nd level.

Only \$125,000



Traditional 2 Story Home

on corner lot in Buchanan,VA . It has 4 bedrooms and 2 baths. Eat-in Kitchen, Covered front porch, enclosed rear porch and lots of charm. Central heat and air.

\$155,000

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214 S. Main St., Lexington • 19827 Main St., Buchanan



Edgewood

37 Edgewood – on a cul-de-sac at the end of Edgewood Drive and with wonderful views of the Thornhill area and distant mountains, this home is only 2 minutes to downtown Lexington but feels like a country chalet. Significantly reduced price allows buyers to add their own signature touches and upgrades but comfortably usable as is. **\$330,000**



6 Chapel Road

This fully renovated former country store/RR Commissary makes a lovely family home with the possibility of using its setting as the centerpiece of the Arcadia community to capitalize on foot traffic from off the Appalachian Trail, kayakers, and fisherman off the nearby James River Public Boat Landing and recreationists and hunters who visit the surrounding National Forest for a commercial venture. Loads of recreational opportunities await, while getting there is made easy with access to I-81 and Rt. 11 only a few miles away



240 Lilly Bell

This lovely custom home still gleams like new. Spacious rooms, open floor plan, oversized granite topped island for extra dining space or work area, tiled back splash, large living room with gas log fireplace. 2 car garage and separate storage building. The large lot extends into the woods and is an easy walk to the Club House which features both indoor and outdoor pools. **\$379,000**



Pinehurst

Elegance, a well thought-out and convenient one-level floor plan, spacious rooms, low maintenance exterior, deep wrap around porches, lounge worthy sun room, landscaped grounds and private backyard with pastoral views make this 4 bedroom custom home near the Country Club a must see. **Exceptionally priced well below value at \$499,000**

LOTS OF LOTS FOR SALE



TBD Ridge Rd

This pretty mostly wooded tract is being divided off of a parcel consists of 20+/- acres to be determined by a survey. Priced for sale of approximately 20 acres but for an additional price could be adjusted to 24 acres. Nice views, great convenience to Raphine/Staunton and Lexington area. At least 2 nice home sites with good frontage on Ridge Rd. Some trees could be removed to further open views and allow for pasture for livestock.



TBD Wert Faulkner

67.45+/- acres of the finest hunting and recreational land in Rockbridge Co. Fields, woods a spring fed watering hole and a network of trails throughout the property, plus a gradual grade which levels out at the top make this the place to enjoy the great outdoors. The property joins the National Forest opening up thousands of more acres. Long road frontage affords the opportunity for numerous home sites with splendid views.



TBD Shepherd Drive

2 + acres (adjoining an additional 2+ acres which is also for sale providing the opportunity for a superb 4 acre parcel home(s) site). Shepherds Drive offers country surroundings within a 3 minute drive back to city limits. The lot is wooded, gently slopes downward, has long road frontage and lays well for the construction of one or more homes. Paired with the adjoining lot, this location also affords the possibility for multi unit patio or town homes.



Wilhelm & Company Real Estate



120 E. 22nd Street • Buena Vista, VA.
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540-261-1717



403 Glasgow Avenue
Buena Vista, VA 24416

SOLD



MLS #134400. Move-in ready ranch with many recent updates. Lovely 3 BR, 1.5 BA, great kitchen with stainless appliances, opens to dining area. Nice open LR. New roof, front porch, new exterior paint, new interior doors, lighting, updated large back deck and more. Storage building and lovely large back deck with fenced yard. Paved driveway. Most furnishings convey including freezer chest, tools and mower. Great for student rental or primary home. **Priced at \$124,500. Please contact Barbara for more information.**

2266 Pine Avenue
Buena Vista VA 24416

NEW LISTING



Beautiful four bedroom plus bonus room with two bath and is move in ready! Offers fenced in yard and off street parking. There has been many recent updates to the home! A must see! **Priced at \$249,800. Call Barbara for a showing or more information!**

2562 Chestnut Avenue
Buena Vista, VA 24416

NEW LISTING



MLS #134045. Peaceful cottage living in this family home or investment property directly across from the SVU campus! 3 bedrooms. Full basement with potential additional living space. **Priced at \$160,000. Please contact Barbara for more information.**

2712 Beech Avenue
Buena Vista, VA 24416

NEW LISTING



MLS #133932. Two story brick home near SVU. Double porches, great space, many updates. Storage building, off street parking all within walking distance to Southern Virginia University. **Priced at \$115,000. Please call Barbara for showing or for more information!**

1410 Maple Avenue
Buena Vista, VA 24416

NEW LISTING



Great investment property!! Duplex offers nice size living room, kitchen, 2 bedrooms, utility and 2 baths. Currently leased. **Call Barbara for more details. Priced at only \$132,900.**

2111 Maple Avenue
Buena Vista, VA 24416

NEW LISTING



Freshly painted inside, 5 bedroom, 3 bath home. Two car garage, off street parking. Large living room, eat-in kitchen, and dining room. And so much more! **Contact Barbara for more information. Priced at \$239,000.**

TBD Jordan Road
Buena Vista, VA 24416

NEW LISTING



MLS #134358. Hunters paradise. Beautiful 51.252 acres of land clear cut. Some really good level areas and rolling and wooded areas. Can be divided into three sections. Would be great for private home or subdivide with great acreage. Great for four wheeling or hunting. There is a 14.381 acres farm with house and pond that could be sold with this if desired for an additional **\$144,900.** Or make an offer for both. This was all one farm originally. Some info taken from tax record and plat. Any information of importance to be confirm by purchaser or purchasers agent. **Priced at \$239,000. Please contact Barbara for more information.**

Lot 2 Henry Hill
Fairfield, VA 24435

NEW LISTING



MLS #133682. Lot with 4.490 acres in Henry Hill subdivision with breath taking views of the Blue Ridge Mountains. This lot was perked for a four bedroom home. The views of the sunrise and sunset are amazing and this lot has some of the best views in the area. Would be a perfect lot for someone to build their forever home! Additional lots are available in this great Subdivision as well. **Give Wilhelm & Company Real Estate a call for more information.**

747 Wert Faulkner Highway
Natural Bridge Station, VA 24579

REDUCED



MLS #134305. Beautiful contemporary home situated on 1.93 acres park like with lovely Blue Ridge Mtn views. This home offers cathedral ceilings, exposed beams floor to ceiling windows in LR, fireplace, oak floors, large family room, updated kitchen and baths, 2.5 BAs, lovely master. Great space in basement offers office/BR, FR, half bath and large storage room. Updated HVAC and electric, great patio, deck, gazebo, garage, paved drive. This is a must see!! **Priced at \$252,900. Please call Barbara for more information. Owner wants offer.**

1605 Oak Avenue
Buena Vista, VA 24416

SOLD



MLS #133085. Beautiful like new home, built in 2006. Lovely open flow with vaulted ceilings. Great windows for light. 3 BRs 2 BAs, large utility. Covered front porch and back deck. Nice level yard with mountain views. Storage. **Reduced \$159,800. Contact Barbara for more information.**

423 Sycamore Avenue
Buena Vista, VA 24416

REDUCED



MLS #134103. Cute brick home, three bedrooms one bath with full basement. Needs a little TLC but would make a great starter or investment home! **Priced at \$125,000. Please contact Kelsey for more information.**

1215 Hawthorne Avenue
Buena Vista VA 24416

UNDER CONTRACT



Very nice ranch style home, with three bedroom one bath. This home features a new roof that was put on in 2016, and has been beautifully maintained. This would make a great investment or single family home. A must see! **Contact Kelsey Clifton for more information.**

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Rockbridge Highlands Realtors® Beautify the Jackson River Walking Trail



Working with Association member Janie Tyree of B A Rupert Real Estate, the Rockbridge Highlands Realtors® began a project to beautify the Jackson River Walking Trail which covers two territories and three cities. Thanks to Janie and her husband's hard work and dedication, the project was completed earlier this year. A gazebo with benches, mulch and flowers completed the project. Rockbridge Highlands Realtors® received grants from National Association of Realtors® and Virginia Realtors® to help cover some of the cost. Alleghany County Parks & Recreation will maintain the property. Also involved with the project were Alleghany County Parks & Recreation, Falling Spring Ruritan Club, B A Rupert Real Estate, Greenway Real Estate & Auction and the Covington Kiwanis Club.



Pictured are Michelle Trout dunking Randy Trout.

The Rockbridge Highlands Realtors® held a fundraiser at the Annual Rockbridge Community Festival on August 24th. Proceeds from this years fundraiser will be donated to Homes For Our Troops®. Over \$700. was raised this year. Many thanks goes out to those who participated in being dunked and the generous Rockbridge Community.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



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*WAV Group 2103 Broker Website Study



FOR RENT

609 Cox Road • Troutville, VA

3 BR 2 BA brick ranch on 1 acre. Secluded location. Covered parking, new exterior windows throughout, all new paint, new light fixtures, hardwood floors in living spaces. Pets considered with pet deposit and monthly pet rent. Water and septic included. Lawn care included. Utilities required are electric and trash pick up, **\$1300 per month.**



FOR RENT

**621 Adair Hill
Rockbridge Baths, VA 24473**

3 bedrooms, 2 baths. Home on large lot with views. Just minutes from historic Lexington, VA. Pets considered. **\$1300 per month.** Available 11/1



FOR RENT

**183 Thoroughbred Circle
Lexington, VA**

3 bedrooms, 2.5 bath townhouse at Saddlebrook Ridge. **\$1100 per month.** No pets. Available immediately.



FOR RENT

**3974 N. Lee Highway
Lexington, VA 24450**

\$1200 per month includes yard work. 2 bedrooms, 2 bathrooms with amazing views on over 2 acres. Pets considered. Available Immediately.



FOR RENT

**105 Trimmer Trail
Lexington, VA**

1400 sq ft end unit townhouse 3 bedroom, 2.5 bath with rear deck. Laundry room with washer and dryer. Lots of storage space. 2 parking spaces per unit.



FOR RENT

**16 N Main Unit 16
Lexington, VA**

1 BR, 1 BA apartment in downtown Historic Lexington, VA. Water included. Fresh paint. No parking. No pets. Application required. **\$500 per month.**



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1251 Newport Road – Raphine

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- 2 car garage, rocking chair front porch, mountain views!

ONLY \$550,000 (More land available total 97 acres for \$879,900)



34 Howardsville Turnpike – Stuarts Draft

- Brand new home in Augusta County!
- 1500 sq ft, 3 bedrooms, 2 baths, full unfinished basement
- OPEN floor plan, rocking chair front porch!
- Over sized 2 car garage, mountain views!

ONLY \$269,900



321 University Farm Road – Stuarts Draft

- BRAND NEW home on over 2 acres!!
- 3 bedrooms, 2 baths, 1560 sq ft OPEN floor plan!
- 2 car garage, covered front and side porch!
- One year builder warranty, HURRY!!

ONLY \$269,900



325 Cranberry Drive – Stuarts Draft

- Popular cranberry hills subdivision!
- 4 bedrooms, 2 baths, 2516 sq ft, unfinished basement.
- Updates galore, perfect for large family!
- 2 car garage, 1 acre lot with POOL!

\$349,900



95 Lori Lane – Churchville

- Family sized home on 5 acres!
- 4 bedrooms, 3.5 baths, almost 3400 sq ft!
- Multi levels and in-law suite
- Mountain views, oversized garage!

ONLY \$399,900



912 Love Road – Lyndhurst

- Custom Built Log Home on 2.23 Private Acres!
- 2324 SF, 3 BR, 3 Bath, OPEN Floor Plan!
- Huge Kitchen w/SS Appliances & Granite.
- Babbling Brook, Covered Front & Back Porch!

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NMLSR ID 869582

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 Lexington, VA 24450
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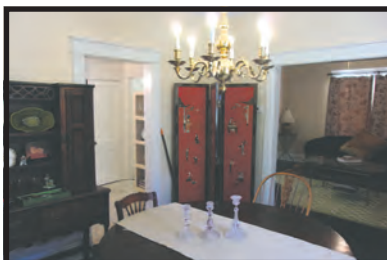


**Excellent Investment Property or Wonderful Private Residence.
 717 Thornhill Road • Lexington, VA 24450**



Presented for sale is this completely remodeled, vintage Lexington Farmhouse, just off South Main Street and within easy walking distance to downtown. Perfect for use as a residence with a separate apartment or as an investment property with a three bedroom rental on the first and second levels and a two bedroom rental in the basement. Potential to earn about \$2,200 a month in rents. All the walls in the home have been restored to original condition with plaster and re-painted. Re-finished wood floors along with updated plumbing and electric. The kitchen has all new appliances and a beautiful, new farmhouse copper sink. Large upstairs bath completely refurbished with jetted tub, and granite top vanity. New tile floors in kitchen and second level bath. Home is constructed of brick with tin roof and a security system. Nice creek flows in the backyard.

\$265,000



Excellent Commercial Property.

146 South Main Street • Lexington, VA 24450

One of the nicest commercial sites in downtown Lexington with superb visibility and high traffic count, located between the county library and admin center. Over 10,000 square feet of space. Well suited for both professional (especially medical practices) and retail businesses. Five separate rental areas of which three areas are currently leased. Access to second level by two sets of stairs and an elevator. Off street parking with 24 spaces. All of first floor rented. Property has a cap rate based on rental rolls of 10.5%. **\$877,500**





149 West 22nd St.
Buena Vista,
Virginia 24416
(540)261-3302



Dennis Hawes, NRBA
Broker/Owner
540-461-5263

dennis@rockbridge.net



The Difference Between "For Sale" and SOLD!



UNIQUE ROUND HOME with a One Bedroom One Bath Home on First Floor and Another One Bedroom One Bath Home with Separate Entrance and Electric in the Basement. Plus there is a Second Home on the Property with a Two Bedroom One Bath Home. Three Potential Rental Units For Only \$39,900!



ONLY \$71,000 for a Home Inside the City of Staunton. Two Bedrooms, One Bath Ranch Home. Located in the Convenient to Shopping and Entertainment. Storage Building. Nice Back Yard. Provides Off-Street Parking. Large Rear Deck Area to Relax Upon! Needs a Little TLC and Some Updates but the Condition is Much Better Than You Would Expect For This Low Price.



AUGUSTA COUNTY, Buffalo Gap Area. Four Bedroom, One and Half Bath Home with Partial Basement and Two Car Garage. Located on Six and Half Acres. List Price not Known at Press Time. Call HOME REALTY for More Information and to Preview. Call Today!



AMHERST COUNTY HOME with 50 ACRES. Spacious Twelve Year Old Home with Three Bedrooms, Two Full Baths and a Large Family Room Open to the Kitchen and Dining Area. Great Home for Outdoor or Indoor Entertaining. Call HOME REALTY for More Information and to Preview. Call Today!



NEVER BEEN LIVED IN! 1,862 Square Foot Home on 2 Acres. Open Floor Plan. Four Bedrooms, Two Full Baths. Beautiful Cherry Cabinets, Granite Countertops, NEW Stainless Steel Appliances, Privacy Fence, Thermopane Windows. Attached 2-Car Garage. Great Location Convenient to Both Lexington and Staunton. Come Relax on the Front Porch and enjoy the Mountain Views! A Lovely New Home for Only \$249,900!!!!



12 1/2 ACRES with a Three Bedroom Two Bath Ranch Style Home Located in Fluvanna County. Full Basement with a Third Full Bath and Possibility to add More Bedrooms. Heat Pump and Central Air. Needs Some Repair but Priced to Sell at Only \$129,900!



EIGHT ACRES! Southern Bedford County Home Located on Eight Acres. High Efficiency Propane Gas Furnace, Vinyl Replacement Windows, and Large Front Porch. Needs Additional Updates and Repair but Price to Sell at Only \$45,900!!!



BRICK HOME Located in Staunton's Desirable College Park Area. Three Bedrooms, Wood Flooring, Fireplace in Living Room. Full Basement has a Second Fireplace. Large Side Patio and Nice Back Yard. Much Potential for New Owner to Restore into a Beautiful Home.



COZY HOME on a Full Basement. Well Maintained and Updated. Beautiful Kitchen Cabinets. Hardwood Floors. Vinyl Replacement Windows. Gas Heat and Central Air Conditioning. Must See. Excellent Home for Both First Time Buyers or Downsizers. Will Not Last Long at Only \$90,000!

**BUYERS ARE LOOKING BUT INVENTORY IS LOW.
NOW IS THE TIME TO LIST YOUR HOME! CALL HOME REALTY TODAY!**

***** LAND *** LAND *** LAND *****

NEW BEDFORD COUNTY 2.21 Acres on Goff Mountain, Big Island. Includes Small Rustic 480 Square Foot Cabin. Available For \$38,000.

MAKE OFFER Half Acre Lot **BORDERING NATIONAL FOREST**. Located in the Natural Bridge Station Area. Great Place to Park Camper for Hunting, Fish the Nearby James River, or Hike the Nearby Trails. Includes Older Home in Need of Extensive Repair. Public Water Available. Approved For an Engineered Septic System. Available For Only \$15,900 or Make offer!



149 West 22nd St.
Buena Vista,
Virginia 24416
(540)261-3302

The Difference Between "For Sale" and SOLD!



MOVE-IN READY CONDITION! Vinton Area Brick Home in Move-In Ready Condition. Three Bedrooms and Two Full Baths. Brick Fireplace in Living Room, Hardwood Floors, Freshly Painted, Vinyl Replacement Windows and New Heat Pump and Central Air Conditioning Installed April 2019. Full Basement with a One Car Garage, Second Brick Fireplace, and a Rough-In for a Third Bath. Includes Two Lots. Priced At Only \$166,500!



GREAT GET-AWAY HOME on 6.68 acres Bordering a Thriving Stream! Move in Ready and Priced to sell at \$99,900. Three Bedrooms, Two Full Baths, 1,792 Square Feet, Open Floor Plan, built in 2002. Kitchen opens to Living Room, Master suite with large walk-in closet, wood burning fireplace, energy efficient windows, covered front porch, covered rear deck, maintenance free siding... Land is cleared pasture & partially fenced – bring your horses or livestock! Land Fronts Brattons Run, Home is perched on hill overlooking pasture, National Forest and Virginia Game Commission Lands Nearby.



SPACIOUS, SPACIOUS, SPACIOUS! Over 3,900 Finished Square Feet in this Two Story Brick Home. Located on a Nice Wooded 3.892 Acre Lot. Paved Driveway Leads to Attached Two Car Garage. Separate entrance for 2 Bedroom, 1 Bath Basement Apartment with its own kitchen, living room, and Laundry Room. Come Relax and Enjoy the Mountain Views on the Rear Deck. A Must See! Priced at \$194,900.



OWN A PIECE OF HISTORY! Tankersley Tavern is a Virginia Historic Landmark. It was built in three sections with the oldest dated to about 1835. It is a two-story, nine-bay, single pile, frame building with an exposed basement and a decorative two-level gallery on the front facade. It was originally built as a toll house (toll gate) at the county end of the bridge crossing the Maury River from the Valley Turnpike into Lexington. It later housed a tavern, canal ticket office, general store, post office, and dwelling. Home includes original Tavern Room with Fireplace, Three Bedrooms, Two Full Baths, Living Room, Modern Kitchen, Den with Fireplace, and an Office that could be a Fourth Bedroom. Updates include Modern 200 Amp Electrical Service, Gas Heat and Central Air Conditioning. 1.18 Acre Lot includes about a 100 Feet of Frontage on the Maury River. Priced at Just \$274,900!



SPACIOUS FLUVANNA COUNTY HOME, OVER 2,400 Square Feet. Four Bedrooms, Three Full Baths. Move-In Ready Condition! Located on a 3.471 Acre Lot Hidden From Street View! Priced to sell at only 194,500!!!



BATH COUNTY Spacious Four Bedroom Home on Nice Wooded Lot. Nice Kitchen Cabinets, Dining Room, Nice Sized Living Room, Two and Half Baths. Attached Two Car Garage Plus a Detached One Car Metal Garage, Workshop or Large Storage Building. Only Twelve Years Old and Priced at Only \$129,900!



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