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for Rockbridge County, Lexington and Buena Vista, Virginia

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126 Chavis Avenue

- 3 Bedrooms
- 2.5 Bathrooms
- One Level Living
- Bonus Kitchen Prep/Dining Area
- Close to Downtown
- Located Within The City of Lexington
- Storage Building
- Off-Street Parking

For more details see page 22.

J.F. Brown Real Estate Services

(540) 464-1776

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October 2026

A publication of *The News-Gazette*
Rockbridge County's Information Source



203 Ross Rd

5BR/3.5BA 4,253 SF
\$1,249,000



111 S Jefferson St

4BR/4.5BA 3,302 SF
\$989,000



835 Ross Rd

5BR/4BA 4,715 SF
\$840,000



181 Windy Mile Ln

3BR/3BA 2,122 SF
\$749,000



210 Walnut Hills Rd

3BR/2BA 2,162 SF
\$649,000



8 Hays Creek Rd

2BR/2BA 3,421 SF
\$565,000



28 Edgewood Dr
Under Contract

3BR/2BA 2,000 SF
\$449,000



46 Triple Crown Dr

3BR/2BA 1,312 SF
\$319,000



12 Link Rd

3BR/2BA 1,785 SF
\$305,000



4 Hill Circle

2BR/1BA 872 SF
\$299,000



1436 Maple Ave

3BR/2BA 1,572 SF
\$219,750

28 South Main Street Lexington, VA 24450



Will Moore, ALC, CRS . 540-460-4602
 Lori Parker, ABR, e-PRO . 540-570-9007
 Sarah Centorino, ABR . 540-460-4880



4373 S Lee Hwy

0.22 Acres \$299,000



510 W 28th St
Under Contract

0.466 Acres \$389,000



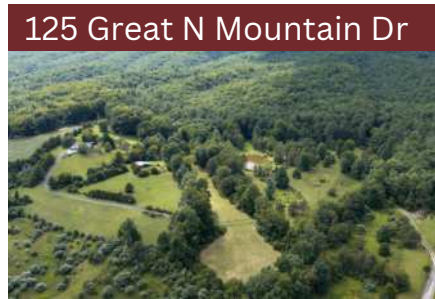
Boundary Line Ln

1.12 Acres \$280,000



Boundary Line Ln

1.5 Acres \$240,000



125 Great N Mountain Dr

70 Acres \$499,000



Honey Hollow Rd

39 Acres \$179,000



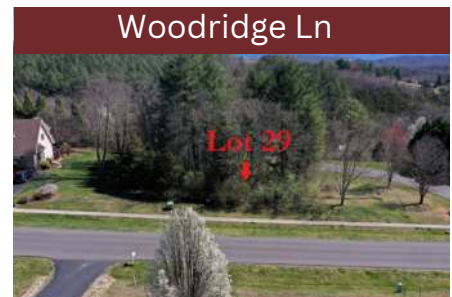
Forge Hill Ln

5 Acres \$169,000



Forest Hill View

5.9 Acres \$87,500



Woodridge Ln

0.25 Acres \$48,900



Shepherd Dr

2.20 Acres \$47,000



Lodge Trl

4 Acres \$34,500



Pathfinder Dr

0.36 Acres \$8,000

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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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- *USDA Loan*
- *VA Loan*
- *VHDA*



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10 SELLERS AVE.
\$795,000
2,472 SQFT
5BR 3BA .20 AC.



20 CORA LANE
\$669,000
3,547 SQFT
4 BR 3 BA .49 AC.



75 ACORN RIDGE DR..
\$639,000
2,740 SQFT
4BR 3BA 3.48 AC.



18 /19 CLAY BRICK LN.
\$650,000
3,785 SQFT
4BR 3BR 1.02 AC.



205 DIAMOND STREET
\$229,000
1,848 SQFT
4 BR 2 BA .14 AC.



12 ASHLEY COURT
\$225,000
1,088 SQFT
2 BR 2.5BA .02 AC.



26 KING RAIL LANE
\$379,000
1,370 SQFT
3BR 2.5BA .50AC.



40 JORDAN ROAD
\$210,000
1,113 SQFT
3 BR 1 BA .20 AC.



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

KARA BRADDICK 540-460-0484 KARA@BRADDICKREALTYGROUP.COM
REAL BROKER, LLC 855-450-0442
210 E. WASHINGTON ST. LEXINGTON, VA 24450



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EMILY GRANT
540-319-1218



12 SPRING RIDGE LN.
\$479,900
2,580 SQFT
4 BR 3.5 BA .96 AC.

WELCOME HOME TO THIS BEAUTIFULLY MAINTAINED 4-BEDROOM, 3.5-BATH HOME. THE MAIN LEVEL FEATURES A BRIGHT LIVING ROOM WITH SOARING CATHEDRAL CEILINGS, A SPACIOUS EAT-IN KITCHEN WITH GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES, AND A MAIN-LEVEL PRIMARY SUITE WITH A RENOVATED BATH. UPSTAIRS OFFERS TWO BEDROOMS, A FULL BATH, AND A VERSATILE LOFT. THE FINISHED WALKOUT BASEMENT INCLUDES A LARGE FAMILY ROOM, FOURTH BEDROOM, AND FULL BATH. ENJOY THE REAR PATIO, GARDEN SPACE, HOMEMADE PUTTING GREEN, AND STORAGE BUILDING.



JOSH PARRISH
540-458-1206



1521 MOUNTAIN VIEW RD.
\$299,000
2,400 SQFT
4 BR 3 BA 6.12 AC.

SITUATED ON JUST OVER 6 ACRES, THIS 1900 FARM HOUSE OFFERS MANY UPDATES, STUNNING VIEWS, QUIET COUNTRY LIVING SURROUNDED BY FARM LAND, AND IS JUST MINUTES FROM LEXINGTON. GREAT INVESTMENT POTENTIAL AS IT IS CURRENTLY SET UP FOR DUPLEX WITH TWO INDEPENDENT KITCHEN AND LIVING SETUPS. BOTH FLOOR 1 AND FLOOR 2 BACK PORCHES HAVE BEEN CONVERTED TO FLORIDA ROOMS, AND THIS BEAUTIFUL PROPERTY OFFERS A LARGE FRONT PORCH TO TAKE IN THE MOUNTAIN VIEWS!

BRADDICK REALTY GROUP
REAL BROKER, LLC 855-450-0442
210 E. WASHINGTON STREET, LEXINGTON, VA 24450

LANA NICELY

Associate Broker

FLINT REALTY

Spottswood, Virginia



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**"CALL FOR ASSISTANCE
WITH ALL YOUR
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ALPHIN LANE - A RARE OPPORTUNITY Welcome to this stately 1926 American Foursquare with deep covered porch and Porte-Cochere nestled on 2 park-like acres overlooking pasture fields and surrounding mountain vistas yet just minutes from the Virginia Horse Center, downtown Lexington, Washington & Lee, and the Virginia Military Institute. The two-story plan displays classic craftsmanship and functional design from the moment you step into the gracious entry foyer and light filled living and dining spaces. An updated kitchen offers modern conveniences and easily transitions to a cozy sunroom and large rear deck for entertaining and relaxing. Continuing to the second floor you'll find 4 large bedrooms each equipped with private baths. And two cozy sunporches made for lazy afternoon reads and naps, nestled high among the treetops. This property is steeped in local heritage. Known as "The Sunset Tourist Home" in the 1930s, this gracious home offered respite & lodging to weary tourists traveling the North-South corridor through the Shenandoah Valley, well before I-81. This rich and varied history was repeated in the early 2000s as guests were again welcomed to the "Riders Rest B&B". If you've been dreaming of owning your own Airbnb or Bed and Breakfast - or simply searching for the perfect place to unwind and reconnect with family and friends, come discover this rare gem.

OFFERED FOR \$699,000



ROSS ROAD - Dual-Income Potential on 2.3 Acres - Just Minutes from Downtown Lexington! A covered front porch welcomes family and friends to a property that truly offers it all. The main-level of this classic brick ranch delivers one-level living with 3 comfortable bedrooms and a bright living area, highlighted by beautiful wood floors. A cozy family room just off the kitchen provides space for dining and easy access to a large rear deck overlooking the backyard. And a new roof protects it all. Downstairs, the full walk-out basement features a self-contained efficiency apartment, with an eat-in kitchen and full bath offering space for a growing family, in-law suite, or full-time rental. Just steps away, a detached three-bay garage affords ample parking and storage. Above the garage sits a spacious apartment featuring a light-filled living room, full kitchen, 2 bedrooms, and a private deck. Coupled with high-speed internet, this versatile space transitions seamlessly into a quiet home office, creative studio, or lucrative rental. Situated just moments from downtown Lexington, Washington & Lee, and the Virginia Military Institute, this property provides unbeatable convenience to local shopping, dining and the university community, all while enjoying the privacy and space of country living.

Offered for \$579,000



HAMRIC STREET—4 bedrooms, 2 baths.
\$359,500



HAYSLETTE ROAD—3 bedrooms, 2 baths.
\$419,000



PINE AVENUE—4 bedrooms, 2 baths.
\$305,000



FAIRVIEW PLACE - This charming two-bedroom farmhouse sits on a large lot in a quiet residential neighborhood just steps away from the Wood's Creek Trail and an easy walk to Waddell Elementary, W#39;s VMI and historic downtown Lexington. Inside you'll find all the character of an early 1900s house with large rooms, high ceilings and heart-pine floors accentuated by a recently completed makeover. A cozy living room and dining nook sit alongside a fully renovated kitchen with new cabinetry, granite counters, large island, gas range & stainless appliances. Many recent improvements include modern baths, a new metal roof, updated electrical, plumbing, and HVAC. Covered front & rear porches, partially fenced yard with mature plantings, off street parking, and storage building all combine to make this a must see! Great value for this in-town LOCATION. Don't miss out, schedule your tour today.

Offered for \$275,000



HOUSTON STREET - LOCATION, LOCATION, LOCATION! Charming bungalow with large addition located on a corner lot in an established Lexington neighborhood offers 2-3 bedrooms and 3 baths. Completely renovated kitchen with bar seating, quartz tops, hammered copper sink, stainless appliances, and large pantry, along with beautifully restructured baths add modern convenience to the classic 1930s style making this home a standout in today's market. Light-filled living spaces and refinished wood floors, accentuate the recently completed makeover. You'll love the master bedroom and ensuite with custom vanity and oversized tiled shower with dual fixtures and rain heads. A spacious family room with gas-log fireplace and private bath also serves as a 2nd master suite. Freshly painted interior, updated electric and plumbing, replacement windows, tankless water heater, new roof and exterior siding (2024), and multi-zoned HVAC system all make for the perfect blend of old and new! A fantastic lower level with private entrance features bedroom, living room, kitchenette, full bath, and laundry. This versatile space is ideal as a private in-law suite or a lucrative short/long-term rental. An attached dbl garage, off street parking, and large back yard round out the package, all within walking distance of downtown Lexington.

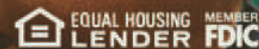
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A PLACE TO BELONG

Tribbrook Club is a distinct and welcoming private club where tradition meets a vibrant future. Established in 1902, Tribbrook has long served as a gathering place for families, friends, and the Lexington community. As the club undergoes an exciting transformation, we invite new members to be part of something truly special.

MEMBERSHIP BENEFITS

- Premier private golf experience
- Growing, engaged member community
- Brand new clubhouse, pool and dining
- State of the art practice center
- Preferred tee times & tournaments
- Reciprocal club access
- Year-round social events
- Instruction & clinics
- Guest privileges
- Family-friendly experiences



CONTACT US

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141 Country Club Rd., Lexington, VA



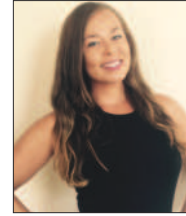


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321 S. Main Street **\$1,195,000**

Impeccably restored, the J.T. McCrum House offers authentic mid-19th century character alongside all the modern conveniences, and a prime location in the heart of Lexington.



802 Borden Road **\$1,120,000**

Elegant, privately situated 2-story brick home on 5+ open acres: chef's kitchen, formal dining, spacious primary suite on the 1st floor, 3 BRs and bonus space upstairs.



150 Forest Hill View **\$740,000**

RARE FIND just 5 minutes to Lexington! Recently updated, very spacious brick home on 3.11 acres: mountain views, renovated master suite, high-speed internet, fenced backyard.



3 River Place **\$579,000**

4 BRs/ 3 baths traditional home on a cul-de-sac in desirable Maury Cliffs: formal and informal living, luxurious primary suite, walkout basement, expansive outdoor spaces.



143 McClure Boulevard **\$565,000**

Sweeping mountain views, nearly 7 picturesque acres, and a beautifully updated 3 BRs/3.5 baths farmhouse with a main level primary suite -- this one checks all the boxes!



120 Spring Ridge Lane **\$525,000**

Start each morning with Blue Ridge views! 4 BRs/3 baths energy efficient home on 1.11 landscaped acres, with gourmet kitchen, open plan, 1st floor primary suite.



531 Oakland Circle **\$314,700**

Classic farmhouse features 4 BRs, many recent updates including custom-finished bathroom, new roof, new HVAC system, replacement windows, and plumbing upgrades.



50 Cabin Lane **\$199,900**

Sweet farmette on 3+ acres, located 10 minutes from downtown Lexington. Partly renovated farmhouse needs systems/fixtures installed; offered "as is." Bring your imagination!



25 Pathfinder Drive **\$199,900**

Classic mid-century brick ranch offers 3 BRs/1.5 baths and lots of vintage charm with quality craftsmanship, a full walkout basement, and lots of recent updates.

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 Zack Rhodenizer | 434.851.7399 | zackrhodenizer@gmail.com
 Lori Sadler | 540.817.8259 | lorisadler2@yahoo.com
 Clara Webb | 540.570.8789 | clara@paulamartinteam.com



151 Stoneybrook Road \$735,000

Custom-crafted property in a serene mountain setting close to the Blue Ridge Parkway: 3 BRs/ 3.5 baths, 3 stone fireplaces, wraparound deck, finished walkout basement, quality throughout!



9 Hamilton Drive \$664,000

Magnificent mountain views and a resort-like backyard: custom-built home with amazing natural light has nearly 4,000 sq ft, 3 BRs/ 3.5 baths, expansive primary suite.



311 Higgins Hollow Road \$659,000

Unique mountain retreat or homesteading opportunity: 13 acres, energy efficient home with 3 BRs /2 baths, barn, riding ring, garden: ag zoning, 15 minutes to Lexington.



34 Florence Sarah Lane \$489,000

Custom-built 2-story cottage-style home in The Ponds neighborhood has an open plan with quality finishes, 2 primary suites, front porches, rear patio, detached 2-car garage.



694 & 794 Rockbridge Alum Springs Rd \$479,000

Set between Mill Mtn and Bratton's Run, this 35+/- ac property includes fenced pastures, several barns, 3 ponds, abundant wildlife, and comfortable home, ready for your rural lifestyle.



90 Woodridge Lane \$439,000

Beautiful, well-maintained 3 BRs/2 baths home offers single-level living, abundant natural light, new high-end HVAC system, and many other recent updates!



211 Watertank Road \$149,900

"Big Buck Retreat" for seasonal or year-round use, located in beautiful Bath County: 2 BRs/ 1 bath home with mountain views, masonry construction, 2-car garage, storage building.



25 Crossing Lane, Suite 1 \$1,125,000

Spectacular office-condominium offering 4,250 square feet of meticulously maintained, top quality space in a premier office development minutes from downtown Lexington.



OLD TEXACO STATION--OUR NEW BRANCH OFFICE

We are THRILLED to announce the opening of our second office, located in the restored Texaco Station at 1973 Magnolia in downtown Buena Vista. NOW OPEN BY APPOINTMENT.



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Jessie Bahhur
Realtor®
540.784.9183

Clara Webb
Realtor®
540.570.8789

Explore more photos & information at
www.ThePaulaMartinTeam.com

Paula Martin
Realtor®, Assoc. Broker
540.460.1019



Whistle Hollow Farm Fairfield

30.49 acres \$2,450,000

- Established wedding venue, 4,600 ft² main hall
- Two separate homes, (190 & 65 Whistle Hollow)
- 40' x 24" Pole barn, parking area for 50 vehicles.
- More details and floor plans on our website!



TBD River Rd. Glasgow

204 acres \$1,700,000

- Windsor Hills Farm offers frontage on Maury River
- Prime location to manifest your dream project
- Expansive Blue Ridge Mt. Views.
- View booklet: <https://bit.ly/4wLXdgZ>



377 Rattler Rd. Raphine

6.93 acres \$1,250,000

- 4,421 ft² on 3 levels. Primary home or AirBnB
- 5 Bedrooms, 4.5 baths, 1st floor Primary Suite
- Lower level game room, Theater Room
- More details and floor plan on our website!



321 S. Main St. Lexington

\$1,195,000

- Historic J.T. McCrum home, built in 1840
- 3,222 ft², 3 Bedrooms, 2.5 baths
- Period details remain, thoughtful restoration completed
- More details and floor plan on our website!



747 New Providence Raphine

EQUESTRIAN ELEGANCE
ON 25.65 acres \$1,175,000

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



802 Borden Rd. Lexington

5.07 ac. \$1,120,000

- Elegant brick farmhouse with twin gables
- 3,581 ft², 4 Bedrooms, 4 full baths, 2 half baths
- 1st floor Primary Suite, 2 story great room
- Inground pool & fenced patio, great for entertaining!



190 Henry Hill Fairfield

7.64 acres \$799,000

- Private location in Henry Hills Subdivision
- 3,090 ft² on 3 levels, 4 Bedrooms, 3.5 Baths
- 18' x 24' detached, partially finished Studio/Guest quarters
- New Roof, Inspected Septic. 10 minutes to Lexington.



4745 Plank Rd. Natural Bridge

29.62 acres \$795,000

- 3,923 ft², 5 Bedrooms, 3.5 Baths
- Privacy with incredible Blue Ridge Mountain views
- Premium build quality, Unique features abound
- 12Kw solar array, radiant floor heat, fiber internet



5704 Plank Rd. Natural Bridge

14.11 acres \$775,000

- 2,752 ft², 3 Bedrooms, 2 Full Baths
- Two 1800's log homes connected by newer great room
- Interior updated with all modern conveniences
- Horses will love fenced pasture, two sheds, spring-fed pond.



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



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540.460.1019

NEW PRICE

**151 Stoneybrook Rd.
Vesuvius**



8.48 acres \$735,000

- 3,058 ft² on 3 levels, 3 Bedrooms, 3 Baths
- Full living space in lower level. Fiber optic internet.
- Separate retreat studio, named "The Hideaway"
- Minutes to Panther Falls, 10 min. to Buena Vista

**311 Higgins Hollow
Lexington**



13.23 acres \$659,000

- 1,888 ft², 3 Bedrooms, 2 Full Baths
- Charming, Idyllic setting with Blue Ridge Mt. views.
- 2-level, 3 Stall horse barn, 100' x 60' riding ring.
- Intermittent stream, outbuildings, orchard, gardens.

NEW PRICE

**75 Margarets Ln.
Lexington**



16.13 acres \$599,000

- 1,836 ft² finished living area, 4 Bedrooms, 2 Full Baths
- 16 ac. with 3 paddocks, two-stall barn, tack, hay storage.
- Established orchard, New Solar Panels, 1900's barn.
- Less than 10 minutes from downtown Lexington



**3 River Place
Lexington**

.91 acres \$579,000

- 3,192 ft² with 4 Bedrooms, 3 Baths in Maury Cliffs Sub.
- Sits on quiet cul-de-sac. Landscaped, fenced garden
- Large walk-out deck. Quality construction.
- Deeded Maury River access. One minute to downtown.



**143 McClure Blvd.
Fairfield**

6.94 acres \$565,000

- 2,868 ft², 3 Bedrooms, 3.5 Baths, wrap-around porches
- Lower level set up as mother-in-law suite
- Four-stall barn with water/power, run-in shed, pig shelter
- Poultry coops, electric fencing and fenced pasture.



**53 & 13 Siding Ln.
Vesuvius**

24.94 \$539,000

- 1,874 ft², 3 Bedrooms, 1 Full Bath, nice upgrades
- 1,000 ft. South River frontage, trout stocked yearly!
- Outbuildings, incl. river front cabin, spring-fed pond
- Adj. to Nat'l. Forest, more details on our site!



**120 Spring Ridge
Lexington**

1.11 acres \$525,000

- Cul-de-Sac location, with views in Spring Ridge Sub.
- 4,290 ft², 4 Bedrooms, 3 Full Baths
- 1st Fl. Master Suite, Open floor plan, Sunroom
- Additional adjacent .64 ac. parcel also available!



**1464 Blue Grass Tr.
Lexington**

.57 acres \$525,000

- 1880's Buffalo General Store, masterfully restored
- 2,880 ft², 3 Bedrooms, 2 Full Baths
- First level 1,400 ft² entertainment space.
- Situated by renowned trout stream, 20 min. to Lexington



**34 Florence Sarah
Lexington**

.22 acres \$489,000

- Built in 2022 in The Ponds at Lexington neighborhood
- 2,016 ft², 4 Bedrooms, 3.5 Baths
- Detached 2 bay garage, landscaping
- Great amenities as home owner at The Ponds



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**694 & 764 Rbr. Alum Springs
Goshen**

35.47 acres \$479,000

- 1,248 ft² 3 Bedrooms, 2 Full Baths
- 20 ac. of pasture, 60' x 60', 8-Stall barn (expandable)
- Bank barn for hay and equip. Spring fed stream. 3 Ponds
- Check much more info/photos on our site!

PENDING

35 Cora Lane • Lexington

- Quality built 1,570 ft² 3 Bedrooms, 2 Full Baths
- Open floor plan with lights of light, high ceilings.
- Great amenities for owners at The Ponds neighborhood
- Check much more info/photos on our site!

NEW!

**3684 Virginia Ave.
Goshen**

58.15 acres \$449,000

- 1,536 ft² finishe living space, 1,312 ft² unfinished space
- 2 Bedrooms, 2 Full Baths
- Just outside Goshen, Spring fed pond
- Stream and Railroad track run along botton of land

NEW!

**149 Appalachian Rise
Lexington**

1.43 acres \$435,000

- 3,456 ft² finished, 1,344 ft² unfinished living space
- 3 Bedrooms, 4 Full Baths
- Great large covered and uncovered decks
- Quiet neighborhood with no through traffic

NEW!

**245 W. 26th St.
Buena Vista**

.44 acre \$259,000

- 2,744 ft² heated and cooled living space
- 3-4 Bedrooms, 2 Full Baths
- Built in 1889 with numerous upgrades
- Nat'l. Registry of Historic Places as "W.N.Seay House"

NEW PRICE

**25 Pathfinder Dr.
Lexington**

.37 acres \$199,900

- Classic 1960's brick ranch home
- 1,056 ft², 3 Bedrooms, 1.5 Baths
- Recent Updates: New sunroom roof, New water heater,
- and, New toilets, Fresh paint, Serviced HVAC, New Stove!

**TBD Alpine Dr.
Lexington**

7.64 acres \$100,000

7.64-acre home site amidst forest and field. High Meadows is a lovely subdivision on a hillside facing Southeast with magnificent Blue Ridge views. Close to Lexington, Buena Vista.

PAULA MARTIN TEAM

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

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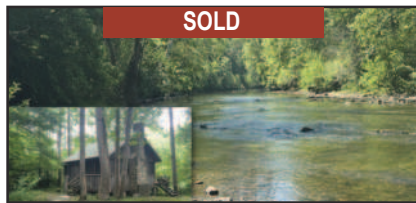


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198 IGLESIAS DRIVE MILLBORO, VA Spectacular Family Compound and Equine Facility. Custom 18 room manor house (2007) has only the finest materials and features, that include large living area, 6+ bedrooms, 5.5 baths, quality kitchen, multiple fireplaces, 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, bottom-land 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**



SOLD

'MAURY RIVER FRONTAGE! 815 MAURY RIVER ROAD LEXINGTON is one of the more unique properties to become available in quite some time. With over a half mile (0.55) of river frontage, this 38.46 acre surveyed parcel offers many possibilities of both investment, residential and recreation. Fronting Route 39 (0.25 mi), and adjoining a portion of the Virginia Horse Center, there is partial B-2 zoning with remaining in residential. An established and maintained access traverses to a rustic cottage on the river bank with a stone fireplace on a very quiet stretch. The massive mature trees and varying topography gives privacy to the cottage, yet many possibilities of a more substantial dwelling(s) off Route 39 with the potential of 'overhanging views of the river and expansive views to the West. **\$389,900!**



12132 JACKSON RIVER ROAD, MONTEREY This farm boasts 40 rolling acres suitable for any and all livestock including your stable of horses! There are run-in sheds, fenced paddocks, barn with tack room, stables and large fenced riding ring. Year round stream and pond with panoramic views of the Jackson River Valley and surrounding mountains from the full length front porch. The open floor plan gives a spacious yet cozy feel with a native stone feature wall, and hearth that showcases a high efficiency Jotul wood stove and built-in bookcases. Private master suite with full bath, two additional bedrooms that share a full bath. Garage is connected to the house by a breezeway and includes a whole house generator. Excellent location between Monterey and Warm Springs. **\$459,000!**



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. **\$599,000**



125 CHATEAU DONZE' LANE HOT SPRINGS In the heart of the Warm Springs Valley, 6.39 acres with incredible views that formerly housed a family owned farm winery but now suitable for a wide variety of uses with agricultural zoning. Also including structures at 9528 and 9530 Sam Snead Highway, this amazing complex has boundless possibilities. Original 1930's Civilian Conservation Corps solid rock, 5069 square foot residence, lovingly renovated to provide gracious living with 4 bedrooms, 4 bathrooms, commercial kitchen, beautiful living spaces, and garages. Astounding stone work, patio and rock gardens surround the residence. Public water, private septic, paved driveway, fencing, and the former Valley High School used for storage! **\$1,200,000**



UNDER CONTRACT

383 CREEKSIDE DRIVE HOT SPRINGS 15.55 acres in 3 separate contiguous parcels located on a private road with deeded access to the National Forest! Small stream and several elevated building sites with nice views. Electrical service is in place with fiber optic internet available! 40x26 metal storage building is perfect for storing a boat or RV. Located just minutes from Lake Moomaw and the Jackson River Scenic Trail with many options for fishing, hunting, swimming, boating, hiking and golfing. **\$169,000**



CHESTNUT RIDGE! Beautiful 440.24 acre wooded tract adjoining the National Forest on two sides with complete privacy in eastern Bath County! A well established main road throughout, with both timber and Conservation Easement value, rising to over 3,000 feet in elevation. Excellent topography with multiple GPS sites selected, with views to the west facing the Warm Springs Mountain Range or to the south overlooking the beautiful Mill Creek Valley and the Alleghenies. There is a new survey, and the property is currently being considered dividing into 4 well appointed and easily accessed tracts, all with privacy, views and National Forest frontage. Not your typical mountain tract, with large flats, a year around spring laurel branch and unbelievable wildlife variety. **\$1,389,900!**



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**



SOLD

2651 MILL CREEK ROAD MILLBORO 19.58 acres of mixed open and woodland with almost 500' of Mill Creek! Beautiful setting in the valley with views of Chestnut Ridge and Walker Mountain. The long drive lends privacy to this almost 2400 square foot brick ranch (circa 1977) with three bedrooms, two full baths, living room with fireplace, dining area, year around Florida porch with tile floor, large windows, and attached two car garage! Great combination of open pasture, mature woods, the sought after waters of Mill Creek and an established pond with dock! Includes a full array of appliances, central vac, wood stove in garage, spring water, conventional septic and fiber optic internet available. A special location with all the natural amenities the valley has to offer! **\$429,900**

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16 Stone Spring Lane

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Unit #1 Two-bedroom, one-bathroom apartment **\$1450 Monthly**. Unit #2 Two-bedroom, one-bathroom **\$1250 Monthly**



1945 Fredericksburg Road

Rockbridge Baths, Virginia 24473

Two-bedroom, one-bathroom apartment.
\$975 Monthly



1806 Hawthorn Avenue

Buena Vista, Virginia 24416

Three-bedroom, one-and-a-half bathroom house.
\$1700 Monthly



531 Commercial Avenue, Apt. A&B

Clifton Forge, Virginia 24422

One-bedroom, one-bathroom apartment.
\$600 Monthly



318 E. Hazel Street

Covington, VA 24426

Two-bedroom, one-bathroom unit.
\$750 Monthly



212 Summit Street

Lexington, Virginia 24450

Unit A Four-bedroom, one-bathroom apartment.
\$1800 Monthly

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86 Huffman Lane, Fairfield, VA 24435

Welcome home to this well-maintained traditional brick rancher offering the perfect blend of classic style and everyday functionality. Featuring 3 comfortable bedrooms and 2 full baths, this home is ideal for anyone looking for easy, one-level living. Step inside to find a warm, inviting layout with plenty of practical living space and a cathedral ceiling in the kitchen. The attached one-car garage provides convenience year-round, complete with a small built-in workshop--perfect for hobbies, storage, or weekend projects. Enjoy peaceful mornings and evenings on the front and back porch overlooking an open 2.44-acre lot. There is also a large deck in the back with a built in, small, wooded bar, perfect for entertaining.

\$389,000



415 N. Randolph Street, Lexington, VA 24450

Property sold in "AS IS/Where IS" condition. Prime Lexington location with spectacular VMI Football Stadium views! Don't miss this unique opportunity to own a home in the heart of downtown Lexington, so close you can enjoy game-day excitement right from your own front porch. Host friends, tailgate at home, and cheer on the Keydets without ever leaving your property! This classic home features 3 bedrooms, 2 full bathrooms, living room, dining room, kitchen, and off street parking. Outdoor living spaces abound with a spacious open front porch overlooking the stadium, rear screened porch for relaxing and entertaining, and second-floor rear porch offering additional outdoor enjoyment. The property is conveniently located in the center of downtown, close to shopping and schools.

Priced to sell.

\$235,000



2005 Cedar Avenue, Buena Vista, VA 24416

Located in the City of Buena Vista, this cozy residence is perfect for first time home buyers, but even more so, it is an excellent investment opportunity. The property is currently rented until 31 August 2026 at \$950 per month. Inside you will find a functional floor plan. There are three bedrooms and two baths, with a living room, dining room, and kitchen. The storage shed in the back yard adds extra space for tools, hobbies or seasonal items. Enjoy the benefits of living close to city amenities, such as schools, restaurants, and shops. Schedule a showing today.

\$195,000



415 Thacker Avenue, Covington, VA 24426

Discover unparalleled value with this 3,720 square foot commercial restaurant building, formerly operated as an Applebee's franchise. Situated in Covington's industrial park and boasting a spacious parking lot, this property is offered at a remarkable \$400,000 below assessed value. The turnkey advantage includes a complete set of kitchen appliances, indoor and outdoor storage, and all restaurant tables, chairs, and booths. There is also a waiting area and a bar area with a soda dispenser and bar stools. This is the perfect opportunity for aspiring restaurateurs or savvy investors. Don't miss out on this prime location and incredible value proposition. Contact us today to seize this opportunity!

\$750,000

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WELCOME HOME

Early voting for the
November 3, 2026 election started:

September 18th and will run through
Saturday, October 31st



Last Month's Question:

What/Where is the first public museum established in the Commonwealth of Virginia?

Answer:

The on-post VMI museum, established in 1845 holds the distinction of the first public museum in the Commonwealth of Virginia.

This Month's Question:

What is the longest river in Virginia?



Important Dates In October & Early November 2026

10/12 Columbus Day

10/31 Halloween

11/3 Election Day

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Leslie Lee	540-570-6836
Melissa Holland	540-461-0260



274 Still House Drive

Beautifully preserved Greek Revival home, built in 1854 featuring 4 bedrooms and 3½ bathrooms, combining historic charm with modern amenities. Large windows frame picturesque House Mountain views, while a peaceful stream winds through the front lawn. Outdoor amenities invite both relaxation and recreation, with a sparkling in-ground pool, a fenced pasture, 2 barns including a versatile two-stall barn that can also accommodate car storage. \$969,000. Contact Karen Little



82 Falcon Lane

Spacious four-bedroom, 3.5-bath home situated on 1.3 acres. The inviting great room features a handsome brick fireplace and abundant natural light. A main-level primary suite offers added convenience, while an attached two-car garage completes this comfortable and well-designed home. Recent updates include: new countertops, fresh paint, stained deck, and updated landscaping. Located just outside the city of Lexington on a cul-de-sac tucked away in an established neighborhood. \$619,000. Contact Hunter McClung



90 Spring Ridge Lane

Spacious 3,410 sq. ft. home conveniently located between Lexington and Staunton. Features five bedrooms, three baths, open-concept living, new appliances, abundant natural light, and gas fireplaces. Two main-level bedrooms, second-floor primary en-suite, finished basement with bedroom, first-floor laundry, fenced backyard, detached garage, and scenic views. \$499,000. Contact Hunter McClung



126 Chavis Avenue

Well maintained three bedroom, 2.5 bath home located in the city of Lexington. Close proximity to W&L, VMI, and Historic downtown Lexington. The 1900 SF home offers living room, family room, dining area, and kitchen with bonus prep kitchen. The outside offers patio, a storage building, and a landscaped yard with off-street parking. \$375,000. Contact Hunter McClung

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325 Bellevue Lane

Log home on 4 scenic acres with Hays Creek, waterfalls, and mountain views. Features 3 bedrooms, 3 baths, main-level suite, cathedral ceilings, two stone fireplaces, office, hobby room, walk-out basement, large deck, covered porch, and whole-house generator. \$699,000. Contact Hunter McClung.



405 Evans Drive

Three-bedroom, 2.5-bath home featuring a spacious open-concept layout, two-story covered porch, and Blue Ridge Mountain views. Additional highlights include off-street parking and a prime location near downtown Lexington, VMI, and Washington & Lee University. \$425,000. Contact Hunter McClung



150 Fairfield Estates

Tucked away on 3.82 private acres with beautiful mountain views, this custom-built home offers a secluded setting while remaining within close proximity to both Staunton and Lexington. The 4 bedroom, 3.5 bath home offers a first floor primary bedroom, large gourmet kitchen that opens to dining and living room. The covered deck offers relaxation with a "pond less" water feature for soothing sounds. Additional guest quarters found above the three-bay garage. \$659,000. Contact Karen Little



82 Lloyd Tolley

Classic 3 bedroom, 1.5 bath farmhouse blending timeless charm with modern comfort. Features include: Brick fireplace, spacious porches, fenced backyard, abundant storage, and convenient access to the James River and National Forest. \$289,000. Contact Kirsten White.



Historic Beechenbrook Chapel

This handsome Historic Chapel has been thoroughly restored to its original Gothic Revival aesthetic. The interior has been reinterpreted as a single family home which features a large central gathering room with an open kitchen, bedroom with outside patio, two sleeping lofts, full bath, laundry & screened back porch. Located within walking distance to downtown Lexington, VMI, W&L, and the Maury River, this is truly a unique property. \$795,000. Contact Hunter McClung.

-LAND-

Scotland Drive - 13+/- acres adjacent to the City of Lexington boundary. \$499,900. Contact Karen Little

Blue Grass Trail - 12.55 acres. Large, insulated workshop, and stream on property. \$375,000. Contact Karen Little

Long Branch Lane - 18.5 acres +/-, secluded acreage not far from the Botetourt County boundary. Perfect for hunting, outdoor recreational uses and building sites. \$89,000. Contact Karen Little

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