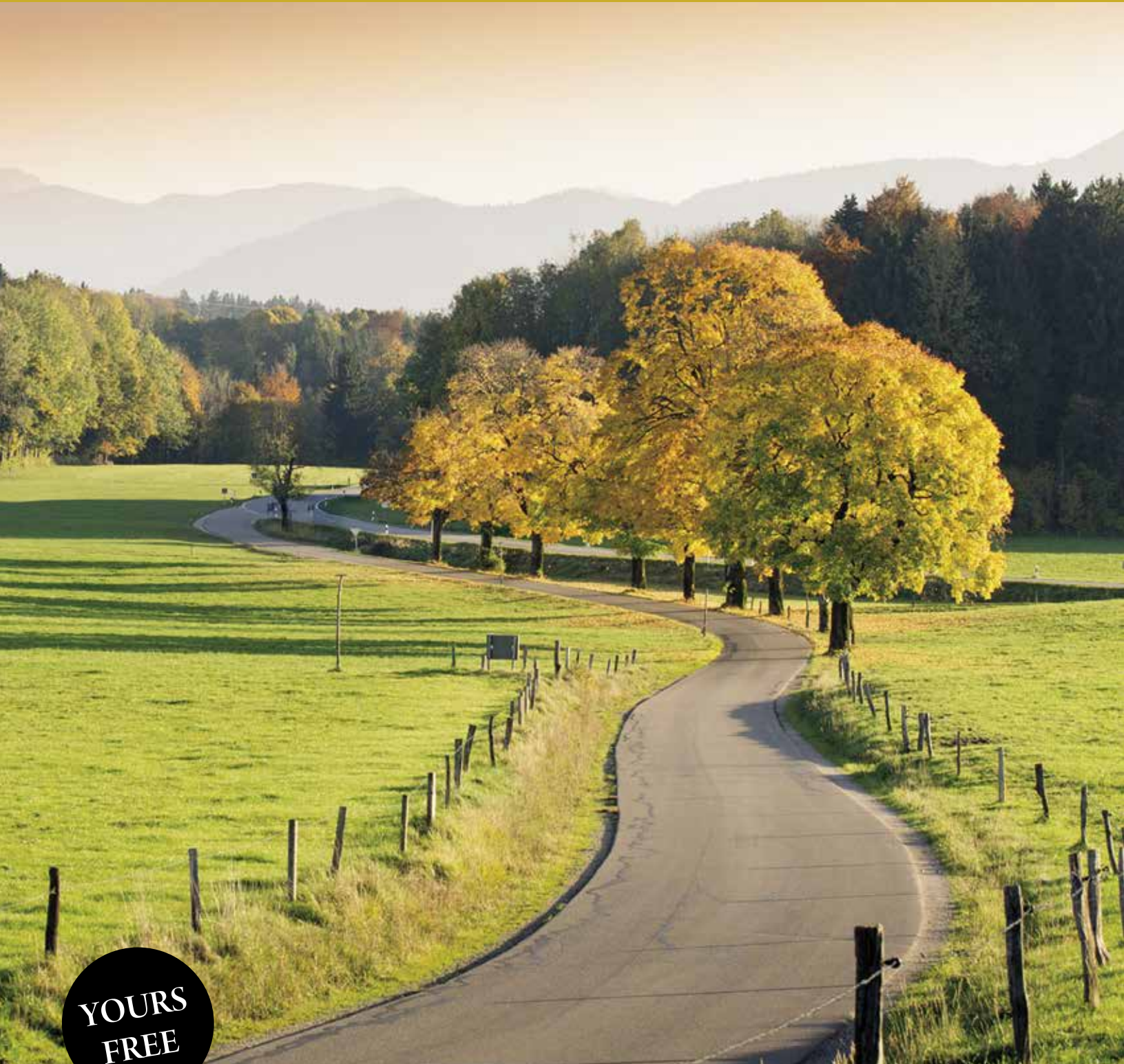


ALLEGHANY

Real Estate Guide

FALL 2016



**YOURS
FREE**



Mindy Hall aka the **LocationGirl.com**

Full Time NW NC Broker & SW VA Agent – Virtual Tours – Videos
2760 US Hwy. 21 South, Sparta, NC 28675

Office 336-372-5773 **Cell Phone Anytime** 423-718-8452

Attention Investors...2 Homes, 1 \$!



New Listing
5.3 Acres
1/1 Cabin
4/2 Brick Home
Large Pond
Orchard
Joins Blue Ridge
Parkway in
Laurel Springs!

#32054 VA
106 Acres!
3/2 guest home
4/2 Brick Home
HUGE VIEWS
Easy driveway
Pasture, Hay
fields, Woods
\$699,900



Sparta \$119.9K #39200506
.8 Acre 3/2 Babbling brook in
back yard, All New, Near



Sparta \$119.9K #39202174
.97 Acre 3/2 End of Rd privacy
In town convenience, !



#39155653

CONDOS! Olde Beau 2/2
Well Furnished \$149K
Ridgeway Manor New 2/2
SS Granite \$169K



#39155910

Sparta 5.99 Acres \$298K
3/2 Log, FP, Private, Very Nice!

LAND

52.4 A Sparta NC Unrestricted
Woods Water & Views
#39156269 \$269,900

15+ Sparta NC Unrestricted
Acres Gentle, mowed for hay
some woods #39155892
\$99,900
2 BRP Lots \$9,999 Each

Ashe NC 1.7Acres \$119K
Creek, Views, Near Parkway



#39156035

VA \$169,900 9+ Acres or
\$198K 16+Acres Unrestricted
Woods, Water, Private, Ready

#39203767



#39200498

You Tube Video <https://youtu.be/GSzm0mg4xP8>
Big Water! #39156268
Sparta 5.9 PRIVATE Acres in Town with long
PRIVATE River frontage, Amazing Setting, 5 Bed
4 Bath, Granite, SS, Priced Below Tax Value \$374,500

You Tube Video <https://youtu.be/24y7GRezhil>
Big Views! #39203029
Ennice, NC 3.5 Level Acres with Killer Long Range
Views, TDF Custom 3/3 Farm House, Gorgeous
Stacked Stone FP, HW Floors, Transoms ++\$399.9K





**Olde Beau
GOLF CLUB**



Olde Beau Realty, Inc.

729 Olde Beau Blvd. • Highway 21 South • Roaring Gap, NC
Tommy L. Maines, Broker-in-Charge

336-363-3333 • 1-800-752-1634

Website: oldebeau.com • Email: tommy.maines@oldebeau.com



331 Turnberry Drive - Great one level home overlooking the 6th Green and Fairway offering 3 bedrooms, 2½ baths, garage, beautiful fireplace, and sunroom. Perfect for a weekend getaway or full time home. Beautifully landscaped and well maintained property.....**\$319,900**



130 Mitchell River Ridge - Great 3 bedroom, 3 bath cottage nestled along the Mitchell River Ridge offering some of the best mountain views in Western NC. Maintenance free exterior offering upper level second master and lots of storage. Large composite decks to relax and enjoy the mountain breeze..... **\$274,900**



Troon Avenue Lot 2A - Beautiful 1.2 acre level building site with long range views & street frontage. Full view of Hole #12 Fairway & 13th Green of Olde Beau Golf Club.....**\$76,000**



60 Prestwick Court - New construction home situated on a wooded lot with 3 bedrooms, 3 baths, larged covered deck, & a 2 car garage. Includes a Full Golf Membership to Olde Beau..... **\$319,000**



537 County Downs - Secluded mountain cottage offering 3 bedrooms 3 bath with incredible front & rear porches to enjoy the cool moutain breezes. Vaulted ceilings, 2 story wood burning fireplace, & hardwood floors throughout. A mountain getaway within Olde Beau Golf & Country Club.....**\$279,900**



7 Laurel Cottage Lane - Perfect mountain getaway! Offers 3 bedrooms, 3 baths, hardwood floors, & garage. Enjoy the outdoor fireplace from the rear screened porch. Includes a Full Golf Membership to Olde Beau Golf & Country Club..... **\$289,000**



Clubhouse Villas - Enjoy the convience of carefree villa living within walking distance to the clubhouse! Offering resale & new construction units with 2 bedrooms, 2 baths, Large Great Room for entertaining, private balconies, with incredible views! ...**\$159,000 - \$235,000**



Sir Richards Court Lot-186 - Beautiful corner lot with incredible long range mountain & gorge views as well as the Signature 15th Hole & Green in Olde Beau. This lot is partially wooded with beautiful hardwoods in the estate section. One of a kind lot!.....**\$117,000**



588 Troon Avenue - Mountain estate with over 8 private acres of 180 unobstructed views and vistas of NC & the Virginia mountains, includes all furniture and furnishings. Professionally designed and decorated 7,200 sq. ft. offering 5 bedrooms, 5 ½ baths, 2 car garage, game room, regulation size racquet ball courts, observation room, fitness room, expansive stone fireplace. Incredible outdoor balcony and grounds complete this beautifully appointed home.....**\$1,495,000**



347 Troon Avenue - Incredible details abound in this beautiful 3 bedroom, 3 ½ bath home located along the 16th Green & Fairway along with perfect mountains views! Offers a beautiful designer kitchen, vaulted ceilings, soaring stone fireplace, hardwood floors, huge garage. Great outdoor spaces & professional landscaping **\$397,000**



Turnberry Drive Lot 103 - Great level to gently sloping approximately 0.86 acre corner lot with beautiful mature hardwoods offering lots of road frontage within Olde Beau. Perfect lot for your mountain getaway or permanent home. One of the best buys within the community. A must see!..... **\$20,000**



Troon Avenue Lot 195A - Incredible mountain lot overlooking the 16th Green of Olde Beau Golf & Country Club! Estate section lot gently sloping with beautiful hardwoods and views of the NC & Virginia Mountains!..... **\$92,000**



186 Laurel Cottage Lane - Great furnished 3 bedroom/3 bath home with hardwood floors, garden tub, garage, huge covered porch overlooking the 9th Hole within the gated community of Olde Beau Golf & Country Club. Perfect mountain getaway or retirement home in the mountains.....**\$205,000**



590 County Downs - Perfect mountain home nestled at the end of a long drive that meanders through beautiful hardwoods. Great outdoor spaces overlooking the private wooded lot and 6th Green of Olde Beau. Soaring stone fireplace greets you as you enter the foyer and 2 story great room. Two large bedrooms/ 2½ baths and French doors opening onto their own large private balconies..... **\$244,000**



Turnberry Drive Lot 13 - Great very level lot overlooking the 12th Fairway with long range mountain views within Olde Beau. Beautiful hardwoods landscape this lot in the Estate Section. A must see at this price!..... **\$30,000**

Olde Beau Realty, Inc. is located in the Olde Beau Clubhouse.

Boyer

REALTY & AUCTION



334 North Main Street, Sparta, NC 28675



(336) 372-8888



Jimmy Boyer 336-572-2323
 Shirley Boyer 336-572-2222
 Jim Phipps 336-200-2344

Email: boyerrealty@skybest.com • Website: www.boyerrealtyandauktion.com



160 ACRE GRAZING FARM

This farm is currently used for grazing and is fenced, has water boxes with well water, a creek, 2 barns, easy access with paved road frontage on New Hope Church Road. \$908,500



RIM ROCK LANE

This is your cabin in the wooded with an outhouse and storage building. Propane generator provides lights, heat and air conditioning. The wooded 6 acres provides privacy, hiking, and wildlife to enjoy. \$79,900



GOLF COURSE ROAD

50 Acres of unrestricted land, state maintained road frontage, within walking distance of New River Golf Course, views of the mountains and New River. Priced below tax value. Great investment property. \$195,000



81 BLACK BEAR RIDGE

One Acre Lot in a gated community with views of the NC and VA mountains. \$9,900. Membership Available.



376 WOLF BRANCH ROAD

Country Cottage with beautifully landscaped surroundings, 2 bedrooms, 1 1/2 baths, deck, covered porch, separate garage. A Must See! \$149,995



106 WINDY GAP LANE

2 bedroom, 2 bath home with covered porch, open deck, walk-out finished basement. Well maintained home with appliances and some furnishings. \$105,000



524 LOW NOTCH LANE

Beautiful Mountain Setting - 2 acres of partially wooded property with creek, well, septic, camper with an addition, 2 outbuildings, and the bonus of a hunting cabin in the woods. \$49,900



4162 WALNUT BRANCH CHURCH ROAD

2 bedroom, 2 bath home which is a passive solar design, green house, shop building and storage building, situated on .9 acres lot with creek. A short distance off US Hwy 221 South. \$84,900



TOPIA RD/OSCAR RD

21 acres of land with good views, road frontage on 2 state maintained roads, stream, and near the New River. \$84,900



HALSEY STREET

3.065 acres - One of only a few properties left inside the town limits with a creek, fenced, and great paved road frontage. \$38,500



JAMES STREET

Town Convenience. 2 bedroom brick ranch design with main level living, carport, basement and storage building. Nice, spacious corner lot with no through traffic. \$87,700



142 HAWTHORNE ST.

Convenient location, low maintenance home with one car basement garage, spacious kitchen/dining, beautiful pine panel walls, wood floors, heat and air, large back yard and additional building lots with town amenities. \$104,500



HIGHWAY 18 SOUTH

54.58 Acres - 2 Tracts - First Tract has 5 Acres with minimal restrictions and access on White Tail Lane, Second Tract has 49.58 Acres with access off Highway 18. Build your mountain home and enjoy backyard wildlife and hunting retreat on these wooded acres. \$433,911



CAMPER SITE

Exceeds your Expectations! Site with cover to park your camper under, plus camper hook-up site, spring water, sewer, creek, level topography, brick BBQ with surround decking, Dodge City Village - Long Branch Saloon, Johnnie House, Bulls Head Saloon, Jan's Place, for friends and guest. \$74,900.



206 ROCKVIEW WAY

Unique Residential Property in a beautiful park-like setting on 2.97 acres, privacy, wooded area, spring branch, convenient to town, 2 bedrooms, 2 1/2 baths, office, covered porches, separate 2 car over size garage, 2 storage buildings. Make this your Blue Ridge Mountain full or part time home. \$224,900



1286 US HIGHWAY 21 SOUTH

Commercial Building with 0.439 acres - Main Level has paved parking, frontage on US Hwy 21 and approx. 1600 sf floor space. Second Level has 2-2 bedroom apartments with parking and access from the main and third level. Third Level has 2 separate storage/garage areas and parking lot. Great Location and Investment. \$179,000

Boyer

REALTY & AUCTION



334 North Main Street, Sparta, NC 28675
 (336) 372-8888
 www.boyerrealtyandauktion.com
 boyerrealty@skybest.com

ACREAGE

Mountain Meadows Lane – Perfect Log Cabin Setting – 5.908 Acres, long range views of Jefferson National Forest and surrounding mountains, long road frontage, mostly wooded, perk site established **\$44,500**

Olde River Club – Residential home site shares a 90 plus acre common area for enjoying hiking, walking, nature, views of the New River and a picnic area on the New River. This 1.22 acres Lot #19 is partially wooded. Possible Owner Financing. **REDUCED to** **\$89,500**

Highway 93 and Pugh Road – 34 Acres of mostly open land with stream and frontage on 2 state maintained roads, located in the Piney Creek Community..... **\$225,000**

Napco and Westwood Drive – 1.365 Acre Residential Building Site..... **\$13,500**

Chestnut Grove Church Road – 10.03 Acres – Mostly open tract of land offers views, long frontage on state maintained road, building sites, small creek, easy access to US Highway 21 and Highway 18. Not looking for 10 acres? Property can be purchased as 4.93 Acres and/or 5.12 Acres.

Glade Valley Road and Hardin Camp Road – 22 Acres of wooded, unrestricted land. Approximately 300 feet of road frontage on Glade Valley Road and approximately 650 feet of road frontage on Hardin Camp Road. Good building sites, only a short distance to the Blue Ridge Parkway, conveniently located to Highway 18, Galax and Sparta..... **\$117,000**

Westwood Drive – Residential Building Site containing 1.5 Acres, partially wooded, only a short distance off Highway 18 North, near the town of Sparta..... **\$14,000**

Coleman Drive – Wooded residential building lot containing 1.2 acres..... **\$18,500**

Westwood Drive – Restricted, residential small acreage property containing 3.36 Acres, ideal for your mountain home **\$30,200**

5 Lots – View the night lights of Sparta or enjoy the privacy of a partially wooded lawn with a mountain spring branch. You can make the choice and have town amenities available as well. Purchase one lot (0.49 +/- acres), five lots (2.45 +/- acres) or a combination..... **\$18,595.00 per lot**

LOTS

LOTS AVAILABLE: ROGERS GREEN MOUNTAIN – OFF BROWN ROAD

MLS 55681	\$55,000	Lot #26 – Outstanding View
MLS 55680	\$12,000	Lot #22 – Wooded w/View
MLS 55679	\$22,000	Lot #4 – Wooded w/Creek

SOLD! SOLD! SOLD! AN AUCTION ADVANTAGE

CONTACT:
 Boyer Realty & Auction
 336-372-8888
 Col. Jimmy Boyer
 336-572-2323



Visit our website to view upcoming Auctions:
www.boyerrealtyandauktion.com

Dixon Auction and Realty Co.

218 VALLEY VISTA



Cedar log home in High Meadows. Features appx. 1900 sf, hdw floors, fireplace with remote gas logs, finished office in bsmt., lg porch & deck, fenced in back yard. **\$314,900**

196 VALLEY VISTA



High Meadows Chalet with long range view off the mountain. Fully furnished in move-in condition! Membership to Country Club included. Also convenient to Stone Mountain. **\$215,000**

1032 ROSE RD



Nice brick home on 12.747 acres with pond, manufactured home and numerous outbuildings - **\$295,000**



COL. BOY MAN DIXON
 Auctioneer NCAL #334
336-372-8642

ACREAGE:

- Hwy 18 S - 36.64 acres ± w/potential long range view. \$139,000
- Pioneer Ridge - 5 acres ±. \$37,000 (or available as 2 separate tracts - \$18,500 each)
- Warden Road - 24.53 acres ± with mountain view. \$135,000
- NC Hwy 221 and New Hope Church Rd - 51.23 acres. \$257,000
- New Hope Church Road - 15.678 acres ± w/nice stream. \$110,000
- Piney Post Office Road - 72 acres ±. \$330,000

SELL NOW!

40+ Years Auction Experience
Proven Track Record!

Call Dixon Auction & Realty for Integrity -
 Honesty - & Dependability!

BOY MAN DIXON, IFAS, GRI

PUBLIC AUCTIONS
PRIVATE SALES
REAL ESTATE APPRAISALS
 State-Certified/
 General Real Estate Appraiser

Dixon Auction & Realty Co.

27 North Main Street, Suite A · PO Box 931 · Sparta, NC 28675

Boy Man Dixon

336-372-8642

Rick Bagby



REEVES AUCTION & REALTY CO., INC.

1658 Memorial Park Dr., Sparta, NC 28675

PHONE: 336-372-2407

EMAIL: paultreeves@skybest.com

CELL: 336-363-4110

40 ACRES ON FRASER ROAD

200 ACRES ON HWY#18 NORTH



CALL PAUL FOR MORE INFORMATION

Choice grazing land, well fenced, plenty of water from creek running thru property. Good two-story barn, long road frontage on Fraser road. Property has good building sites. Located in Pine Swamp Community, just 4 miles from Sparta.

Choice farm land, ideal for vegetables, corn, hay or grazing. Plenty of water, has good building sites. Property has long frontage on Highway #18 North in Ennice area, 11 miles north of Sparta & 2 miles south of Mtn. Surf Restaurant.

ONE OF A KIND – 2172 FRASER RD



This 5.48 acres has long frontage on Fraser Road, with cherry tree, apple trees, and pear trees. Large pond and stream offers peace and solitude. House has livingroom with fireplace (not wood burning), dining area, kitchen with range, refrigerator, & dishwasher. 2 bedrooms & 1 bath. Hardwood floors and wormy chestnut in living room and dining area. One-car carport and outside utility room has washer and dryer. Single garage/storage & rock out building. Priced at \$160,000.

65 ACRES ON FRASER ROAD



This 65 acres is good investment property. It has high ridge with 360° views, making choice building sites. It was planted with white pines approximately eight years ago. Property offers nice trout stream running thru it. This property is only 4 miles from town. Good buy at \$360,000.

BROKER'S LISTINGS WITH OWNER FINANCING

26 ACRE FARM IN INDEPENDENCE, VIRGINIA

22 ACRES ON LITTLE RIVER – BUY PART OR ALL

12 ACRES ON NEW HOPE ROAD

BUILDING LOTS IN SEVERAL PARTS OF THE COUNTY

GATED COMMUNITY



1.44 ac lot with GREAT VIEWS looking out over the county. Lot has frontage on two roads, is already graded with drive way in place, and has a well. Lot has been approved for a septic for a 4 bedroom home. Located near the Blue Ridge Parkway and the town of Sparta. Call for more details. \$55,000.

TWO 10 ACRE TRACTS



Two 10 acre tracts, wooded with good view overlooking town of Sparta. Private road, electricity, and well makes this ideal for your vacation or permanent home. Owner/Broker. Priced \$6,000 per acre.

CALL PAUL REEVES FOR AN APPOINTMENT TO SEE ANY OF THESE CHOICE PROPERTIES



20 SPACIOUS HOMESITES

IN THE SCENIC BLUE RIDGE MOUNTAINS

The Olde River Club is a unique, 140-acre mountain paradise that offers an extraordinary lifestyle for a lucky few. Nestled on the banks of the New River in the Blue Ridge Mountains of North Carolina, The Olde River Club combines pristine beauty with simple luxuries in an exclusive residential community. Just minutes from the quaint charms of Sparta, NC (population 1,775), The Olde River Club overlooks the waters of the New River, the second oldest river in the World. The New River was dedicated as a National Scenic River in 1976 and offers an old-fashioned charm to fisherman, birders and kayakers alike. Within The Olde River Club, just 40 of the site's 140 acres are reserved as spacious homesites for 20 families. The balance of 100 acres will be carefully preserved as naturalized common areas featuring walking trails and a riverfront park. The Olde River Club is a unique opportunity to enjoy natural beauty and lavish comforts in an intimate setting. Whether you're looking for a permanent residence or a mountain getaway, The Olde River Club is ideal for every season.



Call us today to secure your dream homesite.

AMENITIES INCLUDE

- Gated Entrance*
-
- Paved Private Streets*
-
- Lantern Street Lights*
-
- Underground Utilities*
-
- Walking & Hiking Trails*
-
- Canoe & Kayak Launch*
-
- Designated Camping Areas*
-
- Property Owners Association*
-
- Private, Riverfront Park With Gazebo, Restroom, Grill Campfire Pit*
-
- High Meadows Country Club Membership Available to Property Owners*



To View Pricing Visit
THEOLDERIVERCLUB.COM

Roaring Gap Realty

(336)363-9999

roaringgaprealty@embarqmail.com

PO Box 299

Roaring Gap, NC 28668

10806 US Hwy 21 S

Susan McConnell
Broker

H (336) 363-2292

C (704) 604-0144

D. Wayne Miles Jr.
Broker in Charge
H (336) 372-8440
C (336) 572-2262

75 Valley Vista



\$329,000



PERFECT YEAR AROUND LIVING

Nestled on partially wooded lot, this beautiful home has lots of amenities. Hardwood floors, vaulted ceiling, jetted tub and central heat/air. Cozy up in front of the beautiful rock fireplace. Nice deck for entertaining or enjoying your morning coffee. With 3 bedrooms and 2 1/2 baths, this is a great home to invite friends and family. Located in the High Meadows Golf Community, you can enjoy golfing in the Blue Ridge Mountains.

89 Lakeview Drive



\$580,000



AMAZING VIEWS & LARGE BACKYARD

Nestled on partially wooded lot, this newly remodeled home has so much to offer. **A MUST SEE!** The large back yard is great for family time with grandchildren or a quiet retreat. Enjoy beautiful sunsets in the Blue Ridge Mountains. This total remodel includes new kitchen with all appliances, new hardwood floors, New energy efficient windows and insulation throughout. Located in the High Meadows Golf Community.

267 Valley Vista



\$350,000



BREATH TAKING VIEWS!!!

\$379,000

It is all about the views from this home! Gorgeous views off two decks! Furnished and ready to call home with 5 BD 3BA and finished basement! Nestled on a one acre lot in High Meadows Country Club.

442 Long View Circle



\$679,000

ONE OF A KIND!! Design by owner/architect. Each room boasts breath taking long range views with Grand Father Mountain visible on a clear day. The home offers an open concept living area, + BR, 3.5 BA and an unfinished storage area. Oversized deck and covered porch for entertaining. Be inspired by the views from the artist's loft and enjoy mountain living with property that borders Stone Mountain State Park.

Adjacent lot with this long range view of Stone Mountain available \$195,000

Mtn. Laurel Crossing



Owner/Broker

Rare, beautiful property east of Blue Ridge Parkway. There are two streams inhabited by native brown trout, rolling pastures and areas that are densely wooded. Mtn. Laurel Crossing has something for everyone!



Now Dividing

10 acre tracts from

\$10,000 to \$15,000 per acre

Own Your Own Mountain

86+ Acres

Sellers Are Owner/Broker



86+ acres of the stunning Blue Ridge Mountains. Land offers views of Ice Rock and surrounding farmland as well as boasting natural rhododendron, stream and hardwood. Property is near Doughton Park and the Blue Ridge Parkway. A third generation family property.

Jointly Offered By:

Roaring Gap Realty and Miles Realty

\$8,500 Per Acre

Multiple lots in HMCC and Olde Beau ranging from \$30,000-\$290,000



High Meadows Real Estate Co.

10436 Hwy 21 South • 336-363-3100 • roaringgap.com



NEW LISTINGS!



IMPECCABLE HOME WITH EXTENSIVE LANDSCAPING

633 COUNTRY CLUB RD \$465,000



LARGE, OPEN, INVITING PLAN

226 LAKEVIEW DRIVE \$398,500



GREAT GOLF VIEWS

1207 RIDGE ROAD \$269,500



196 VALLEY VISTA \$199,000

Available to serve you every day of every week are:



PEGGY COOPER
336-363-2961
910-612-0649



BOBBY DAVIS
336-957-6125



JIM MASSEY
336-657-0574

OTHER HOMESITES AVAILABLE

49R Country Club	\$58,000	104H Northview Ridge	\$55,500	16S Deer Run	\$ 99,000
9B Country Club	\$ 99,000	60 H Deer run	\$49,000	62H Northview Ridge	\$ 57,500
6B Country Club	\$ 124,900				

**SPECIAL: LOTS 8R & 9R COMBINED ON COUNTRY CLUB, OVERLOOKING #12, ONLY \$59,000
PICK UP A HOMESITE MAP AT OUR OFFICE AT 10436 HWY 21 S, ROARING GAP,**

NOTE: ONLY \$29,500 EACH FOR THESE LOTS INCLUDES \$10,000 CLUB MEMBERSHIP AND TRANSFER FEE! 6C (BUCHANAN ST,) 4K (OAK DRIVE), 5S & 6S COMBINED (FAWN LANE), 105H AND 106H (NORTHVIEW RIDGE). COME AND PICK THE SITE FOR YOUR MOUNTAIN HOME



High Meadows Real Estate Co.

10436 Hwy 21 South • 336-363-3100 • roaringgap.com



Wonderful Mountain Views

171 VALLEY VISTA \$519,000



Golf Course View

825 RIDGE ROAD \$165,000



WITH NEW CARRIAGE HOUSE

711 COUNTRY CLUB \$398,500



PRIVATE GOLF COURSE SETTING

220 WOODBERRY FOREST \$292,900



Long Range Golf Course View

154 COUNTRY CLUB \$449,000



Great Golf Course View

323 DEER RUN \$245,000



INCLUDES HMCC MEMBERSHIP & TRANSFER FEE

180 NORTHVIEW Ridge \$294,500



4 BEDROOMS, 2 1/2 BATHS

221 MAPLE LEAF LANE \$288,000



4 BEDROOMS, 3 1/2 BATHS

Great Mountain View

34 OAK DRIVE \$1,250,000



EXCELLENT LAKE AND GOLF VIEWS

202 REDBIRD LANE \$348,000



3 BEDRMS, 2 1/2 BATHS

Large Secluded Cottage

123 TREETOP LANE \$195,000



Golf Course & Mountain Views

144 SIR RICHARDS CT. \$1,250,000





Miles Companies began in 1958 to serve the community and its people. Miles Realty was established in 1977. We pride ourselves in years of experience and preserving the Heritage of the area. A few milestones in our real estate history include developing new residential and commercial areas, and creating jobs for our community.

"We will go the extra *Miles* for you"

OFFICE:

565 South Main Street · PO Box 727 · Sparta, NC 28675

(336)372-5646 or 1-800-553-2322

Email: agent@milesnc.com

Website: www.milesnc.com



Vickie P. Bartlett
336-572-1164
vickie@milesnc.com
NC/Broker

Don Miles
336-372-8349
336-657-0463 Cell
don@milesnc.com
Builder/Developer

Susan M.S. Reinhardt Miles
336-657-7190 Cell
susan@milesnc.com
Broker-In-Charge, NC/VA



~~\$545,000~~ \$498,000
74 Green Mountain Rd



A unique log sided home in a picturesque, gated mountain community. The winding tree lined private drive leads to approx 10 ac tract, offering 2 stocked ponds w/ floating docks & a rippling stream through the property. Mature, natural white pine shade & shelter the home. Close to Sparta & Blue Ridge Parkway, 4 bedrooms, 2 bathrooms, den/ family room & custom kitchen w/ granite countertops. Central focal point of home is an original "rock silo" which is incorporated into the design of the home. A must see to appreciate.

\$319,000

367 Rita Way/New River



NEW RIVER FRONTAGE, 3 finished levels with family room, 3 bedroom, 3 bath, greatroom with fireplace, Level river bottom. Immaculate.

\$249,900

23 Millards Way - 5 acres



5+ acres adjoining Chestnut Grove Ch Rd w/orchard, mountain spring-house, pond, dock & creek. Remodeled 3 BR, 2 1/2 BA. Real wood most walls & oak flooring. Will consider trade for land or home. Owner/agent. Adjacent 5 acres \$50,000. Possible Owner Financing

\$225,000

950 Allison Lane



4 plus acres with long range views just off Blue Ridge Parkway. Open floor plan with large rooms 2 levels of finished living, porches, patios, naturally landscaped for natures enjoyment. Must see

\$124,900

303 Duncan Street



Level lot very close to New Veterans Park, 3 bedrooms, 1 bath, living room, den eat-in kitchen, with back patio and storage building.

\$109,900

301 Sparks Hill



4 Bedroom 2 bath just remodelled home quality workmanship wood or tile floors with natural colors, heat pump, 2 car garage, views off of 18 close to town

\$95,000

110 Grand Ridge



Ready to move-in!! Granite counter tops, beautiful floors, updated bath, mature manicured yard Brick, 3 bedroom

\$89,900

508 Little River Drive



3 Bedroom, 1 Bath, full walk out basement, carport, brick

\$89,000

6267 Hwy 18 North



Brick home, 2 baths and 2 bedrooms on main level, fireplace in livingroom, hardwood floors

\$69,900

605 Wagoner Ridge



3 plus acres with 3 bedrooms and 2 baths, doublewide manufactured home with brick skirting

\$69,000

499 Little River Drive



Joins Little River, 3 bedroom, full basement needs updating with roof, carpet, paint

\$68,500

491 Ballpark Rd



Brick, close to shopping, 2 bedroom, wood floors, carport, full basement

INCOME PROPERTIES

~~\$69,900~~ **\$65,000**
470 Glade Creek School Rd



Brick 3 bedroom 1 bath, full basement, fireplace within 1/2 mile from Glade Creek Elementary School Needs TLC has been rental unit.

\$35,000
10875 Glade Valley Rd



Needs work before it could be lived in, large shell of a brick house space designed for 5 bedrooms 3 baths basement extended. Owner/agent Offers welcomed.

\$219,900
1635 US Highway 21 S



Two for the price of one. Income producing potential from two buildings on property. Log house and smaller separate two level structure. Zoned NB.

LAND
2 acres on
Memorial Park
Drive
\$99,900



Investment or personal home, currently rented all 3 bedrooms 1 bath.

COMMERCIAL PROPERTIES

58 S Main Street - \$359,000



Statuesque Stone Building over 14,000 sq feet, large display windows 2 levels, 3-phase power in place, one block from 18/21 intersection

521 East Whitehead Street, Sparta ~ \$425,000



Approximately 2+ acres income producing property w/17 rental units, long state road frontage, public utilities. Recent upgrades.

Mtn Surf Hwy 18/Edmonds Rd ~ \$500,000



Successful restaurant offering a full menu breakfast, lunch & dinner, specializing in seafood. All fixtures & equipment included (complete list avail listing office) seating capacity main lvl apx. 150, parking & rental potential lower level. Upgrades includ HVAC, Roof, kit equip.

Village Park Event and Convention Center



10,000 sq ft of newly finished area for meetings, private gatherings - different size rooms available additional 70,000 sq ft currently used as manufacturing / warehouse space could be remodeled, with all or part subdivided into retail space.

Trojan Village Shopping Center



A Destination for Family Enjoyment and Shopping
Over 30 Businesses for your convenience.
One retail space available! Call Miles Realty at (336)372-5646
Thank You for All Your Business!!
Shop Local and Support Your Neighbor.



**Enjoy the Mountains...
Any Time of Year.**

Nestled in the Blue Ridge Mountains

Available for weekend, weeks, or monthly stays. We invited you to stay. You could decide to stay with us the rest of your life!

Cabin rental prices range from \$130 to \$175 per night. (2 night minimum)



LAND

140 Acres

is in
Ashe County
and is in
Alleghany
County
Near New River
Mostly wooded

\$600,000



We will assist you toward homeownership for your 2nd home, a larger home or if a first time buyer. Let your Tax refund help you to become a homeowner.

**\$79,900
Osborne Rd**



17± acres of mainly wooded land, long range and pastoral views, fronts on state paved road, within territorial mile of Sparta.

Highway 221

Mostly wooded with timber, 13.48 acres with possible view.

\$75,000

Rogers Green Mtn

Lot #23 3.2 acres, water, adjoining Blue Ridge Parkway with location for driveway entrance in place

\$28,000

**Corner of Pleasant Home/
Duncan Ridge Rd**



5.7 acres, w/ long road frontage, barn and stream

\$46,000

White Owl Lane



30+/- acres near Blue Ridge Parkway end of dead end road wooded great hunting area

\$165,000

Prathers Creek Area



30+/- acres wooded, last timbered 1989, 2 right of ways into property

~~\$150,000~~

**Flint Hill /
Scottsville**



3.23 acres w/ 3 bedroom septic in place and driveway

\$42,900

~~\$59,900~~ **\$54,900
Glade Valley Road**



9.75 Acres, partially fenced, spring, long range views

**\$19,900
Fraser Road**

1.61 Acres, paved road, long range views

NEW RIVER / LITTLE RIVER PROPERTIES

Rivers Edge

Lots for conventional homes. Underground utilities include water, electric, telephone, cable tv. All sites have river access. Private location on dead end road.



LOT 22	.662 Acres	\$25,000
LOT 24	.652 Acres	\$23,000
LOT 40	.498 Acres	\$23,000

**Alleghany
Queen
\$28,000**

Restricted w/ view near New River



Drastic Reduction

River Park Estates

4.7 acres in New River Front community, views of river, common area access, building sites

~~\$97,000~~ **\$39,900**

Little River Frontage

LONG RANGE VIEWS, PAVED PRIVATE DRIVE ACCESS to this 30 + acre tract. Could be subdivided into 3 tracts. Several good building sites for custom or speculation construction in this acreage tract. Approx. 400 feet frontage on LITTLE RIVER! Priced to sell at \$7,900 per acre. Will sell all or in part!



We go the extra *Miles* to assist with the proper financing for each situation – Land · Home · Second Home · 1st Time Homebuyer
Call our office today for more details OR to view any property on the market!!

Tract	Acres	New Price	New Price
#1	4.5	\$83,250	\$54,000
#7	4.21	\$87,275	\$50,500
#14	7.084	\$131,054	\$85,000
#15	5.678	\$105,043	\$68,000
#16	4.966	\$91,871	\$59,500
#17	4.122	\$76,257	\$49,500
#23	5.400	\$99,900	\$64,900
#24	7.183	\$132,885	\$86,000
#25	4.897	\$90,594	\$58,700
#26	4.216	\$77,966	\$50,500
#27	3.481	\$64,398	\$41,700
#37	30.389		\$258,300

Fox Run Farms

"A Restricted Community"
Located on Quincy Road & Fox Ridge Road, Sparta

FOX RIDGE ROAD

4 tracts mostly cleared with paved state road frontage. Excellent building sites, pretty view. Small stream runs along rear of each tract.

\$12,000 per acre

CORNER OF FOX RIDGE RD. & QUINCY RD.

Approx. 23 acres with paved road frontage on two roads. Views of Parkway. Excellent development potential with small stream on property with pond site possible. Multiple building sites. Can be subdivided.

\$12,000 per acre

Air Bellows Perch

Great cabin sites near the Blue Ridge Parkway. Perfect for RV, log cabin or custom home. Naturally wooded with mountain laurel & rock outcroppings. (Owner/agent on many tracts)

- 2.967 Ac \$27,000
- 2.677 Ac \$24,000
- 3.25 Ac \$25,000
- 1.146 Ac \$10,000

Property can be divided differently for properties ranging in size from .7 to 25 ± acres.



Restricted residential tracts near Sparta. Excellent building sites with town water and beautiful views.

Approx. 37 acres available - will subdivide - convenient to Sparta and amenities. Multiple building sites with views. Call for pricing and information.

Lot #1	1.280± acres	\$52,900
Lot #2	1.192± acres	\$52,900
Lot #3	1.336± acres	\$54,900
Lot #4	1.250± acres	\$54,900
Lot #5	1.203± acres	\$52,900
Lot #6	1.293± acres	\$52,900
Lot #7	1.300± acres	\$52,900
Lot #8	1.639± acres	\$59,000
Lot #9	1.762± acres	\$56,900
Lot #10	2.405± acres	\$56,900
Lot #11	1.500± acres	\$50,000

SCATTERED BUILDING SITES

- Alleghany Manor Memorial Park Drive \$30,000
- Stoney Creek - Bold Creek, Underground Power, Privacy, 4.6 acres ~~\$48,000~~ \$32,000
- Friendly Lane - 1.76 Acres Unrestricted \$22,000
- Joe Place - Restricted mobile home community \$8,000 to \$10,000
- Dogwood Ridge - Building Sites with views, town water underground utilities starting at \$19,900 owner/agent
- Fender Mtn Road - 1.4 acre tract paved road frontage \$15,000
- Dogwood Circle - 2 adjoining lots near Wellness Center \$22,000
- Twin Creeks - 1.6 acres in small subdivision near parkway. Restricted, wooded \$20,000

Walnut Ridge

Limited homesites remaining. Outside city limits, yet close to town. Town water, bold stream. Owner/Agent on some lots.

Sites start at \$13,000 up to \$25,000. Only 7 sites remain.

GENIA GEORGE REALTY, LLC

Post Office Box 42 • Roaring Gap, North Carolina 28668

Genia George, Broker/Owner/REALTOR®

336-363-2312 • genia.george3549@yahoo.com



Find us on the web: www.geniageorge.com

**Genia George Realty LLC provides full service real estate assistance –
Property Sales Listing, Buyer’s Agency, Property Management for rentals**

133 WIMBLEDON DR., OLDE BEAU GOLF CLUB (A GATED COMMUNITY), ROARING GAP, NC



Beautiful one level Villa with wonderful view of golf course from Great Room & Master Suite; 3 bedrooms, 3 baths; Stone fireplace w/gas logs; Large Deck; 2 car Garage. HOA for HO’s Structure Insurance, lawn mowing & maintaining private roads. Furniture included!...**\$309,000**

BUILDING LOTS IN HIGH MEADOWS ESTATES

High Meadows Country Club • Roaring Gap, North Carolina

HMCC Membership included with purchase (upon Club approval of Membership Application)

**Buchanan St., Lot 3,
Section C** - One of the few building lots on the golf course. Large wooded lot ideal for building - **\$89,500**

**Longview at Hickory Hill,
Lot 12, Section K** - Heavily wooded, nice slope up from the street - **\$75,000**

**Meadowview at
Lakeview, Lot 34,
Section H** - Quiet Location, Heavily Wooded gentle slope - **\$47,500**

WORKING WITH REAL ESTATE AGENTS

BUYER’S AGENT: I can work for you as a Buyer’s Agent on properties listed with another firm. Representing you and your interests and not disclosing your confidential information to the sellers or their agent without your permission.

DUAL AGENT: A Dual Agent represents the Buyer and Seller at the same time when the Listing Agent is also working with a prospective buyer on a property that is listed with the Listing Agent’s firm. The Dual Agent represents both Buyer and Seller on an equal basis without disclosing confidential information from either side without permission.

For YOUR real estate needs — buying or selling — call us!!



JONES LAND SALES LLC

CHRIS JONES, Broker-Realtor,
ABR (Accredited Buyer's Representative)



Sparta, NC • 336-657-1720



49chris.jones@gmail.com • www.joneslandsales.com



Shawtown Rd. Glade Creek - TWO Homes, Barn on 8+ acres. \$365,000



Home, Two 2-car garages and one more outbuilding on 8.9 acres. Just off Blue Ridge Parkway on Koury Ln. \$229,000



House, 3 outbuildings, pond, creek, spring on 13+ acres in Laurel Springs \$149,000



House on 7/10 acre, New Hope community \$129,000



Home in Roaring Gap. Story and a half, full basement with garage. \$164,000



51 acres with view, creek, springs, waterfall on NC Hwy 113 in Laurel Springs \$279,000



22 acres off Irwin Grocery Rd with view, water, barn, mostly wooded \$87,500



39 acres on Hwy 113 in Laurel Springs with view, spring, hundreds of feet of road frontage, multiple building sites \$189,000



Over 10 wooded acres with view. New Haven Rd in Twin Oaks community. \$56,000



Mountain Dreams Realty Agents are available seven days a week for listing or showing properties!

3647 US Hwy. 21 S · Sparta, NC 28675 · Office 336.372.1622 · Toll Free 800.513.1622 · Fax 336.372.1620
 Email: mtndreams@skybest.com · Website: www.mtndreamsrealty.com



Offering the Finest in Personal Service · National & World Wide Advertising



Darlene J. Wyatt
 NC Broker/VA Sales
 336-363-4071 cell



Randy Miles
 NC Broker
 336-657-2036 Cell
 336-657-3057 hm



Lou Morrison
 NC/VA Broker
 336-467-4688



Bill Nilo
 NC Broker/Owner
 336-200-3411 Cell



Pam Neill
 NC/VA Broker
 336-657-0898



Chris Davis
 NC Broker
 336-657-0232



Mike Parlier
 NC Broker
 704-929-9629



Lisa Edwards
 NC Broker
 336-657-2120

333 Tristate Knoll



2 Bedroom / 2 Bath / Fireplace / Gated Community on the New River / Community has River Access with Gazebo / Long Range Mountain Views / 1.87 Acres / **\$169,900**



148 Riverside Drive

2 bedroom / 3 bath / common area on Little River / 2 acres
\$242,000

1026 Golf Course Road



3 Bedroom / 2 Bath / Wood Stove / Long Range Mountain Views / Outbuilding / 1.75 Acres / **\$119,900**

102 Grandview Drive



3 Bedroom / 2 Bath / Basement / In Town Convenience / Hardwood Floors **\$69,000**

14 Riverfront Road



3 Bedroom / 3 Bath / Finished Basement / Fireplace / Located on The Historical New River **\$289,900**

4532 Hwy 18 N



2 Bedroom / 1 Bath / Located Close to Town Of Sparta / 2.6 Acres **\$60,000**

568 Saddle Mountain Church Road



3 Bedroom / 2 Bath / Next to the Blue Ridge Parkway / Fireplace / Hot Tub / Adjacent Shed finished w/ kitchen & bath **\$138,500**

181 Logan's Way



3 Bedroom / 2 Bath / Fireplace / 2 Car Detached Carport / Outbuilding / 2 Acres / Seller to assist with closing cost **\$159,900**

1233 Ridge Run



4 Bedroom / 2 & 1/2 Bath / Totally Remodeled / Rock Fireplace / Basement / Golf Community **\$289,000**

143 Miles Street



3 Bedroom / 1 Bath / Updated Kitchen / Wood Floors / Gas Fireplace / Located in City Limits **\$75,000**

249 Holly Run



2 Bedroom / 1 Bath / Fireplace / Outbuilding / Stream / Creek / 2+ Acres **\$149,500**

177/185 Effie's Knob



3 Bedroom / 4 Bath / Custom Timber Frame Home / 4000+ Sq. Ft. / Fireplace / Apartment / 2000+ sq. Ft Guest House / Barn / Pasture / Long Range Views / 4 Heating Systems / 12+ Acres **\$759,000**

231 Silo Road



3 Bedroom / 2 & 1/2 Bath / Great Neighborhood/ Priced below Tax Value / 2 Car Garage / Full Basement **\$95,000**

1387 Collins Road



2 Bedroom / 1 Bath / Wood Floors / City water & also has its own Well / Located in Sparta City Limits **\$74,000**

9480 NC Hwy 18 N



5 Bedroom, 3 Bath, Finished Walkout Basement, Attached Garage, Separate Workshop/Mudroom, 3.82 Acres, Creek **\$299,900**

114 River Bend



3 Bedroom / 2 Bath / 1 - half-bath / Basement / Great Neighborhood **\$199,500**

340/364 Rockhouse Lane



5 Bedroom / 3 Bath / 1 Half Bath / 2 Car Oversized Garage / Outbuilding / Workshop / 8 Acres w/private 1.4 Acre lake w/dock/ guesthouse **\$529,000**

4410 Skyline Highway



This large well maintained building is just a few feet from the Blue Ridge Parkway on Hwy. 89. Cumberland Knob and other parkway attractions. Main level has seating capacity for 90 with three restrooms. Upstairs offers a spacious two bedroom, two bath apartment with gas logs fireplace in the living room and also one in the main floor dining area. Newer roof and heat pump with air. **\$215,000**

120 Sparks Hill



3 Bedroom / 1 Bath / Full Basement / 1 Car Carport / View / Generator Ready **\$87,900**

229 Bennett Lane



INCOME PRODUCING PROPERTY all set and ready for you to begin making money! This 1.68 acre tract offers three mobile homes (2 with three bedrooms, two baths and one two bedroom, one bath) two wells and a pump house **\$72,000**

2070 Scenic Valley Road



TWO HOMES FOR THE PRICE OF ONE! Close to Blue Ridge Parkway/ Gorgeous Long Range Views. 28x30 Detached 2 car garage w/ wood stove. Additional outbuilding for your lawn & gardening storage. **\$137,000**

250 Parkway Lane



3 Bedroom / 1 & 1/2 Bath / Walking Distance of the Blue Ridge Parkway/ Rock Fireplace / Finished Basement w/ wood stove **\$134,000**

437 Hidden Valley Road



1 Bedroom / 1 Bath / Furnished / Log Sided Home on the Little River / Stone Fireplace / Oak Floors / Finished Outbuilding / Make an offer! **\$189,900**

10867 Highway 18 N



2 Bedroom / 2 Bathroom / 7 + Acres Garage / Good Location / Central Air **\$179,000**

112 Hardwick Lane



Fixer Upper / 2 Bedroom / 1 Bath / Partial Basement / Large Shed / Private well & Septic / 1.91 Acres **\$37,620**

4766 US Hwy 21 S



3 Bedroom / 2 Bath / Pond / Fireplace / 2 Outbuildings / Spacious 2 Story Home / 7 + Acres **\$165,000**

278 Wilson Road



2 Bedroom / 1 Bath / Fireplace / 2+ Acres / Creek / Great Views / Fruit Trees / Close to Blue Ridge Parkway **\$92,000**

234 Riverwood Lane



4 Bedroom / 2 Bath / 1 – Half Bath / Full Finished Basement / 1 Car Garage / All Furnishings & Art Work stay with home / Located on The New River **\$425,000**

175 River Run Lane



4 Bedroom / 3 Bath / 2- Half Baths / Finished Basement / Custom Built / Local Builder / River Frontage **\$600,000**

1890 Allen Road



3 Bedroom / 2 & ½ Bath / Basement / Oversized Garage / Wood Floors / Stream / State Road Frontage / 16.159 acres **\$319,000**

20 Cherry Lane Road



1 Bedroom / 1 Bath / Mountain Cottage / Wood Stove / Wood Floors / Outbuilding / 1.96 Acres **\$75,000**

641 Hidden Valley



Little River Frontage / 1 Bedroom / 1 Bath / River Deck / Fully Furnished **\$119,000**

748 Fraser Road



3 Bedroom / 2 Bath / Riverfront Home/ Fireplace / Hardwood Floors / Hot Tub / One Car Attached Garage plus 20X30 Buffalo Barn / Storage Building / 1+ Acres **\$229,000**

2841 Glade Valley Road



3 Bedroom / 2 Bath / Brick Wood burning Fireplace / Wood Flooring / Full Walkout Basement / Long Range Views **\$119,000**

248 Doctor Street



Located directly across Doctors Street from The Allegheny Memorial Hospital this property was the former location of Dr. Kovacich's office. The facility consists of a large reception area, front office, full bath, file room, storage room, 6 exam rooms with lavatories, a suite of 3 private offices with a private entrance and a full bath and full kitchen. There is a separate office suite in the basement consisting of a reception area, 2 offices, a kitchen and a 1/2 bath. **\$259,000**



74 Luther Street



3 Bedroom / 1 Bath / New Carpet / New Paint / Basement / Paved Driveway / Concrete Front Patio / Income Producing Property **\$72,500**

3991 Cheek Mtn Road



2 Bedrooms / 2 Bath / 3 Spacious Levels / Pond / 4+ Acres w/ 2 Acres fenced for Horses / **\$285,000**

57 Brineger Hill Lane



3 Bedroom / 2 Bath / Oversized 2 Car Garage/ Outbuildings/ Second well & Septic /2.7 Acres **\$137,900**

83 Johnson Potts Lane



2 Bedroom / 1 Bath / Furnished / Low Maintenance / Perfect Weekend Get Away **\$92,500**

236 Baldwin Drive



4 Bedroom / 3 & ½ Bath / Fully Heated & Cooled Basement / Fireplace / Two Car Basement Garage / New Roof in 2015 / 2+ Acres **\$289,900**

115 Hardwick Lane



This garage building offers lots of parking space and long road frontage on Highway 89 in Lowgap. There are two singlewide mobile homes included and are currently used for storage. Garage is currently in operation and is rented. Contents of garage do not convey. Adjoining home tract (112 Hardwick Lane) is offered for sale also. This tract has a well and septic. Lots of potential. **\$47,880**

313 Almost Home



3 Bedroom / 2 & ½ Bath /Stone Fireplace / Long Range Mountain Views / Hardwood Floors / Basement / Oversized two car garage / 2000+ Sq. Ft. / 3 Acres **\$349,000**

335 Mount Zion Church Road



2 Bedroom / 1 Bath / Wood Stove / Outbuilding / Perfect Hunting Cottage / Stream / 2.5 Acres **\$94,900**

334 Allison Lane



REDUCED
3 Bedroom / 2 Bath / Located within Walking Distance of Blue Ridge Parkway / Sunroom / 13+ Acres **\$194,500**

156 Fishers Peak View



NEW CONSTRUCTION / 2 Bedroom / 2 Bath / Stone Fireplace / Log Siding / Waterfall Common Area / Long Range Views **\$325,000**

554 Bear Creek Lane



REDUCED
3 Bedroom / 3 Bath / 1 Half Bath / Basement / Wood burning Fireplace / Stocked Pond / Views / Apartment / Guest / 6+ Acres **\$639,900**

2160 Shawtown Road



3 Bedroom / 2 Bath / Out in the Country / 32x34 Detached Carport / 10x24 Workshop / 16x10 Storage Building / 1.61 Acres **\$129,500**

150 Timberlake Street



REDUCED
3 Bedroom / 2 Bath / Pond / One Car Attached Garage / 1+ Acres **\$118,000**

316 Buttons Lane



1 Bedroom / 1 Bath / Located on Little River / Play house for the Grandchildren **\$84,900**

1546 Crab Creek Road



UNDER CONTRACT
3 Bedroom / 2 Bath / Custom Built Log Home / Fireplace / Barn / Outbuilding / 8 + Acres **\$239,900**

360 Fraser Road



3 Bedroom / 2 Bath / 1- Half Bath / 2 Car Garage / Basement / Fireplace / 5+ Acres **\$169,000**

67 River Bend Road



4 Bedroom / 3 Bath / 2 Fireplaces / Finished Walkout Basement / Mountain View / Garage / Alleghany Manor Subdivision **\$235,000**

226 Hollynoll Road



REDUCED
2 Bedrooms / 2 Bath / Large Great Room w/Fireplace / Home situated on two Lots / One Owner **\$150,000**

284 Hickory Mtn Road



3 Bedroom / 2 Bath / Lots of new and outstanding view / Granite Counter Tops / Stainless Appliances / Totally Updated interior **\$179,000**

273 Fender Road



2 Bedroom / 1 Bath / 1 Half Bath / Barn / Stream / Creek / Outbuilding 47.5 Acres **\$299,500**

420 Tom's Knob



4 Bedroom / 2 Bath / 3 Half Bath / Custom Designed / Hickory Cabinets / 5 Zone Heat System **\$479,000**

141 Cherry Lane Road



UNDER CONTRACT
3 Bedroom / 1 Bath / 1 - Half Bath / Fireplace / Sunroom / 1 Car Carport / Large Detached Oversized Garage or Workshop **\$129,900**

97 Center Street



3 Bedroom / 2 Bath / Hardwood Floors / 2 Car Attached Garage / Full Unfinished Basement w/ Stud Walls, plumbing, electrical **\$125,000**

1945 Rich Hill Road



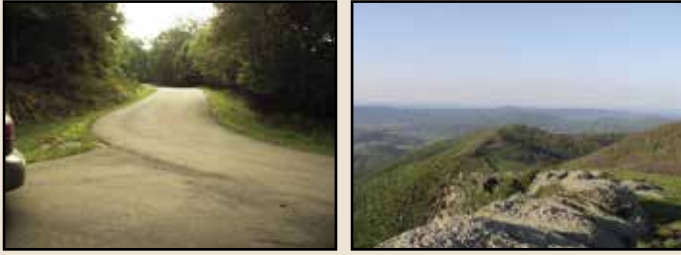
3 Bedroom / 2 & 1/2 Bath / Panoramic Views / Wood Floors / 2 Fireplaces / Two Car Garage / Up to 146 Acres Available for Purchase **\$239,000**

3055 Mountain View Road



REDUCED
4 Bedroom / 2 Bath / Fireplace / 2 Car Garage / Additional Acreage Available / **\$169,000**

T-14 Point Lookout Mtn



Great Price on this Spectacular tract located in Southwest Virginia's premier gated mountain top community of Point Lookout. Gorgeous 11.66 acre tract sits amid protected nature areas and offers a pristine mountain stream, paved road frontage, underground utilities and breathtaking views. Come take a look at the splendid mountain tract. **\$79,900**

Terra Vista



Tastefully protected gated mountain community located on a mountain as old as time, just minutes from the charming, quaint towns of Sparta, NC and Independence, VA. Experience the wonder of the changing seasons & breathtaking views! Paved Streets! Underground Utilities! Large Common Area! Prices range from **\$49,900 to \$59,900**



298 Riverwood Road ~ One of very few Lots with frontage on the scenic NEW RIVER. Septic, power and well in place and ready for you to enjoy the cool mountain breezes while watching the river flow. House plans available. Convenient location near the town of Sparta and Independence. Come enjoy fishing, canoeing, tubing and relaxing on your own river property! **\$69,000**



Collins Road - Outstanding long range views, small creek, pasture, woods, barn, and great location! This 32.578+/- acre tract is located close to Sparta with the availability of town water. This tract has many possibilities. Subdivide, Christmas trees, cattle, or build your mountain dream home. Come view this wonderful property today and make it your own! **\$189,000**



670 Horton Road - Amazing potential Piedmont views (as shown in view photo). Enjoy the VIEW of the Piedmont and Pilot Mountain from this 4.906+/- wooded acres. Building on the property has no well or approved septic. Close to the Blue Ridge Parkway, local golf course, local restaurants, and only minutes to I-77 (Mount Airy exit). Come view this beautiful mountain property today! **\$130,000**



Kemps River Road ~ This is a beautiful mostly wooded large acreage tract with 1700 +/- feet of Little River frontage. From the state gravel road to the river is one mile. Large rock outcroppings, high ridges with long range mountain views, and lots of privacy. A perfect place to build your mountain dream home. Located close to the New River. Come view this unique property today! **\$990,000**



Hickory Mountain Road - Exceptionally nice lot offers fantastic views & paved road frontage on 2 sides. Community water available. Great topography and excellent location in Hickory Mountain Subdivision, a premier mountain neighborhood close to town. **\$40,000**

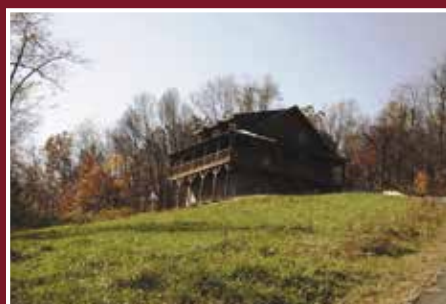
Your most relaxing vacation awaits you in Alleghany County

Vacation Rentals Ranging from \$90 to \$175 per night · For Complete Listing Visit www.mtndreamsrealty.com

**All rentals have a 2 night minimum*



Critter Junction



1185 Mitchell Mtn



14 Riverfront Road



Rocky Acres Retreat



3121 Air Bellows Gap



Fishers View

Mountain Dreams Realty, Inc.

SUBDIVISION & RIVER LOTS & ACREAGE TRACTS

OKLAHOMA ROAD

Rare opportunity to have a long range Piedmont view with easy access! This beautiful wooded acreage has a paved former state road within the property for driveway use. Great southern exposure with excellent long range views. Close proximity to Stone Mountain State Park and Blue Ridge Parkway. A short drive to Sparta, Elkin, and Interstate 77. A great location in the Roaring Gap community. Come view this property today and make this your wonderful mountain getaway!

\$84,000

LOT 30 RIVERSIDE DR

Wonderful homesite in Riverside Development, a restricted mountain community with Little River access. Come buy your part of mountain river paradise and enjoy all the features this property offers. Adjoining lots available.

\$13,000

LOT 31 RIVERSIDE DR

Excellent building lot in Riverside Development, a restricted community with Little River access. Enjoy pleasant mountain views with access to the river for fishing, kayaking, cookouts and lots more fun. Adjoining lots available.

\$13,000

MOUNTAIN LAKE RD

Here it is! The perfect building lot. Own your very own piece of the mountains, nestled close to the Blue Ridge Parkway with breath taking views. Minutes from I 77 and centrally located between Sparta and Elkin. This lot is mostly open and set back from the road just enough to give you privacy and is still very accessible.

\$32,500

LOT 37 RIVERSIDE DR

Nice building lot with a mountain view and access to the Little River. Frontage on private paved road provides easy access easy building for your mountain home. Fish, kayak and play in the waters of the Little River. Adjoining lots available.

\$15,000

VIRGINIA LAND PROPERTY

Point Lookout Mtn Tract 14	11+ ac	\$79,900
Cornerstone Road	23.65 ac	\$106,425
Calloway Street	0.65 ac	\$10,000
Fishers Peak Road	11.9 ac	\$142,450
Fish Pond Drive	11.9 ac	\$89,000
Buck Mtn Road	24.71 ac	\$90,000
295 Pine Mountain Road	14.149 ac	\$64,999
New River Parkway	5.055 ac	\$59,500
Kemps River Road	150.895 ac	\$990,000
Off Laurel View Road	13.288 ac	\$74,900

LOT # 3 MTN LAUREL LANE

What an amazing view! Lot is primarily wooded with a cleared opening for house site. Lot has been perked. Waterfall Common Area. Come view this wonderful lot and build you mountain dream home!

\$45,000

SUBDIVISION LOTS & ACREAGE

Wind Ridge	1.694 ac	\$14,500
Lot 29 Riverside Drive	1.029 ac	\$14,000
Southside Drive	0.584 ac	\$15,500
Buchanan Street	0.706 ac	\$44,900
Lot 10 River Run Lane	0.616 ac	\$18,500
Lot 74 Bertie Circle	3.198 ac	\$29,900
Lot 77 & 78 Bertie Circle	2.543 ac	\$29,900
Riverside Drive Lots 32&34	1+ ac	\$17,500 ea
Prime Circle Lot 72 & 73	3.274 ac	\$22,500
Lot 30 Riverside Drive	1.131 ac	\$13,000
Lot 31 Riverside Drive	1.115 ac	\$13,000
Lot 37 Riverside Drive	1.065 ac	\$15,000
Lot 3 Mountain Laurel Ln	1.07 ac	\$45,000
Lot 22 Deer Park Lane	3.499 ac	\$55,000

COMMERCIAL LOT

in Galax City on Calloway Street. Cleared and ready for your building of choice. Priced below tax value at

\$10,000

LOT 22 DEER PARK LANE

Wonderful building lot located in Alleghany's premier Deer Track subdivision. Tract #22 is located at the end of a paved road and offers great topography amid the fern, rhododendron and mature hardwoods. This 3.5 acre tract offers a winter mountain view and is located close to the Blue Ridge Parkway and Doughton Park.

\$55,000

OFF LAUREL VIEW ROAD

Wonderful 13.288 acres with beautiful rolling creek and camper. Secluded and private and ready for you to take a break and relax by the stream and amidst the mature hardwood trees. Located in scenic Elk Creek, VA complete with rock outcroppings and two very nice building sites.

\$74,900

LOTS TO 2 ACRES:

Eagles Nest	0.86 ac	\$11,900
Arbor Lane	3.578 ac	\$20,000
Alta Vista Lane	4.2 ac	\$39,000
515 Little Pine	1.3099 ac	\$30,000
Hickory Mtn Road	1.187 ac	\$40,000
298 Riverwood Ln	1.04 ac	\$69,000

2-5 ACRES:

Mountain High	4.42 ac	\$28,000
Waterfall Road	3.22 ac	\$38,500
High Valley Way	4.453 ac	\$25,900
Horton Road	4.906 ac	\$130,000
Mtn Lake Road	2.9 ac	\$32,500

5-15 ACRES:

Duncan Ridge Rd	9.28 ac	\$65,000
Old Mill Road	12.22 ac	\$129,500
Big Oak Road	12+ ac	\$66,000
Meadow Fork Road	5.399 ac	\$19,950
Still Hollow Lane	6 ac	\$44,900
Oklahoma Road	5.9 ac	\$84,000

30+ ACRES:

Peach Bottom Rd	34.294 ac	\$171,470
Rifle Range Road	37.029 ac	\$260,000
Collins Road	32.578 ac	\$189,000

Alleghany-Ashe Realty, LLC

180 Indian Lake Dr. • W Jefferson, NC 28694
336-657-1101
haroldcrouse@skybest.com

Miles Realty

PO Box 727 • Sparta, NC 28675
336-372-5646
agent@milesnc.com

Boyer Realty & Auction, Inc.

PO Box 37/1264 US Hwy 21S
Sparta, NC 28675
336-372-8888/336-372-4283 fax
boyerrealty@skybest.com

Mountain Dreams Realty

3647 US Hwy 21S • Sparta, NC 28675
336-372-1622/336-372-1620 fax
mtdreams@skybest.com

Cape Fear Builders & Developers, Inc.

Wilmington, NC 28408
Roaring Gap, NC 28668
910-371-9094
SDW123@bellsouth.net

Mountain Home Developers & Realty

59 Riverglen Lane • Sparta, NC 28675

336-200-0332/ 336-372-1788 fax
ae.mountainhome@gmail.com

Olde Beau Realty, Inc.

PO Box 32/729 • Olde Beau Blvd.
336-363-3333
tommy.maines@oldebeau.com

Dixon Auction & Realty Co.

PO Box 931 • Sparta, NC 28675
336-372-8642/336-372-7473 fax
bmd@skybest.com

Reeves Auction & Realty, Inc.

1658 Memorial Park Dr. • Sparta, NC 28675
336-372-2407
paulreeves@skybest.com

Genia George Realty, LLC

PO Box 42 • Roaring Gap, NC 28668
336-363-2312
geniageorge@embarqmail.com

Roaring Gap Realty, LLC

PO Box 299 • Roaring Gap, NC 28668
336-363-9999
roaringgaprealty@embarqmail.com

High Meadows Real Estate, LLC

PO Box 246 • Roaring Gap, NC 28668
336-363-3100
realestate@roaringgap.com

Scenic Realty & Auction, LLC

PO Box 189 • Roaring Gap, NC 28668
336-363-1111
realestate@scenicrealty.com

United Country-Foxfire Realty

PO Box 146 • Sparta, NC 28675
336-372-5773/336-372-7694 fax
foxfirereal@skybest.com