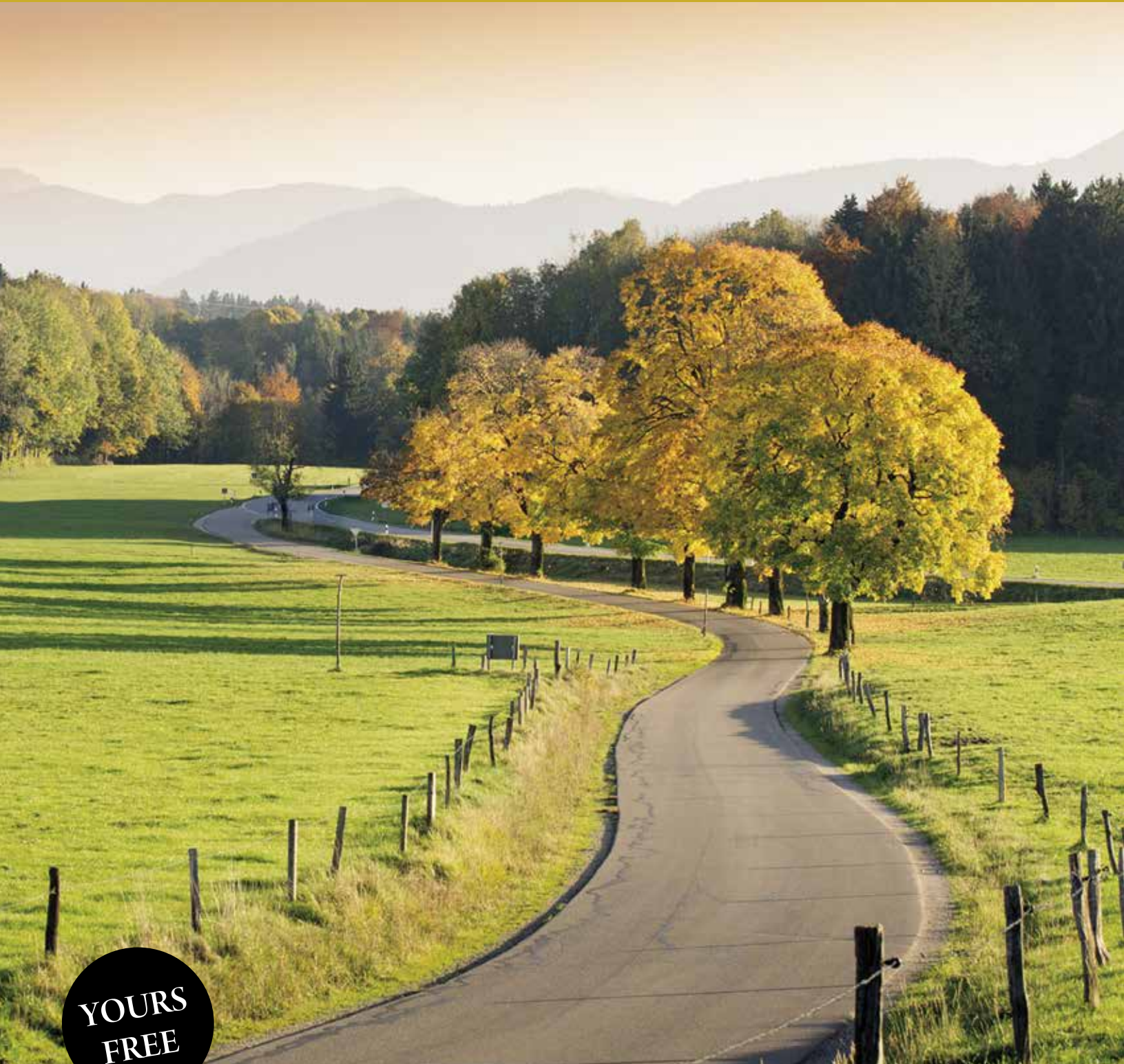


# ALLEGHANY

## *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!

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

**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

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](http://oldebeau.com) • Email: [tommy.maines@oldebeau.com](mailto: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.boyerrealtyauction.com  
 boyerrealtyskybest.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.boyerrealtyauction.com](http://www.boyerrealtyauction.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**  
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**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](http://THEOLDERIVERCLUB.COM)

# Roaring Gap Realty

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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



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!

Owner/Broker



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"

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

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

Email: [agent@milesnc.com](mailto:agent@milesnc.com)

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Susan M.S. Reinhardt Miles  
336-657-7190 Cell  
[susan@milesnc.com](mailto: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	<del>New Price</del>	New Price
#1	4.5	<del>\$83,250</del>	\$54,000
#7	4.21	<del>\$87,275</del>	\$50,500
#14	7.084	<del>\$131,054</del>	\$85,000
#15	5.678	<del>\$105,043</del>	\$68,000
#16	4.966	<del>\$91,871</del>	\$59,500
#17	4.122	<del>\$76,257</del>	\$49,500
#23	5.400	<del>\$99,900</del>	\$64,900
#24	7.183	<del>\$132,885</del>	\$86,000
#25	4.897	<del>\$90,594</del>	\$58,700
#26	4.216	<del>\$77,966</del>	\$50,500
#27	3.481	<del>\$64,398</del>	\$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®**

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**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.

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# 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!

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**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**



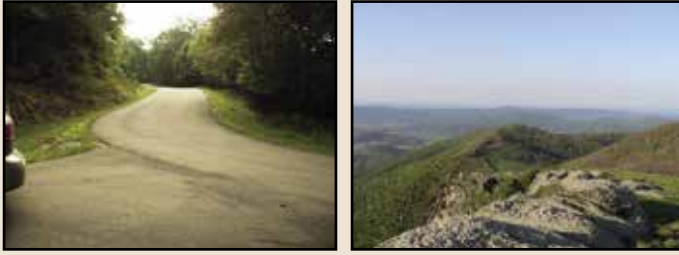
3 Bedroom / 2 & 1/2 Bath / Panoramic Views / Wood Floors / 2 Fireplaces / Two Car Garage / Up to 146 Acres Available for Purchase **\$239,000**

**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**

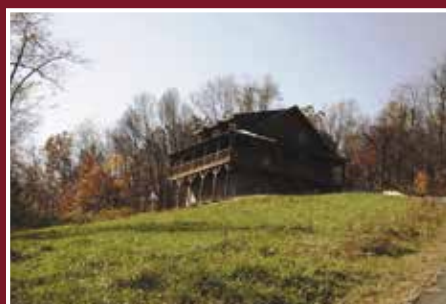
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*\*All rentals have a 2 night minimum*



**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

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