



MEAD ASSOCIATES

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Real Estate Services

21 North Main Street, Lexington, Virginia 24450 ☐ Telephone 540/463-7168

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1 Barger Drive \$320,000

Exceptional floor plan . . . private setting . . . convenient location . . . all describe this exciting property in an established Lexington neighborhood. Situated on a “sculptured” wooded lot overlooking “Sarah’s Run” creek, this home offers three bedroom—bath suites, formal living and dining areas, and dramatic porches and decking. This unique home is ideal for both casual living and formal entertaining.



Approximate Room Dimensions

Foyer	10'	x	14'
Living Room	14'	x	24'
Morning Room	13'	x	16'
Dining Room	15'	x	27'
Kitchen	14'	x	15'
Bedroom	14'	x	16'
Bedroom	13'	x	14'
Master Bedroom	14'	x	30'
Dressing Room	11'	x	15'
Sitting Room	14'	x	25'
Study	12'	x	12'

FEATURES

- Built in **1972** by Carlson Thomas. Approximately **3,336 square feet** of living area.
- Beautifully landscaped yard (**0.76 acre**) with woods, creek, and **outbuilding**.
- **Upper level** features a lovely foyer, two bedroom—bath suites, open living and dining area with fireplace and sliding glass doors to deck, kitchen with pantry, and breakfast nook with wet bar.
- **Lower level** features spacious master bedroom—bath suite, dressing room with an abundance of closets, sitting room with fireplace, study, and elevator. Laundry workroom with half-bath and additional storage.
- Large **covered deck**, screened-in porch, and lower patio perfect for outdoor living and entertaining.
- **Elevator** for easy access to both levels. **Security system** at lower level entrance.
- Dual-zoned **gas forced air heat** and **central air**. Public water and sewer.
- Driveways leading to front door entrance and **double carport** at lower level entrance.

Legal: Deed Book 460/205, Plat at Deed Book 312/84

Directions: Main Street south to right on Whitmore Street; Left onto Barger Drive, stay to right: First house on right—use upper driveway.



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