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September 2023

Real Estate *Listings*

Raising a Winning *Racehorse*

Air Conditioning *Maintenance Tips*

Small *Renovations*

BMS *Suites*

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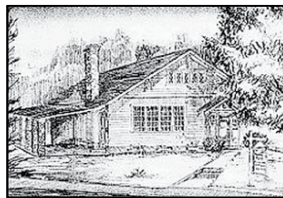
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**\$399,000**

**16064 MENDOTA RD, ABINGDON, VA** - Convenient river oasis on the banks of the North Fork of the Holston River. This one of a kind 2 BR, 3 BA riverfront home is located approximately 10 minutes to Abingdon and the Virginia Creeper Trail. Approximately 300 feet of stunning riverfront, with additional frontage along Little Moccasin Creek. The 1,400+ square foot nature inspired home features reclaimed heart pine flooring, oak trim crown molding and baseboard, and is only steps from the tranquil waters and boasts river views from every room! Garage, work shop area and additional studio on property. Your stress will melt as you relax on the deck or patio and enjoy swimming, fishing, and kayaking. This is truly a magical place. MLS#86855



**REDUCED**

**\$790,000**

**21579 MOONLIGHT BAY ROAD ABINGDON, VA 24211** - Rare opportunity for the ultimate waterfront living experience! This lakefront home is located in one of the few coveted lakefront neighborhoods on South Holston Lake. This large TVA lake is a haven for fishing and water enthusiasts with marinas and restaurants only a short drive away. Seldom do lakefront properties become available, especially one as desirable as this one. The impressive property is near the end of a peaceful cul-de-sac, and is situated within a small neighborhood of beautiful homes. Now is the time for a once-in-a-lifetime opportunity to experience the joy of lakefront living. Relax on the covered deck and take in the tranquility of nature while enjoying the panoramic views of the lake and majestic mountains. MLS#86318



**\$395,000**

**13180 MEADOWVIEW SQUARE, MEADOWVIEW** - Formerly the Harvest Table Restaurant and Gift Shop situated in the heart of Meadowview with approximately 6227 square feet total. Property was completely renovated in 2007 and is in good condition inside and out. All restaurant fixtures remain, including kitchen equipment, dining tables and chairs, etc as do some office type furniture. There are many unique decorating and construction features in this charming 100+ year old building. MLS#85060



**REDUCED**

**\$349,000**

**19045 STONE MOUNTAIN RD** - Farmhouse design situated on two lots in Stone Mountain Subdivision just outside the town limits of Abingdon. House has been used as a professional office but is just waiting for a personal touch to be your new home. The house has 4 bedrooms, 1 full bath, and 2 half baths, kitchen, living room and den. It has a wrap around porch and a large lot for your enjoyment. Check with local zoning for multiple uses. MLS#85461



**\$475,000**

**TBD OLD SOUTH WAY** - This unique and beautiful 44 acre property lies at the new Virginia Creeper Trailhead on Watauga Rd. between Abingdon and Damascus. It has an ideal building site with approximately 17 acres of bottom land and 27 acres of private timber and game preserve along the northern face of the river knobs. There is a large barn and a spring fed creek that rises in the knobs and runs along the length of the farm into a pond at the other end that provides ample water for plants or animals. MLS#83065



**UNDER CONTRACT**

**\$275,000**

**TBA WOLF CREEK TRAIL** - Excellent tract of land in good location. Lot is 4.27 acres and zone R-3. Land is ready to build and should support at least 35 apartment units. Apartments are on one side and retirement facility on the other. Lot is located minutes from downtown Abingdon, off of Porterfield Highway. Public water and sewer are available. MLS#82584



**\$45,000**

**TBD LANDRIDGE** - Are you ready to build your dream home! One of a kind residential lot in the desirable Landridge subdivision, located within minutes of downtown Abingdon and easy access to the interstate and the Virginia Creeper Trail. Property lays well and is in an established neighborhood. Public water and sewer available. Good BUY! Owner/Agent. MLS#42637



**UNDER CONTRACT**

**\$25,000**

**TBA ADARE LANE, ABINGDON** - Mostly cleared and rolling, one acre single family lot with road frontage on Adare Lane. This property is zoned for a single family dwelling or modular home was approved for septic approx. 2 years ago. Per seller, the VA Highway Dept granted a driveway access from Adare Lane. Plat and aerial GIS plat are available in the office. The public water line ends at the adjacent lot and house to immediate east. The gate is a right of way to another property and not an access to the subject lot. A manufactured doublewide on frame type home is not permitted, per current zoning. MLS#69112

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# Local Businessman Raises Winning Racehorse



*By Carolyn Wilson*

**L**ooks like Mike Anderson has beat the odds. Friends told the Meadowview auctioneer and cattle farmer there was no way he could raise a racehorse---especially a winner.

But, just watch me, said the local businessman.

In a heart-pounding moment on Sept. 8, Anderson and his wife Angie locked their eyes on their Thoroughbred filly, coming from

behind on the Colonial Downs Racetrack and pulling off one of the largest races run for the three-year-old racehorse.

Taking the lead about 50 yards before the finish line, Mollie Tapper, a blackish grey 16 hand racehorse, has won first place in the 5/8 mile-race in New Kent, Virginia, between Richmond and Williamsburg.

"We suspected she'd do good. We just didn't know how good,"

**“** Horse racing is an expensive game, but it only takes one racehorse to make a difference. Once you get a good one, it will pay for all of the rest of them”







said the owner with excitement in his voice. "A good racehorse will run just good enough to win."

The horse with the green number 5 saddle cloth had overcome nearly hundred degree temperatures to take the winner's cup on the fifth race of the day.

Competing with as many as ten other horses, Mollie Tapper won by approximately three fourths of a length, said Anderson, recounting the exhilarating moments of the race after returning to his Southwest Virginia home.

"I looked at the guy standing next to me at the racetrack and told him I was going to get a check," laughed Anderson, who confessed he doesn't do this for the money. "I just like raising the horses. My goal is to win enough to pay the training bills."

"There's not much that can stop you'

"If you have a fast horse, a good jockey and a good trainer, there's not much that can stop you," said the racehorse owner.

And, there's not much that stops Anderson either.

In just a few years, Anderson has become one of the farthest Southwest Virginia Thoroughbred breeders in Virginia.



Six years ago at age 55, Anderson decided to raise race horses. His farm already included a few Arabian horses, shown throughout the country by his wife.

"I've always liked horseracing and it became a challenge for me," said the businessman who owns Anderson Auctioneers, Abingdon Auto Auction, Dominion Auto Auction, and two stockyards in Wytheville, Virginia,

and Mount Airy, North Carolina, along with two business partners.

If that's not enough, he runs a thousand steers and heifers on his Washington County, Virginia farms.

Anderson's first investment in the racing world was a Thoroughbred brood mare from Kentucky by the name of Mollie's Bull, a daughter of Holy Bull, a race horse with an impressive pedigree.





*“Horse racing is an expensive game, but it only takes one racehorse to make a difference. Once you get a good one, it will pay for all of the rest of them”*

Unfortunately, the mare died unexpected shortly after delivering her filly, leaving Anderson and his wife to finish raising the 30-day old baby, Mollie Tapper, who is sired by Tapiture, a Tapit grandson.

The personality and stamina of the young filly were good indications for the new owner that a racehorse was in the making.

After brushing up on training skills in Elloree Training Center in

South Carolina, the filly ran races in Delaware and Maryland before hitting the track at Colonial Downs Racetrack.

According to Anderson, the horse's first place win garnered the owner with \$67,500 in prize money. At the end of the year, the Virginia Thoroughbred Association will contribute twenty percent of the earnings, giving him another \$12 to 15,000.

The horse has won nearly \$100,000 in prize money for four races in the past two months.

“She loves to run.

It took four men to saddle her before the race started last week,” said Anderson.

In three weeks, Mollie Tapper will run another race and probably another one after that, all of which are organized by her Maryland trainer. Most of the races happen on weekends, allowing Anderson and his wife to travel to see

their favorite horse run the track again.

Other racehorses raised or purchased by Anderson have come and gone, but he anticipates after several more races Mollie Tapper will retire on the farm as a brood mare and grow old with him.

“Horse racing is an expensive game, but it only takes one racehorse to make a difference. Once you get a good one, it will pay for all of the rest of them,” he said.

“That’s the case with Mollie Tapper.”





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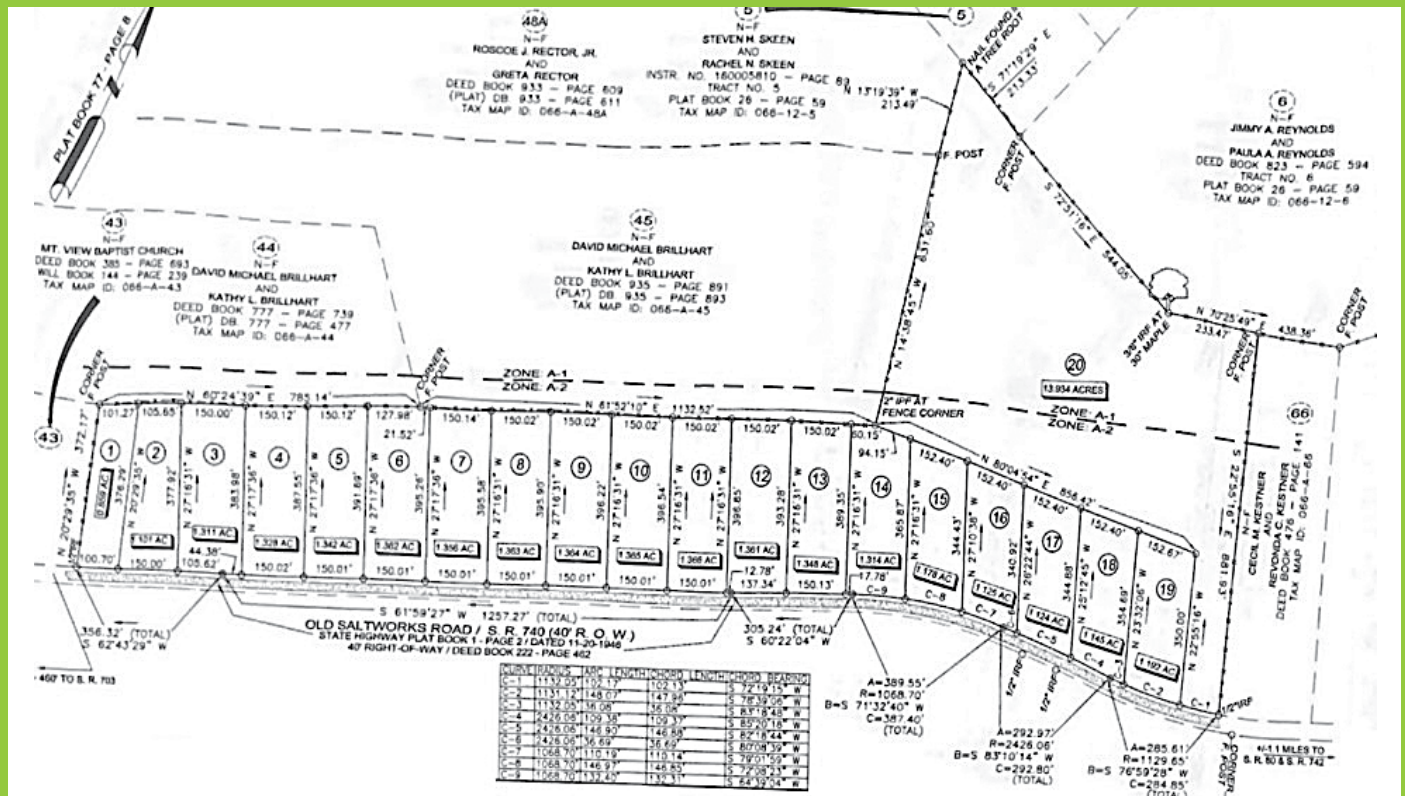


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# Air conditioning maintenance tips

**T**here is no denying the relief cool air provides when the temperatures outdoors are particularly steamy. In fact, having a place to cool off is a necessity for those who have succumbed to heat exhaustion or have difficulty regulating their body temperatures.

Even though air conditioning can provide relief, some people are reluctant to turn it on because of the drain on electricity and the subsequent high energy bills that come with it. Certainly running the air conditioning can be costly, but regular maintenance helps a system to work more efficiently. It also enables homeowners to recognize issues that can lead to expensive repairs if left unchecked.

Here are some air conditioning maintenance tips to keep a system in top condition.

❄️ **Change the filters.** Dirty, clogged filters can cause a system to work harder to cool down rooms, compromising efficiency. Check the HVAC system's manufacturer recommendation for how frequently to change the filters. Some may benefit from monthly replacement if the air is running constantly.

❄️ **Consider the MERV rating.** The filter will have a minimum efficiency reporting value, or MERV, according to This Old House. The



higher the number, the better the filtration. But a higher MERV rating requires more energy to pull air through the filter. Therefore, choose a balance of filtration and energy cost requirements.

❄️ **Maintain the outdoor unit.** Clean the AC unit with a soft-bristle brush and vacuum the fins at the start of the season and if the unit becomes dirty from weather, pollen and other elements. Bent condenser or evaporator fins can restrict air flow that would normally pass through the air conditioning system. Gently straighten them to improve air flow.

❄️ **Check and repair leaks.** Airflow leaks through ductwork and with window AC units can reduce efficiency. Hold an incense stick or

another smoldering item to check for leaks. If the smoke blows around, there is leakage. Use foil tape to seal small gaps and duct mastic for large ones. Stuff foam around a window unit and use taping as necessary.

❄️ **Supplement with a whole-house fan.** The Family Handyman says an attic-mounted fan pushes hot air out through the attic vents and draws cooler, outside air through open windows and doors. The whole-house fan can be used to draw out most of the hot air before turning on the AC, or as a substitute on cooler days when having the AC on may not be crucial.

❄️ **Schedule annual maintenance.** Homeowners may be able to handle various maintenance tasks, or they may want to have an HVAC technician come out and do the following: clean and inspect coils; adjust and replace fan belts; lubricate motors and bearings; inspect controls and safeties, check refrigerant; and determine if the unit is large enough for the home.

Air conditioning systems need routine maintenance to operate efficiently and at the lowest cost possible.







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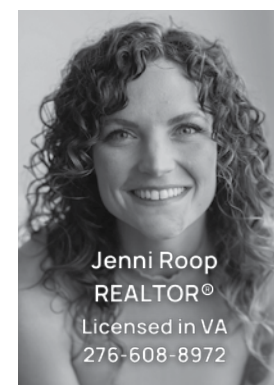
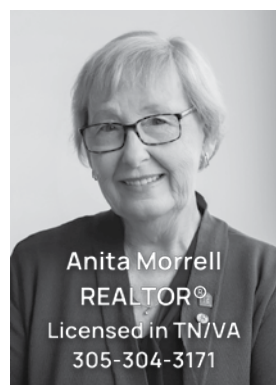
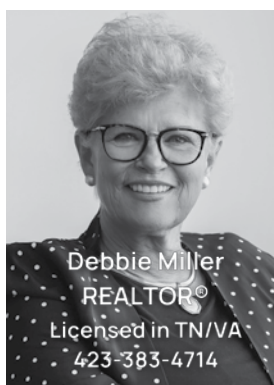
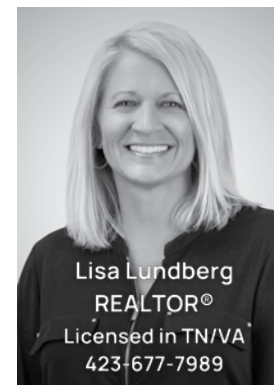
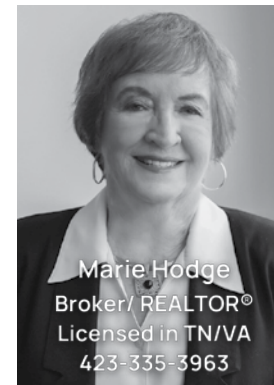
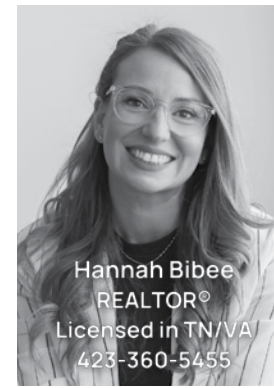
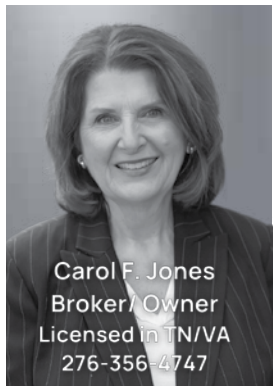
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# Small renovations that make a big difference

**H**ome renovation projects were high on homeowners' priority lists during the early days of the COVID-19 pandemic. Throughout much of 2020, people across the globe were forced to spend much of their time at home as leaders and governments across the globe sought to prevent the spread of COVID-19. More time at home compelled millions of homeowners to invest more in their properties, thus sparking a renovation boom.

By early 2023, the renovation boom that marked the initial days of the pandemic appeared to have burst. In May 2023, the popular home improvement retailer Home Depot reported its sales had fallen by 4.5 percent in the first quarter of the year and that its income had fallen by more than 6 percent from the same period a year earlier. That marked the end of what Home Depot CEO Ted Decker characterized as "a three-year period of unprecedented growth" in the home improvement sector.

Home Depot's decline in sales was attributed to a number of factors, including a pivot among homeowners from large projects to smaller renovations. Inflation and the looming threat of a recession have led many homeowners to emphasize smaller projects. With that in mind, the following are some small renovations that can have a big impact.

- **Storage addition:** Regardless of where storage is added, be it the kitchen or a home office or a laundry room, extra space to keep items out of view can dramatically alter the look of a home. Unused kitchen walls can be transformed with some inexpensive, easily hanged shelves, while some laundry pedestals with storage drawers can help keep washrooms clear of clutter.

- **Polish floors:** Elbow grease



might be the biggest expenditure when cleaning hardwood floors. The wood flooring experts at Bona® advise homeowners to polish their floors once every two to four months depending on how much foot traffic the floors get. A fresh polishing can make floors look brand new and ensures dirt and dust are not hanging around as uninvited houseguests.

- **Paint:** Painting is another inexpensive option for budget-conscious homeowners who want to update their homes. There's no shortage of places in a home, both inside and out, where a fresh coat of paint can make a statement without breaking the bank. Fading paint on bedroom walls and kitchen cabinets can be painted over with a fresh coat of the same color or even something more vibrant. Outside, apply a fresh coat to a wooden deck or paint over brick siding to create a whole new

look.

- **Molding:** Crown molding can add a touch of elegance to any room. Rooms can be transformed in a single weekend with the installation of new or replacement crown molding. A simple molding installation is a task many do-it-yourselfers can handle on their own, while homeowners with less DIY experience may benefit from hiring a contractor to create a layered molding look.

Homeowners are pivoting away from costly renovations to more budget-conscious projects. Various less expensive undertakings can transform spaces at a fraction of the cost of more extensive renovations.





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- **Roof at Turn 4 infield access available**

## ***Busch Banks & Brews Loge Boxes***

Busch Banks & Brews features several distinct product offerings with a convenient location right inside Gate 3. Outdoor Corporate Loge Boxes on the deck overlooking turns 1 & 2. It's so close, you can practically touch the cars.

- **6 or 8 Person luxury loge boxes available for the Camping World Truck Series & NASCAR Cup Series Events**
- **Access for all guests to the Busch Banks & Brews Deck**
- **Closed-circuit TV's located throughout the Loge Box area**
- **Full Cash Bar / Food Service available**
- **NO COOLERS ALLOWED - Cooler Corral will be provided**





## ***Sugarlands Shine Roof At Turn 4***

### ***Now Available For Nascar Race Weekends***

The most amazing view in all of motorsports for all NASCAR Cup Series, Xfinity Series and Camping World Truck Series events. Stand high above Turn 4, sip some shine and feel the thunder of industry gladiators as they battle it out on Bristol's High Banks.



## ***Hospitality Options***



### ***Hospitality Village***

Enjoy premium pre-race entertainment located outside Turn 4 with close proximity to gates.

- Accommodations for 50 - 1,000 guests
- Reserved parking passes
- Pre-Race Fan Track Walk on NASCAR Cup Series day
- Catering options by Levy Restaurants including chef-attended grill stations

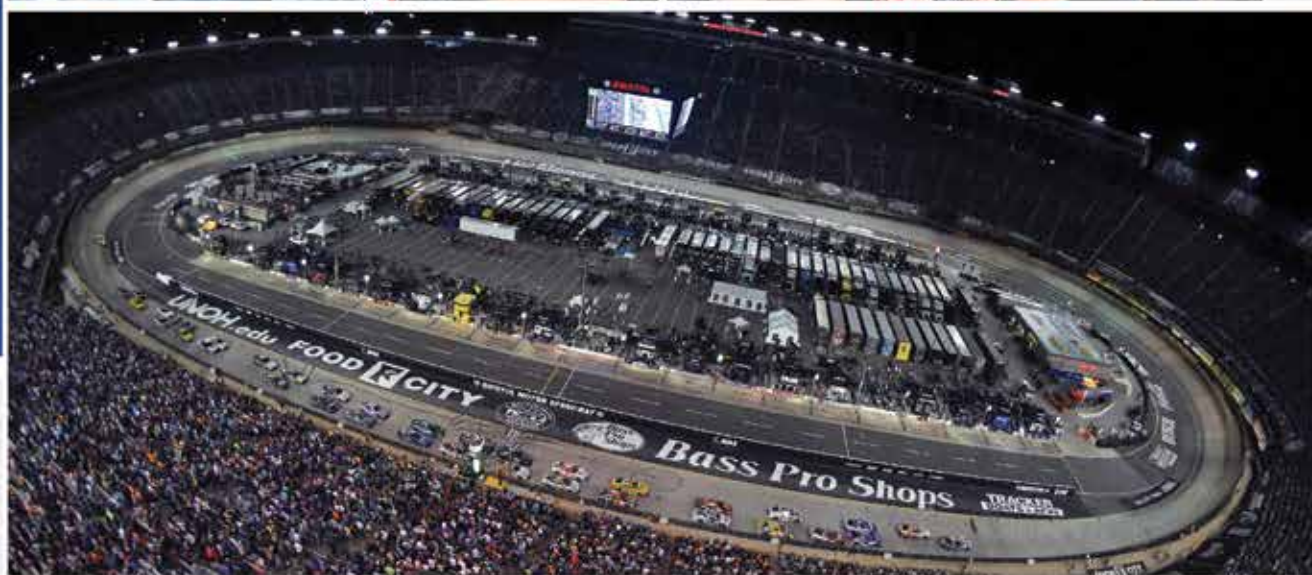
### ***Creekside Tailgate***

Enjoy a fun area for you and your guests prior to the race located Creekside on Bristol Motor Speedway property. Creekside Tailgating offers a private, exclusive space located along the creek and provides an unparalleled pre-race experience.

- Accommodates up to 20 guests
- Reserved parking passes
- Tent, 2 tables, and 20 chairs provided
- Catering options by Levy Restaurants







2024  
All-Inclusive Suite Experiences  
are available now.



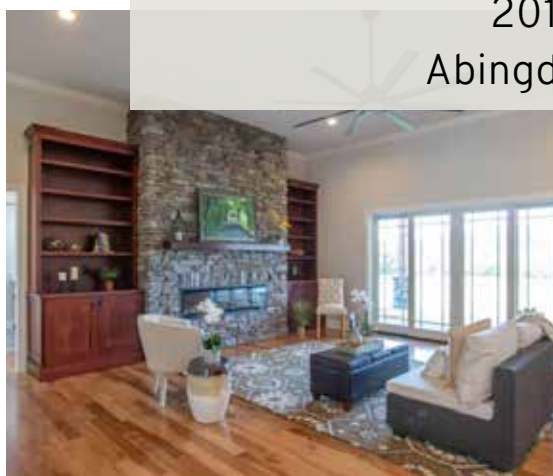
EMAIL OUR TEAM FOR  
INFORMATION ON ALL  
SUITE OPTIONS!





# STUNNING LUXURY

20190 Yeary Trail  
Abingdon, Virginia 24211



This stunning home was built in 2021. It features 5 bedrooms, 3.5 baths and is located in The Heritage. The spacious, open concept kitchen has granite counter-tops, white Baltic birch cabinetry & professional grade Kitchen Aid appliances. The main level living area features an awe inspiring primary en suite with a huge walk-in closet and private bath with a gorgeous soaking tub. There are 2 additional bedrooms on the main level, a 2nd full bath, home office or sitting room & powder room with a custom porcelain basin finely crafted in England. The upper level features 2 large bedrooms, 1 full bath, & lots of storage. There's a full unfinished, walk-out basement with over 2700 sq. ft. with rough in plumbing. Don't miss the 3 car attached garage pre-wired for heating. Enjoy majestic mountain views from the outdoor living area. Priced below recent appraisal (5/23).

**\$935,000**

**Cindy Hornsby**  
**Prestige Homes**

cindyhhornsby@aol.com  
276.608.8262



Prestige Homes Tri Cities, Inc - 701 Bluff City Highway, Bristol, TN 423-217-0346





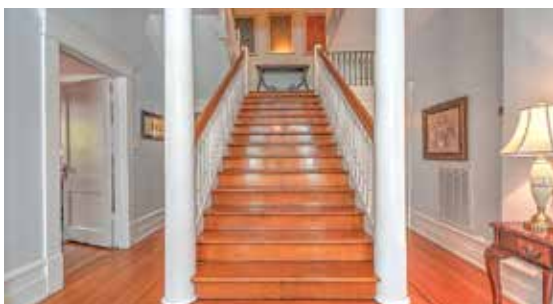


# ARCHITECTURAL GEM

812 Holston Avenue  
Bristol, Tennessee 37620



With all its iconic elegance, this rare home is an architectural gem in the crown of one of Bristol's most sought-after historic districts. This could be a once in a lifetime opportunity to own an historic home on the idyllic, tree-lined Holston Avenue. This grand home was built around 1906 by Riley Stone of Stone Lumber Company. This home has only been owned by 3 families in its over 100-year history. Two generations of Stones lived in this prestigious home, until purchased by the Realtor, Jim Daughtery in 1948 and ultimately its current owner, Dr. & Mrs. Tiller. You could be the 4th steward of this lovely home. The home's Greek Revival architecture is attributed to Clarence Kearfott. He was Bristol's most prolific designer and one of Bristol's earliest practicing architects. In true Greek Revival style, this home has symmetry, proportion, simplicity, and elegance.



\$925,000

**Debra Kennedy**  
**Prestige Homes**

debra@debrakennedy.net  
423.956.4228



Prestige Homes Tri Cities, Inc - 701 Bluff City Highway, Bristol, TN 423-217-0346



TriCities Living 29





# ONE LEVEL LIVING

468 Heritage Drive  
Bristol, Virginia 24201



This brick ranch home is located in a picturesque setting in Bristol, yet close to amenities of Exit 7 with easy access to I-81. It has 4 bedrooms, 2 full Baths & 2300+ finished sq. ft. The kitchen features quartz counter-tops, tile backsplash, newer refrigerator, new over-sized Farmhouse style sink, gas range, lots of cabinet storage and a center island for food prep. The primary bedroom with adjoining private bath showcases an updated bath with a walk-in tiled shower. There are 3 additional bedrooms, one of which could be used as a bonus room or home office. There is also a private, year-round sunroom which is the perfect spot to sit back and relax. Storage is no problem as there's an outdoor shed or workshop for those extra items. Schedule a private showing to experience this lovely home! RECENT UPDATES and Custom Features: NEW heat pump, NEW fencing in front yard, plantation shutters, Quartz counter-tops, some updated interior lighting, exterior motion sensor lighting, added shed lighting, exterior Arlo security cameras, monitored security system and some updated plumbing.

\$325,000

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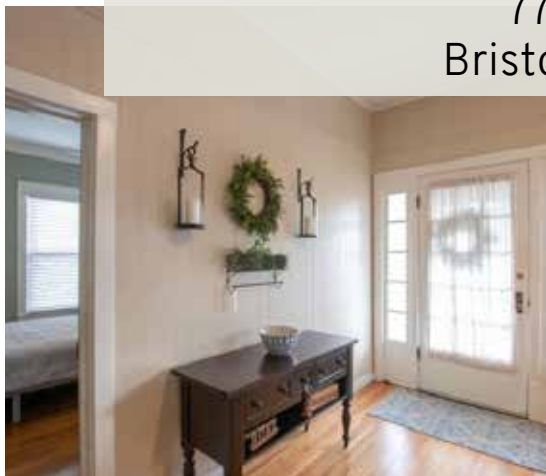






# CHARMING BUNGALOW

770 Park Street  
Bristol, Virginia 24201



CHARMING BUNGALOW located on the corner of Park St. and Arlington Ave. is close to everything Bristol has to offer! Step into the light-filled living room with high ceilings, a gas fireplace, and original glass front cabinets. The efficient galley-style kitchen with ample countertops and cabinets adjoins the dining room featuring knotty pine paneling and a brick (non-functional) fireplace. Two bedrooms and two full bathrooms round out this one level home. The backyard is a private oasis with a large deck surrounded by trees, flowering shrubs, and perennial flowers. Property has a private driveway with a two car detached garage. This home has been recently UPDATED while still maintaining the original character. This quaint storybook cottage is ready for its next chapter!



\$244,500



**Bethany Johnson**  
**Prestige Homes**

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