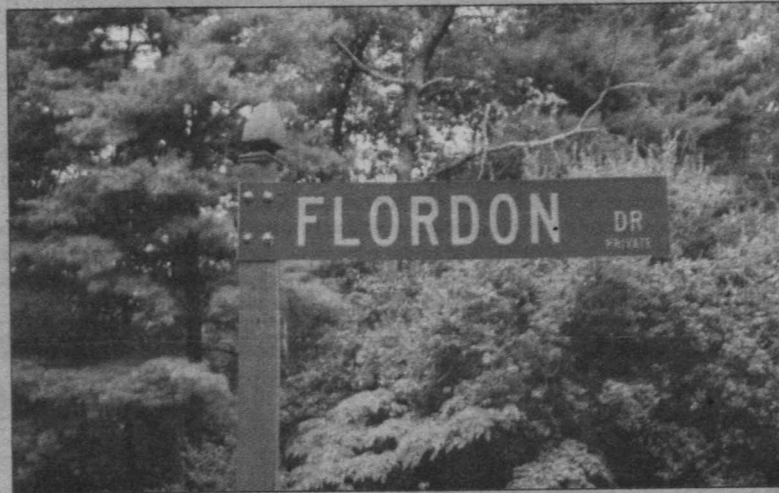


A Look Back At Flordon



In the late 1950s, Dr. Charles Hurt began developing Flordon, a new community west of Charlottesville. Flordon would be a private, secluded subdivision of magnificent custom homes. Many of the initial lots were sold to friends and acquaintances of Dr. Hurt and the development continued well into the 1960s with a few properties being built even today.

Actually, Flordon dates well into the past. The original manor house on the old farm was built in 1906 on what is now Old Ballard Road. The Clemmons family first occupied the original "Flordon" home and Gary Clemmons, now residing in Pennsylvania, was one of 13 siblings raised in the old farm house. Clemmons recalls working as a laborer in the 1920s in the orchards which is now the site of the Boars Head Inn. "Old Ballard Road didn't exist back then," Clemmons remembers. "We just lived at the end of the road."

Quite a bit has changed in Flordon since Gary Clemmons and his 12 brothers and sisters lived in the original farm house. The community is now almost fully developed with approximately 80 homes ranging in price from \$375,000 to several million. Some of the early builders were Gercke, Townsend, Cato Powell, Dr. Hurt and several others.

Many prominent names and families have lived and continue to live in Flordon. Martina Navratilova, the world champion tennis star, is one such celebrity. Other prominent names of past and present residents include the Winslows, Leggetts,

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FROM THE COVER

Bascoms and Faulconers, to name but a few.

Bill Coburn, a Real Estate Associate with Real Estate III, points out that the main attraction of Flordon is its close proximity to town.

"Flordon is a great location," Bill remarked. "It's always been a community that people want to get into and it's in an outstanding school district."

Flordon is a wooded, private community, yet many of the lots have wonderful views of the mountains. The lots, by the way, range from 1 1/2 to as many as 6 acres.

Since January 2001, there have been 7 homes sold in Flordon ranging in price from \$330,000 to \$995,000. Currently there are three active listings in Flordon priced from \$375,000 to \$925,000.

Bill Coburn has one of those listings at 665 Old Ballard Road. The home, listed at \$375,000, happens to be the original manor house of Flordon and is now owned by George and Margaret Bacalakis. George, the past president of Livonous Shipping Company, retired to Charlottesville about 12 years ago. When looking for houses he told his broker not to show him anything in new construction. George and Margaret were looking for an older home with "lots of character" and they found exactly what they were looking for in the old Clemmons house on Old Ballard Road.

"The house was a mess when we bought it," George recalls. "In our



Bill Coburn's 665 Old Ballard Road listing was the original manor house in Flordon

of Charlottesville via Bromley and Old Ballard roads. The school district includes Murray, Henley and Western Albemarle.

To find out more about the 665 Old Ballard Road listing, or any property for

sale in Flordon, contact Bill Coburn with Real Estate III at 242-63323.

by *Jim Brewer*
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restoration we tried to preserve the structural integrity of the old home place. We didn't want to just knock things down." The refurbished Georgian colonial design is now in excellent condition and features four bedrooms, 1 1/2 baths, a living room, dining room, a sun-room, porch, large kitchen, formal dining room and lovely grounds.

"This is a charming house with a wonderfully flat lot," Bill explained. "With over 2 acres, there is plenty of room for expansion."

"There is not a lot of turnover in Flordon," Bill continued. "People come here and generally stay put."

Flordon is located off Rt. 250 west of Charlottesville roads. The school district