



Flowerdew Hundred





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Flowerdew Hundred is a rare and unique property with long frontage on the James River in Prince George County, midway between Richmond and Williamsburg. The property was one of the earliest English settlements in the New World and in 1618 was granted to Governor George Yeardley, who named the property for his wife, Temperance Flowerdew. The Flowerdew settlement survived the Indian Massacre of 1622 and was inhabited by settlers throughout the 18th century. The property maintained its standing as a working plantation throughout the 20th century.

Flowerdew Hundred has been the site of numerous historically significant archaeological digs which uncovered several hundred thousand artifacts confirming the Native American Indian villages, a frontier settlement and plantation that once existed on the land. The main residence was built as the retirement home of David A Harrison, III, a long time benefactor to the University of Virginia. As his legacy, the University is home to the *Mary and David Harrison Institute for American History, Literature and Culture* at the University of Virginia Library which hosts a number of historical exhibits, including some of the artifacts found on site at Flowerdew Hundred.



ESTATE PARTICULARS

Approached along a tree-lined avenue, the main residence consists of some 14,000 square feet, the home is ideal for grand entertaining, large family gatherings or corporate retreats. Broad sweeping views overlook the farmland and river to the east.

MAIN RESIDENCE: The main home is of beaded German cypress siding with a gambrel style standing seam metal roof, wood double hung windows, copper gutters and downspouts with two gazebos over the English basement, each with a copper roof and cupola. A half-moon terrace (112' x36') runs across the back of the home and provides covered parking for numerous vehicles underneath. The front porch is of brick and slate with columns and is flanked by twin staircases. The **FIRST FLOOR** consists of a center front to rear hallway with symmetrical parlors to either side of the entry, each with a fireplace and beautiful walnut millwork, a master bedroom with a dressing room and full bath, a pool room with a half bath, living room with fireplace, spacious dining room with fireplace, a modern kitchen with island and attached butler's pantry, lunch/breakfast room and a family/TV room. A half bath and coat closet are found in the foyer. **SECOND FLOOR:** A curved staircase leads to the second floor landing. There are seven bedrooms, four full baths, two linen closets, and enclosed sun porch. Pull down stairs provide access to plumbing and electrical services in the third floor attic. The **THIRD FLOOR** encompasses five additional bedrooms, two full baths, one half-bath, hall closet and access to the spiral staircase that leads to the widow's walk and cupola. The **ENGLISH BASEMENT** provides access to the covered parking area and features stone flooring throughout. Additional rooms include a large game/family room w/ fireplaces at each end, a full commercial kitchen, several mechanical rooms, a manager's office, a laundry room, storage rooms, and two additional full baths. Heat is provided by two propane fired boilers and cooling by six electric heat pumps. The residence also has a central vacuum system and four hot water heaters. Water is provided by a well.



ADDITIONAL STRUCTURES: The Flowerdew Hundred Museum building was originally an 1850 school house and remains on the property as does the Pavillion and the Summer Kitchen (which was replicated in 1988). The first American windmill was erected in 1621 on the property which was significant of the early industrial efforts of the colonists. A replica windmill was put on site in the 1970's to commemorate this early achievement.

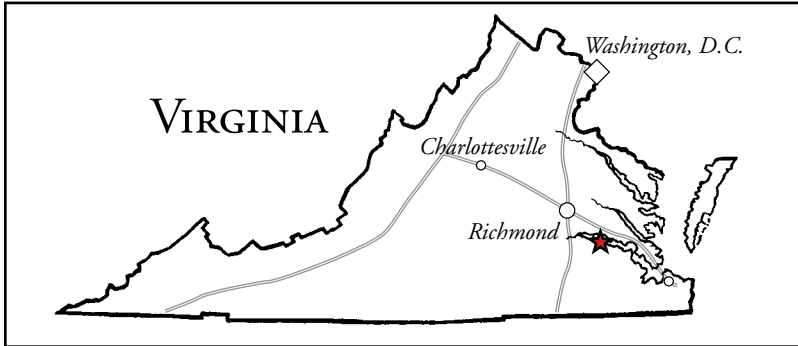
THE PROPERTY: Consisting of 1,051 acres total, Flowerdew Hundred is mostly open and has several miles of river frontage along the James River in Prince George County, midway between Richmond and Jamestown. There is an irrigation system in place for the cropland that is fed by the James River. The land has wonderful goose blinds throughout, making it ideal for the sportsman. The property is zoned Agricultural and could be an ideal candidate for conservation easement protection and further is subject to the Chesapeake Bay Preservation Act regulations. Additional land may be available.







LOCATION: About 10 miles east of Hopewell with easy access to Interstates 95 and 295. The Richmond International Airport is about 45 minutes away and provides access to daily national and international flights.



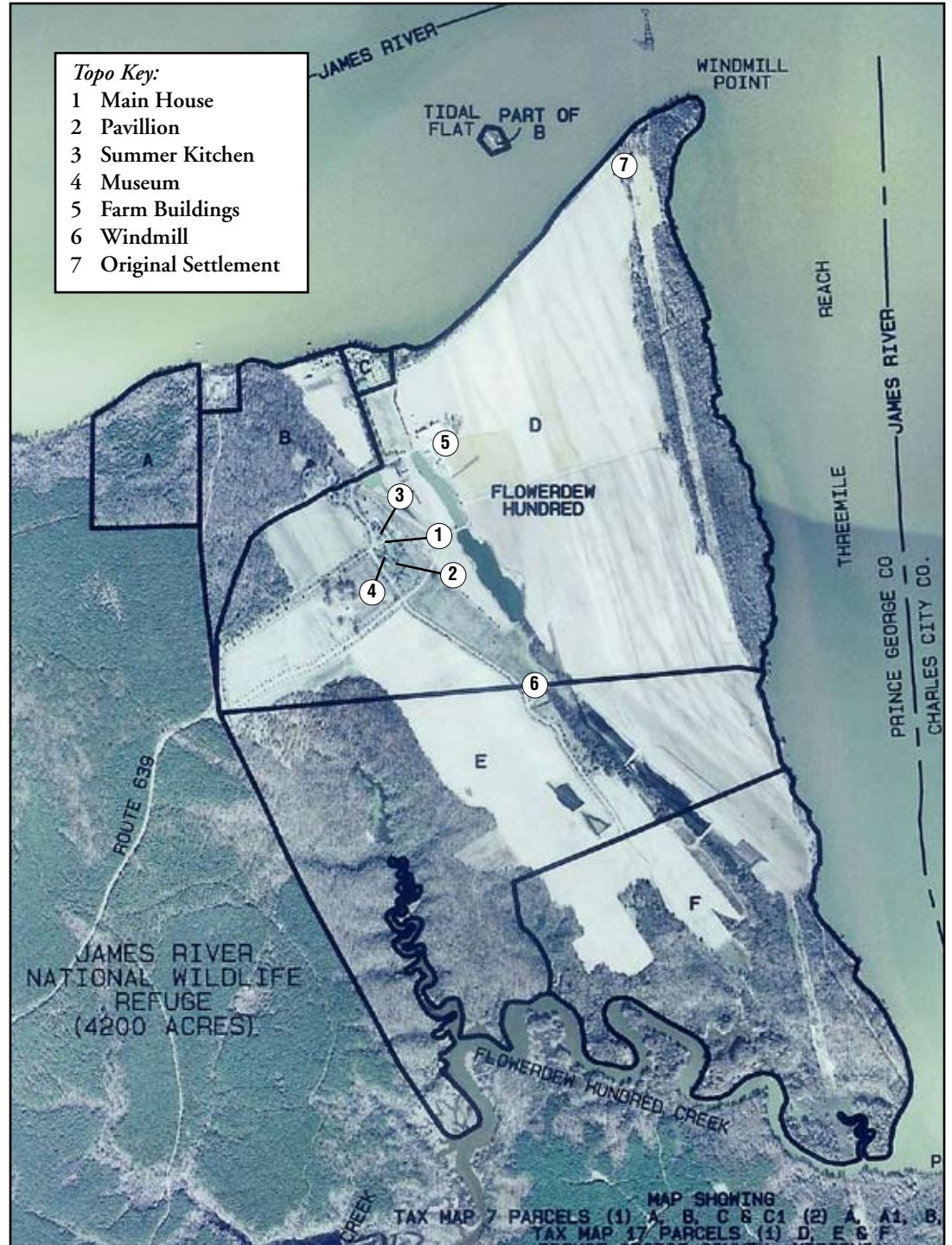
PRICE:

Parcel		Acres	Price
D & E	Flowerdew Hundred	1051	\$10,950,000
D	Flowerdew Hundred/Main House	600	\$7,950,000
E	Flowerdew Hundred/Land Parcel	451	\$3,650,000

Note: Parcel E may not be sold prior to Parcel D

Also Available:

A	Upper Flowerdew	51	\$1,000,000
B	Upper Flowerdew	83	\$6,900,000
C	Heron's Landing	7.34	\$1,250,000
F	Lower Riverfront	276.72	\$2,250,000





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