

Won't You Be My Neighbor: Forest Lakes

THE NEIGHBORHOOD OF FOREST LAKES IN NORTHERN ALBEMARLE COUNTY HAS BEEN A POPULAR PLACE MANY HAVE CALLED HOME SINCE ITS CREATION IN 1989. DEVELOPED BY FRANK KESSLER AND THE KESSLER GROUP, THE FOREST LAKES PROJECT OFFERED CHARLOTTESVILLE SUBURBAN PERFECTION THAT IT HAD NEVER EXPERIENCED BEFORE.

Kessler was a man of vision and a leading developer of residential real estate. He wanted to create the ultimate living community that would allow families to raise their children in a close-knit environment where residents enjoyed well-planned amenities.

It appears Kessler succeeded, because today Forest Lakes is an idyllic and robust community outfitted with tons of desirable amenities and located between a rural landscape and a historic city, just off Route 29.

Living in this community “truly offers the best of both worlds and provides a convenient lifestyle for the individual who wants everything that Charlottesville and the surrounding areas have to offer, right at their fingertips,” says realtor Julie Kuhl of Re/Max Realty Specialists.

Real Estate III Realtor and longtime Forest Lakes resident Todd McGee agrees: “Within the immediate area, there are gas stations, a dry cleaner, supermarkets and multiple shopping and dining options.”

Montague Miller Realtor Byrd Abbott points out that the neighborhood also has a very easy and convenient distance to the Charlottesville Albemarle Regional Airport.

The first planned community of its kind in our area, Forest Lakes contains 1,400 homes, says FLCA President David W. Shifflett Jr. According to Keller Williams Realtor Fulton W. Gaylord, the neighborhood boasts a current population of approxi-



Photo courtesy of Fulton Gaylord.

mately 5,000 people who live in either single-family detached houses or town homes.

Forest Lakes has a real mix of residents, including singles, young couples, families with children and retirees. “The developer did a really good job of including units that bring in a wide variety of people to the neighborhood,” McGee notes.

The community is divided into two main sections: the North, which began development in 1989, and the South, which began development in 1993. Both sections are further divided into several smaller neighborhoods. Most end in cul-de-sacs and include homes of similar size and style.

Judy Savage, a realtor with the Savage Team at Re/Max Assured Properties and former resident of Forest Lakes, appreciates the cul-de-sacs because they cut back on the amount of traffic, the amount of noise and are safer for children who may be playing nearby. “You always know where the traffic is coming from because there’s only one way in and one way out of every neighborhood,” she says.

CORBIN VOLK INTERIORS

Residential & Commercial Design
 (540) 948-5015 | (202) 246-7891 | corbinjvolk@aol.com

FABRICS UNLIMITED
 Your Locally Owned Decorating Source

The area's largest in-stock shop for Better Decorative Fabric
 At Discount Prices Full Rolls - 1st Quality

Family Owned Since 1971 Knowledgeable Staff
 Unique Sample Service (Try At Home Before You Buy)
 Drapery & Upholstery Supplies Custom Bedding & Pillows
 Foam & Trims Custom Furniture

Rt. 29 north
1 mile past Airport Road
 Monday-Saturday 9:30-5:30 434-973-5641



Photo courtesy of Fulton Gaylord.

Real Estate III Realtor and neighborhood resident Claudia Johnson-Van Hoose echoes Savage's sentiments: "As a parent and a grandparent, [I can say] this is a very safe area. You see a lot of kids riding bikes; a lot of people walking on trails. It's a very comforting to know [that it's so safe]."

A large part of life at Forest Lakes is the access residents get to many wonderful and recently upgraded amenities. Says Gaylord, "In the past two years, Forest Lakes has invested over \$1million dollars to improve the amenities, infrastructure and services offered to its homeowners."

Shifflett says residents of Forest Lakes are able to enjoy six beautiful lakes, wooded lots, 10 miles of walking/biking paths, miles of nature trails, two large swimming pools, two basketball courts, 10 tennis courts (eight of which are lighted and six of which are composed of "ClayTech" surface), two soccer fields, a fitness center that is available to all residents and a competitive swim team that's part of the Jefferson Area Swim League.

Fitness programs are also available to all Forest Lakes residents and include exercise, yoga and karate. Resident-run social programs include Bridge Enthusiast, Young Life, Mom's Group, Forest Lakes Newcomers, Retired Ladies Coffee Group, Ladies

1926 English Oaks Circle • Albemarle



Elegant home located in the coveted Forest Lakes community showcases a vaulted Dining and Living room area, which is outfitted with a dual sided marble surround fireplace, sky lights, crystal chandeliers and gorgeous Brazilian Cherry flooring. Granite counter tops grace the large kitchen as well as tall and expansive ceilings. A four season sun room shares a dual sided fire place and allows for a perfect area for relaxation or curling up with a book! The Master suite has a loft-like feel, large walk-in closet and an attached master bath. This home is a perfect level-living oasis! \$379,000

1768 Mahogany Place • Albemarle



Why rent when you can own for the same price? This fabulous home is located on a generous corner lot of the coveted Forest Lakes community and is within walking distance of walking trails, tennis courts, a pool, community club house as well as local schools. The 3 bedroom home is adorned with upgraded appliances, modern lighting fixtures, features an open-floor plan, custom tiled kitchen counter tops, hardwood flooring, cathedral ceilings, an electric fireplace, expansive bay window as well as French doors. 1768 Mahogany place is an ideal selection for a first time home buyer! \$249,900



Julie Kuhl • 434-882-0227

www.CharlottesvilleMoves.com



Being there is why I'm here.

Kevin L. Mann, Agent
1760 Timberwood Blvd
Charlottesville, VA 22911
Bus: 434-978-1197
www.kevinmannagency.net

Whether you need a question answered, a problem solved or a claim reported, my job is to make it happen. Like a good neighbor, State Farm is there.®

CALL FOR A QUOTE 24/7.



State Farm™

Bible Study and FLCA "In-Betweeners." Other fitness and resident-run social programs are also available.

McGee calls the community's recent upgrades "really state-of-the art." Adds Johnson-Van Hoose: "There are no other neighborhoods in town with the same facilities...there's always something going on in Forest Lakes."

Another part of the activities in Forest Lakes is the community's farmer's market. The only farmer's market in our area to be run in a privately owned community, it runs April to October and is open every Tuesday from 4-7 p.m. at the neighborhood's South Recreation Center. Vegetables, meats, flowers, herbs, crafts and lots of other great local products are available for purchase.

Buying a home in Forest Lakes is "a great investment, long term," says Tara Savage, a resident of Forest Lakes and realtor with the Savage Team at Re/Max Assured Properties, "because of all the recent development on 29 North." Savage also points out the nearby top-ranked schools, including Baker-Butler and Hollymead elementary schools, Sutherland Middle School and Albemarle High School and the fact that NGIC, GE Fanuc and PRA, among other major employers are located nearby. Savage says, "It's a growing location in terms of jobs."



Photo courtesy of Fulton Gaylord.

Forest Lakes Living

Community Amenities include Pools & Walking Trails • Convenient to NGIC/DIA and Hollymead Shopping



Beautiful Townhome

3 BR, 2.5 BA. New carpeting, eat-in kitchen, family rm w/fireplace, formal DR. \$217,900. MLS# 463739. Alice Nye Fitch, 434.981.4562.



Experience Elegance!

4 BR, 2.5 BA. Open kitchen, formal DR, living rm w/ fireplace, family rm on 1st flr. Great deck! \$279,900. MLS# 469730. Sal Millione, 434.882.4000.



One Level Living

2BR, 2BA + den w/ built-in bookcases, hwd floors, high ceilings, FP, rear terrace & garage. \$277,200. MLS# 463671. Byrd Abbott, 434.242.9600.



Lightly Lived In

4 BR, 2.5 BA. FR w/fireplace opens to kitchen. Large rear deck. Bsmt w/ rec rm & 2 car garage. \$384,000. MLS# 469007. Rives Bailey, 434.227.4446.



Open & Elegant Floorplan

4 BR, 3.5 BA, hardwood floors, granite counters, landscaping & exterior maintenance incl. \$339,500. MLS# 468441. Rives Bailey, 434.227.4446.





Photo courtesy of Fulton Gaylord.

In turn, this recent growth has positively impacted home values in this community. Gaylord says: “Historically, Forest Lakes’ properties tend to hold their values better than others within the surrounding geographical area...almost 15 percent better.”

Johnson-Van Hoose elaborates, “Home values are stable here because the community keeps up the amenities, the roads, etc. Forest Lakes has a very strong HOA.”

When you consider all the features and benefits of the Forest Lakes community, it’s no wonder that many of those who live there like it so much they don’t leave. Remarks Judy Savage: “So many people move there and then as their family grows, they just move up [to larger homes] within the neighborhood.”

Other local realtors have experienced the same. Says McGee: “Interestingly enough a lot of people who call us [to list their homes] really want to stay in Forest Lakes. They will sell and re-buy in Forest Lakes.”

There are even those “who have been there since day one,” comments Tara Savage. “It’s a very established neighborhood. It’s also a very close-knit neighborhood because so many of the people have been there for a while.” However, Tara Savage is



BEFORE







AFTER



Tru-Brix® is a revolutionary thin brick siding system that can be installed over virtually any surface and is designed to replace vinyl, wooden, or aluminum siding. Now it's possible to have the brick home you've always dreamed of. Tru-Brix Real Brick Siding is the smart way to increase your home's value and curb appeal while giving you the beauty and security you deserve. Contact us today at **(434) 973-0535** for a free quote.

Available Exclusively from



SKYLINE BRICK
BLOCK • MASONRY • HARDSCAPING

3900 Seminole Trail
Charlottesville, VA 22911

(434) 973-0535
www.SkylineBrick.com

SUPER! SUPER! SUPER!



620 Wilder Drive • \$449,000

IMMACULATE STICK BUILT HOME WITH ROOM FOR EVERYONE AND IN ULTRA CONVENIENT LOCATION!!

SUPER BRICK HOME. This all brick home features first floor master bedroom plus true owners retreat on 2nd floor with separate den (or could be used as 2 BRs), bath & walk-in closet; living room with fireplace; huge great room with vaulted ceilings, bar, bay window; oversized double garage with high ceilings; wonderful bonus room ready for drywall; unfinished walkout basement; 2 laundry hookups, super deck overlooking private fenced back yard and much more. Good separation of living space for children, guests or extended family. Not in subdivision so no HOA fee.

Directions: 250 Bypass to Park St N (towards Rio) to R on Cutler Lane at Park St Christian Church or Rio Rd to L on Cutler before bypass.



SUPER CONVENIENT TO NGC & DIA

Super Townhouse - Forest Lakes South
Super Location - On cul-de-sac backing up to woods
Super Floorplan - Vaulted Ceilings/1st floor master
Super Price - \$255,000
Super Features - Hardwood floors, vaulted ceilings, gas FP, new kitchen counters, great condition

Directions: 29 North to Forest Lakes S; R on Ashwood all the way back through traffic circle. Bristlecone is next left.



Nena Harrell

United Land Corporation
Direct: 434-975-3334
Cell: 434-981-1529

Charlottesville's Favorite Auto Repair Shop is Right Here near Forest Lakes!



AIRPORT ROAD
AutoCenter
 COMPLETE AUTO CARE

Monday – Friday 7 a.m. - 6 p.m.

973-TIRE (8473)

1791 Airport Road, Charlottesville, VA 22911

Prompt, Courteous Service by ASE-certified Automotive Specialists



<p>AIRPORT ROAD AutoCenter COMPLETE AUTO CARE</p> <p>Lube, Oil & Filter \$35⁰⁰</p> <p>Use One or All Coupons At One Time Most Cars & Light Trucks. With coupon only. Expires 12/31/09.</p>	<p>AIRPORT ROAD AutoCenter COMPLETE AUTO CARE</p> <p>\$40⁰⁰ OFF ANY PURCHASE OF 4 TIRES</p> <p>Use One or All Coupons At One Time Most Cars & Light Trucks. With coupon only. Expires 12/31/09.</p>	<p>AIRPORT ROAD AutoCenter COMPLETE AUTO CARE</p> <p>Cooling System Flush & Fill \$109⁰⁰</p> <p>Use One or All Coupons At One Time Most Cars & Light Trucks. With coupon only. Expires 12/31/09.</p>	<p>AIRPORT ROAD AutoCenter COMPLETE AUTO CARE</p> <p>Automatic Transmission Flush \$129⁹⁵</p> <p>Includes Up To 6 Qts. Additional Qts. May Be Needed Use One or All Coupons At One Time Most Cars & Light Trucks. With coupon only. Expires 12/31/09.</p>	<p>AIRPORT ROAD AutoCenter COMPLETE AUTO CARE</p> <p>Wheel Alignment, Rotation, Balance & Check Brakes \$95⁹⁵</p> <p>Use One or All Coupons At One Time With coupon only. Expires 12/31/09.</p>
--	---	--	--	--

CURRENT FOREST LAKES LISTINGS



2870 Stratford Glen Way

MLS# 469136 • \$479,900
 4 Bedrooms, 3.5 Baths



2528 Indian Laurel Road

MLS# 470370 • \$329,900
 3 Bedrooms, 2 Baths



309 Pleasant Place

MLS# 470403 • \$525,000
 5 or 6 Bedrooms, 3.5 Baths



2071 Winterfield Circle

MLS# 463377 • \$256,900
 3 Bedrooms, 2 Baths



1999 English Oaks Circle

MLS# 468596 • \$389,900
 4 Bedrooms, 2.5 Baths

RE/MAX Assured Properties



434-951-9244

Each office independently owned & operated

SELLING FOREST LAKES SINCE 1993

quick to mention that the neighborhood is also very friendly to newcomers. "I've met tons of people just by being in my backyard," she points out.

Forest Lakes is so well maintained, convenient and chock-full of activities and amenities that realtors say the choice to live in Forest Lakes is a no-brainer for many homebuyers. When bringing prospective buyers to the area, says Judy Savage, "they always observe so many people outside their homes. They are friendly and waving. That always brings people back to consider the neighborhood [for their new home]."

Angie Holly Decker and Cheryl Walker of the Decker & Walker Team at Real Estate III, may say it best: "Forest Lakes is a great example of blending individuals and families with community. It is a delight to work with sellers in Forest Lakes, and buyers agree, the community sells itself."

There are currently 36 active listings including town homes and single-family houses in Forest Lakes, ranging in price from just under \$200,000 to the mid-\$500s. Forest Lakes "offers affordable options for all price ranges," says Johnson-Van Hoose. "We really feel there is something for everybody here."



Photo courtesy of Angie Hamm.

If you'd like more information on the Forest Lakes community, please contact your realtor. You can also visit www.forestlakes.net.

Living at Forest Lakes

Living in Forest Lakes has been the easiest place I've ever lived - especially with children! Everything you could possibly want or need is at your fingertips - great schools within walking distance, a plethora of shopping and dining in and around the neighborhood, pools, tennis courts, and even a gym. I especially love the walking/biking trails - you can go for miles and never leave the safety of Forest Lakes. There are also six lakes, two basketball courts, two soccer fields and a sand volleyball court. There is even a Farmer's Market that runs every Tuesday April to October. So nice to see the neighbors walking to the market with their reusable bags to get the week's fresh produce and other fun items the market offers!

The variety of home prices and sizes in Forest Lakes appeals to a very broad spectrum of home buyers. From \$163,000 to the mid \$500,000s one can choose from townhomes, manor homes, or detached single family homes from modest to lavish. Frank Kessler, one of the originators of Forest Lakes, really knew what he was doing when he designed Forest Lakes. The abundance of open space was cutting edge at the time the development started - and it still adds to the appeal and marketability of the neighborhood - lots of grassy areas, mature trees and gorgeous lakes - all surrounded by woods for hiking and wildlife.

One home currently on the market is located on a quiet side street at 2506 Brandermill Place. With five bedrooms and a designated office, this home has room for everyone. Hardwood floors on both the 1st and 2nd floors is an added bonus to the house. Other attributes include granite countertops, an open kitchen/family room floorplan and an on-grade garage. This home is available to purchase for \$429,900. (MLS 467788)



Gracie Haines

434-953-8183

CAAR Honor Society
Circle of Excellence
Diamond Club

graciehaines@realestateiii.com

www.graciehaines.net

Real Estate, with Grace



2660 Powell Creek • \$321,900 • MLS#467686

FOREST LAKES



Immaculate home in Forest Lakes South. New hardwood floors, fresh paint, very nicely landscaped. One block from the elementary and middle schools and recreation facilities.

1745 Jumpers Run • \$287,900 • MLS#467165

FOREST LAKES



Great home located in the well established Forest Lakes Subdivision. Very mature lot, with mature foliage. Wooded views off the back. Full basement with pull in garage.



G.R. Falls • 434-760-2500

grfalls@remax.net



This is home!



FOREST LAKES



3353 Turnberry Circle \$314,500
3BR/2.5BA/home adjacent to park
Angie Holly Decker 434.953.8866



2506 Brandermill Place \$429,900
5BR/3.5BA/back to quiet, wooded area
Gracie Haines 434.953.8183
Visit www.graciehaines.net



3293 Turnberry Circle \$525,000
4BR/2.5BA/3514 finished sq. ft./3rd floor
Voe & Bobby Montgomery 434.466.5650
Visit www.voeandbobby.com



439 Pleasant Place \$379,500
3BR/2BA/ideal 1-level living/open plan
Todd McGee 434.882.1327
Claudia Van Hoose 434.409.5702



2613 Ravenscroft Way \$276,500
2BR/3BA/fabulous finished w/o basement
Claudia Van Hoose 434.409.5702



2956 Magnolia Bend \$274,900
3BR/2.5BA/1720sq.ft./fenced backyard
Lori Meistrell 434.242.6294



2190 Timber Meadows \$349,900
4BR/2.5BA/all new kitchen appliances
Bob & Elena Harris 434.882.4296
visit www.forestlakes.com



3323 Turnberry Circle \$274,900
3BR/2BA townhome/2-sided fireplace
Lori Meistrell 434.242.6294

These fabulous
Forest Lakes listings are
brought to you by:

REAL ESTATE III

The Best. One Home at a Time™

