

\$2,995,000 - 290 Carrs Bridge Rd , Lake Anna, BUMPASS

MLS® #VALA2007298

\$2,995,000

8 Bedroom, 6.00 Bathroom, 7,017 sqft
Residential on 4.96 Acres

NONE AVAILABLE, BUMPASS, VA

Welcome to Carr's Bridge Estates "The Ultimate Waterfront Luxury Retreat" ***
STARING CONSTRUCTION ***

This exceptional waterfront home offers 7,017+ square feet of meticulously designed living space across three levels. Featuring 8 bedrooms, 5 full baths, and 2 half baths, this 4.96-acre property is nestled on the private side of Lake Anna"providing both space and seclusion with no HOA.

Where New Construction Meets Luxury
This yet-to-be-built retreat offers a private oasis with breathtaking water views, designed to immerse you in the beauty of waterfront living while blending elegance and exclusivity.

A Breathtaking Lakeside Experience
With 120 feet of pristine shoreline and a gently sloping elevation, this property ensures stunning water views and unforgettable sunset moments. Enjoy direct lake access and a beautifully landscaped yard, creating the perfect balance of tranquility and luxury.

Designed for Sophisticated Living
The main level welcomes you with an open-concept layout, 10-foot ceilings, a dramatic two-story great room and dining area, screened porches, and a spacious deck ideal for entertaining. The modern chef's kitchen is equipped with premium stainless



steel appliances and quartz countertops, seamlessly blending style and function.

The primary suite on the main floor is a sanctuary of elegance, showcasing a spa-like ensuite with marble accent wall tiles, a freestanding bathtub, a luxurious shower, and a private screened porch overlooking the lake. Two additional bedrooms, a full bath (one with a private screened porch), and a first-floor laundry room complete this level.

Elevated Comfort & Entertainment

The upper level features three additional bedrooms—two with private balconies overlooking the lake—a cozy sitting area, 9-foot ceilings, and a den, perfect for a home office.

The lower-level walkout is an entertainer's™ dream, complete with a full kitchen/bar, fireplace, and two additional rooms that can serve as guest suites, a media room (available as an upgrade), or a home office—providing versatile space to fit your lifestyle.

A Customizable Lakefront Haven

This private waterfront retreat allows you to personalize your dream home by selecting interior and exterior finishes, colors, and optional upgrades—including the possibility of adding an elevator as an upgrade.

An Unmatched Investment Opportunity

INVESTORS: Lake Anna has been ranked the #1 short-term rental destination in the nation! With its exceptional amenities and prime location, this property offers a highly profitable investment opportunity.

Don't™ Miss This Rare Opportunity!

Call today for more details on available floor plans and waterfront lots. Please note: Images showcase the builder's™ craftsmanship and

available upgrade options.

Built in 2025

Essential Information

MLS® #	VALA2007298
Price	\$2,995,000
Bedrooms	8
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	7,017
Acres	4.96
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Craftsman, Farmhouse/National Folk, Contemporary
Status	Active

Community Information

Address	290 Carrs Bridge Rd , Lake Anna
Subdivision	NONE AVAILABLE
City	BUMPASS
County	LOUISA-VA
State	VA
Zip Code	23024

Amenities

Amenities	Soaking Tub, Stall Shower, Tub Shower, Butlers Pantry, Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors
Utilities	Electric Available, Phone, Propane
# of Garages	3
Garages	Basement Garage, Inside Access, Garage Door Opener
View	Lake
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Efficiency, Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer - Electric, Microwave
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Connecting Stairway, Fully Finished, Garage Access, Heated, Interior Access, Outside Entrance, Sump Pump, Walkout Level, Windows, Walkout Stairs, Other
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank, Stone
Exterior Features	Exterior Lighting, Porch(es), Balconies-Multiple, Patio, Deck(s), Porch-screened
Lot Description	Bulkheaded, Backs to Trees, Fishing Available, Flag Lot, Front Yard, Level, Open, Lot Premium, Private, Rear Yard, Ski in/Ski out, Trees/Wooded
Foundation	Concrete Perimeter

School Information

District	LOUISA COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	February 14th, 2025
Days on Market	255
Zoning	R1

Listing Details

Listing Office	Samson Properties
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