

\$1,350,000 - 31 Boxwood Dr, BUMPASS

MLS® #VALA2008062

\$1,350,000

4 Bedroom, 5.00 Bathroom, 4,197 sqft

Residential on 1.02 Acres

MILL RUN, BUMPASS, VA

Affordable Waterfront Living with TWO Boat Docks!

Discover Mill Run, the best community on Lake Anna's private side. Visit our finished model this weekend. Don't miss the opportunity to tour this beautiful home. Private showings are available through your local Lake Anna agents, and model homes are also open for viewing.

Find your peace at Lake Anna. This waterfront home sits on a cul-de-sac lot with direct lake access and is surrounded by mature trees and a wooded buffer that provides exceptional privacy. Enjoy beautiful views of Lake Anna from the rear and left side of your new home. The home is perfectly positioned on the lot with a full walkout basement just a short stroll to your private shoreline. Larson Custom Homes will build your dream dock, including a covered area, so you can create your own lakefront retreat.

This is a true custom home and the first of its kind on the shores of Lake Anna. It is thoughtfully designed for lake living. With over 4,100 square feet of luxury and a more efficient footprint, it offers both value and the unmatched quality of a Larson Custom Home.

Windows, windows, windows. Enjoy floor-to-ceiling glass, dramatic two-story spaces, a formal dining room with cathedral ceilings, and optional faux wood beams. This



home was custom designed to fit this specific lot, offering a layout that is both elegant and comfortable. The price includes luxury vinyl plank flooring throughout, tile in the bathrooms, a two-zone dual-fuel HVAC system, gas fireplace, and an impressive kitchen with a slide-in range and wall oven/microwave combo. Photos reflect the actual finish level of the home.

The finished basement is built for entertaining and relaxation. It features a fully insulated media room with a raised stage and custom lighting, a stunning wet bar with flip-up windows that open to your covered patio, a full bath, bedroom, and a huge rec room, all finished with luxury vinyl plank flooring.

Upstairs includes a spacious open loft along with two additional bedrooms and two full baths.

This homesite also includes a covered boat slip in the community's premier common area, located directly across the street from your new home. With water and power at the dock, it is ready for you to enjoy your lake lifestyle.

Use your own construction loan. This pricing reflects that flexibility and allows you to build more, stay within your budget, and pay only for the options and finishes you truly love.

Stop by this weekend or call for a private tour of one of the Larson Custom Homes models at Lake Anna. You will not be disappointed. Start enjoying your weekends at the lake today.

Built in 2026

Essential Information

MLS® #	VALA2008062
Price	\$1,350,000

Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	4,197
Acres	1.02
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

Community Information

Address	31 Boxwood Dr
Subdivision	MILL RUN
City	BUMPASS
County	LOUISA-VA
State	VA
Zip Code	23024

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Recessed Lighting, Walk-in Closet(s)
Utilities	Propane, Under Ground
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener
View	Lake, Water
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Exhaust Fan, Icemaker, Microwave, Oven-Self Cleaning, Oven-Wall, Oven/Range-Gas, Refrigerator, Water Heater, Water Heater - Tankless
Heating	Zoned, 90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Walkout Level

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Shake, Vinyl Siding
Exterior Features	Exterior Lighting, Flood Lights, Patio, Porch(es)
Lot Description	Private, Backs to Trees, Rear Yard, Cul-de-sac
Windows	Low-E, Palladian, Screens, Sliding, Vinyl Clad
Roof	Architectural Shingle
Foundation	Passive Radon Mitigation, Other

School Information

District	LOUISA COUNTY PUBLIC SCHOOLS
Middle	LOUISA COUNTY
High	LOUISA COUNTY

Additional Information

Date Listed	June 18th, 2025
Days on Market	128
Zoning	R2

Listing Details

Listing Office	RE/MAX Distinctive Real Estate, Inc.
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Listing information last updated on October 23rd, 2025 at 9:01pm EDT