

\$3,400,000 - 40 Grandview Dr, MINERAL

MLS® #VALA2008438

\$3,400,000

5 Bedroom, 4.00 Bathroom, 5,750 sqft

Residential on 5.70 Acres

GRANDVIEW, MINERAL, VA

Discover this standout waterfront estate at Lake Anna, Virginia, that comes furnished and offers stunning panoramic lake views from nearly every room. Privately situated on 5.7 acres across three waterfront lots (LOTS 3, 4 & 5) and NO HOA, this custom-built retreat has over 500 feet of bulkhead shoreline and an impressive four-slip boathouse with composite decking (deep water 10+ feet). Two slips are enclosed to protect your watercraft, and all four are equipped with electric lifts. The boathouse also features a spacious sun deck, partially covered for shade, perfect for relaxing by the water. Inside, you'll find approximately 5,750 square feet of living space with 5 bedrooms and 4 full baths. The main level showcases a family room with a double-sided stone fireplace, a large kitchen with granite counters, a center island with seating, a breakfast nook, and a separate dining room. Enjoy multiple living areas including a living room, two sitting rooms, and a spacious primary suite with a corner gas fireplace, walk-in closet, bath with jetted tub, separate shower and a private balcony overlooking the lake. The fully finished walkout basement expands your entertaining space with a family room featuring another double-sided fireplace, recreation area, wet bar, four additional bedrooms, and two full baths. Outdoor living is exceptional with a back deck, screened porch, covered porch with ceiling fan, and a lakeside fire pit to gather around with friends and family. Additional



highlights include a gated entrance, long paved circular driveway, two-car attached garage, stone and stucco exterior, whole-house generator, lake-fed irrigation, storage shed, and a paved golf cart path down to the boathouse. Great location conveniently located less than five minutes from groceries and dining, and positioned mid-lake just south of the 208 Bridge. Come discover where unforgettable memories are made and lakefront living begins. Projected rental income in MLS documents!

Built in 1998

Essential Information

MLS® #	VALA2008438
Price	\$3,400,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	5,750
Acres	5.70
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	40 Grandview Dr
Subdivision	GRANDVIEW
City	MINERAL
County	LOUISA-VA
State	VA
Zip Code	23117

Amenities

Amenities	Attic, Master Bath(s), Shades/Blinds, Wet Bar/Bar, Bathroom - Jetted Tub, Stall Shower, Bathroom - Walk-In Shower, Carpet, CeilingFan(s),
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	Entry Lvl BR, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors
Utilities	Under Ground, Cable TV Available, Propane
Parking	Paved Driveway, Asphalt Driveway, DW - Circular
# of Garages	2
Garages	Garage Door Opener, Garage - Front Entry, Inside Access
View	Lake, Water, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Dryer, Icemaker, Oven-Double, Oven-Self Cleaning, Oven-Wall, Refrigerator, Washer, Water Heater, Built-In Microwave, Oven/Range-Electric
Heating	Forced Air, Heat Pump(s)
Cooling	Heat Pump(s), Programmable Thermostat, Ceiling Fan(s), Zoned, Central A/C, Wall Unit
Has Basement	Yes
Basement	Daylight, Full, Connecting Stairway, Full, Fully Finished, Improved, Heated, Interior Access, Outside Entrance, Poured Concrete, Rear Entrance, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Corner, Double Sided, Gas/Propane, Stone
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Concrete/Block, Stucco
Exterior Features	Flood Lights, Udrgrd Lwn Sprnklr, Satellite Dish, Boat Storage, Extensive Hardscape, Exterior Lighting, Lawn Sprinkler, Balconies-Multiple, Deck(s), Patio, Porch(es), Porch-screened
Lot Description	Lot Premium, Landscaping, Trees/Wooded, Private, Cul-de-sac, Additional Lot(s), Bulkheaded, Front Yard, Rear Yard, Secluded, Partly Wooded
Windows	Insulated, Double Pane, Screens
Roof	Composite, Shingle
Foundation	Concrete Perimeter

School Information

District	LOUISA COUNTY PUBLIC SCHOOLS
Elementary	THOMAS JEFFERSON
Middle	LOUISA COUNTY
High	LOUISA COUNTY

Additional Information

Date Listed	August 19th, 2025
Days on Market	70
Zoning	R

Listing Details

Listing Office	Lake Anna Island Realty, Inc.
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Listing information last updated on October 27th, 2025 at 11:00pm EDT