

# \$772,500 - 195 Promise Ln, BUMPASS

MLS® #VALA2008692

**\$772,500**

5 Bedroom, 4.00 Bathroom,  
Residential on 0.80 Acres

NOAH'S LANDING, BUMPASS, VA

Welcome to Noah's Landing at Lake Anna, where timeless design meets modern lake living. Built by J.D. Goodman Builder Inc., this brand-new Craftsman-style home is thoughtfully positioned on a prominent corner lot with seasonal lake views and lake access on the highly desirable private side of Lake Anna.

Inside, every detail has been designed for both beauty and function. The open-concept floor plan features a vaulted family room with a gas fireplace and shiplap surround, creating a dramatic yet inviting centerpiece. The gourmet kitchen offers quartz countertops, a farmhouse sink, under-cabinet lights, tile backsplash, soft-close cabinetry, a large closet pantry, and a spacious peninsula for entertaining. The family room features vaulted ceilings and a showstopping fireplace adorned with a custom mantel and shiplap design. The dedicated dining area and gracious foyer add a touch of elegance, and the large double windows and double-front door allow ample nature light into the space. LVP flooring

Retreat to the main-level primary suite, complete with a spa-inspired bathroom featuring dual vanities, soaking tub, tiled shower w/niche, rainfall showerhead, and walk-in closet. A second primary suite upstairs provides privacy for guests, while two additional bedrooms downstairs share a beautifully tiled bath. A flex room/5th bedroom with private en-suite bath offers versatility as a guest suite, office, or media room.



Outdoor living shines with a large covered back porch and composite decking, ideal for year-round gatherings and quiet mornings. Additional features include a painted two-car garage, laundry/mudroom, conditioned crawl space, and 42â€• sidewalk.

This property is not only perfect as a full-time residence or second home, but also offers the flexibility for short-term rentals (Airbnb/VRBO), making it an attractive investment opportunity at Lake Anna.

Located just minutes from public-side marinas, waterfront dining, local wineries, and craft breweries, this home provides the perfect balance of relaxation and convenience.

Whether youâ€™re searching for Lake Anna homes for sale, new construction at Lake Anna, or a short-term rental investment on the private side, this home delivers it all. Up to 1% in closing costs from the preferred lender.

Built in 2025

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | VALA2008692 |
| Price      | \$772,500   |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 4           |
| Acres      | 0.80        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Craftsman   |
| Status     | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 195 Promise Ln |
| Subdivision | NOAH'S LANDING |
| City        | BUMPASS        |
| County      | LOUISA-VA      |

|          |       |
|----------|-------|
| State    | VA    |
| Zip Code | 23024 |

### Amenities

|              |                                                                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Bathroom - Walk-In Shower, Tub Shower, Built-Ins, CeilingFan(s), Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s) |
| Utilities    | Propane                                                                                                                                                           |
| Parking      | Asphalt Driveway                                                                                                                                                  |
| # of Garages | 2                                                                                                                                                                 |
| Garages      | Garage - Side Entry, Garage Door Opener                                                                                                                           |
| View         | Lake, Limited                                                                                                                                                     |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                       |
| Appliances        | Dishwasher, Exhaust Fan, Instant Hot Water, Microwave, Oven/Range-Gas |
| Heating           | Heat Pump(s)                                                          |
| Cooling           | Central A/C, Heat Pump(s)                                             |
| # of Stories      | 1                                                                     |
| Stories           | 1.5 Story                                                             |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Frame, Vinyl Siding                                    |
| Exterior Features | Gutter System, Flood Lights, Porch(es), Porch-screened |
| Lot Description   | Cleared, Corner Lot                                    |
| Windows           | Vinyl Clad                                             |
| Roof              | Shingle                                                |
| Foundation        | Crawl Space                                            |

### School Information

|          |                              |
|----------|------------------------------|
| District | LOUISA COUNTY PUBLIC SCHOOLS |
|----------|------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 18                |
| Zoning         | R2                |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Samson Properties |
|----------------|-------------------|

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