

\$949,900 - 3807 Bear Tree Ln, BUMPASS

MLS® #VASP2032560

\$949,900

5 Bedroom, 3.00 Bathroom, 3,008 sqft
Residential on 2.95 Acres

BEAR TREE COVE, BUMPASS, VA

This beautifully renovated waterfront home combines modern updates with relaxed lakeside living. Inside, you'll find new flooring throughout, updated main level bathrooms, a renovated kitchen, and a fully finished basement with a brand-new full bathroom.

The property includes 2 waterfront lots sold together. Lot 7 features the home, while Lot 8 offers a buildable one-acre parcel. Both lots feature a shared private waterfront access and private driveway, presenting a rare opportunity for expansion or investment.

Enjoy panoramic lake views from the fully renovated two-slip boathouse, complete with an upper-level sundeck—perfect for sunbathing, entertaining, taking in the views and simply relaxing. A screened-in gazebo right on the water provides another peaceful spot to unwind while taking in the natural beauty on the water.

Despite the privacy and exclusivity, the property is conveniently located near Dukes Creek Marina. Just a short ride away (2 minutes by car and 3 minutes by kayak/canoe), the marina provides everything you need—from boat fuel and watercraft rentals (including pontoons and jet skis) to snacks, groceries, fishing gear, beach supplies, fresh pizza, and ice cream. Et cetera, et cetera, et cetera!



This property offers a unique chance to own a versatile, move-in ready home with room to grow—all on the shores of beautiful Lake Anna. Owners would even consider selling the home fully furnished due to being Airbnb or VRBO established and ready to rent out and capitalize on the potential summer renters. In fact, the owners have several bookings lined up already and are willing to let the new owners capitalize on these future VRBO/AirBnB renters already established from May - September.

The main level boasts three bedrooms, two full bathrooms, a family room with a wood-burning fireplace, a separate dining room, and a den. There is also a spacious sunroom with a gas fireplace which provides stunning views. The basement includes a large recreation/living room, two additional bedrooms, and a newly installed full bathroom. The basement and utility room have been fully waterproofed, with a sump pump and warranty for peace of mind.

Outdoor features include a large rear deck spanning the length of the home providing even more stunning views, complete with a hot tub (As-Is). The attached two-car garage comes equipped with an EV charging unit. A concrete front patio and walkway provide easy access from the driveway.

Enjoy approximately 140 feet of waterfront utilizing your newly updated boathouse with a brand-new sundeck showing stunning view of the lake and wildlife along with a double bay for boats and jetskis, and a renovated screened gazebo overlooking the water. This private, meticulously maintained home is a true waterfront retreat, just minutes from Dukes Creek Marina for effortless lake access and lake life.

Currently, the owners have the home thoughtfully configured to maximize both privacy and income potential. The fully finished basement which can be secured (lockable) serves as their personal living space, featuring two bedrooms and a full bathroom in a secure and private setting. The main level is set up as a separate rental unit, making it easy to generate short-term rental income through Airbnb or VRBO. This versatile layout is ideal for those looking to offset ownership costs, host guests comfortably, or enjoy multi-generational living. Whether you're seeking a full-time residence, a weekend escape, or a dual-purpose investment property, this home offers unmatched flexibility to fit your lifestyle.

Built in 1984

Essential Information

MLS® #	VASP2032560
Price	\$949,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,008
Acres	2.95
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	3807 Bear Tree Ln
Subdivision	BEAR TREE COVE
City	BUMPASS
County	SPOTSYLVANIA-VA
State	VA

Zip Code 23024

Amenities

Amenities Attic, Built-Ins, CeilingFan(s), Central Vacuum, Pantry, Tub Shower, Walk-in Closet(s), Wood Floors, Water Treat System, Upgraded Countertops, Recessed Lighting, Entry Lvl BR, Bathroom - Walk-In Shower, Exposed Beams, Master Bath(s), Shades/Blinds

Parking Gravel Driveway, Lighted Parking, Private

of Garages 2

Garages Garage - Front Entry

View Water, Lake, Trees/Woods

Is Waterfront Yes

Waterfront Lake

Interior

Interior Features Floor Plan-Traditional

Appliances Built-In Microwave, Built-In Range, Central Vacuum, Dishwasher, Dryer - Electric, Exhaust Fan, Icemaker, Microwave, Oven-Self Cleaning, Oven-Single, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Water Heater, Disposal, Dryer-front loading, Washer, Water Heater - Tankless

Heating Heat Pump - Electric BackUp

Cooling Heat Pump(s), Central A/C

Has Basement Yes

Basement Daylight, Full, Fully Finished, Heated, Improved, Sump Pump, Water Proofing System, Windows, Interior Access

of Stories 2

Stories 2 Story

Exterior

Exterior Block, Brick and Siding, Frame, Vinyl Siding

Exterior Features Flood Lights, Hot Tub, Outbuilding Apartment, Satellite Dish, Secure Storage, Sidewalks, Deck(s), Porch(es)

Lot Description Partly Wooded, Open, Private, Rear Yard, Rural, Cleared, Front Yard, Fishing Available, No thru street, Lot Premium, Secluded

Windows Double Hung, Energy Efficient, Low-E

Roof Architectural Shingle

Foundation Block

School Information

Additional Information

Date Listed	May 5th, 2025
Days on Market	176
Zoning	RR

Listing Details

Listing Office	EXP Realty, LLC
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