

\$3,500,000 - 11200 Emery Ln, BUMPASS

MLS® #VASP2035612

\$3,500,000

7 Bedroom, 6.50 Bathroom, 5,264 sqft

Residential on 1.55 Acres

NONE AVAILABLE, BUMPASS, VA

Positioned on one of Lake Anna's most extraordinary point lots, this deep-water estate offers incomparable, breathtaking panoramic views, unmatched privacy, and a proven business opportunity. Encompassing 1.55 acres of fee-simple land, an additional 1.66 acres of Dominion Shoreland, and an impressive 1,260 feet of bulkheaded shoreline, this property is truly without equal. Words cannot convey the tranquility and joy that one feels as they enjoy the expanse of this waterfront property.

The expansive lake views will take your breath away and soothe your soul. Every thoughtful feature of this property will heighten your time with family and friends, creating priceless, lasting memories. Designed with intention, every detail enhances the lakeside experience. Outdoor amenities include shaded gathering areas, whimsical birdhouses, three inviting gazebos, a tranquil koi pond, and a variety of recreation and entertainment spaces. Whether hosting family reunions, elegant weddings, or corporate retreats, the property seamlessly adapts to every occasion.

With a loyal base of repeat renters returning year after year, this established destination offers not only a private sanctuary but also exceptional income potential. Already established as a premier rental and event venue, this waterfront estate provides a rare opportunity to enjoy the best of Lake Anna



while benefiting from consistent income potential. This home was originally built in the 1960s, before the lake construction had begun. The current owner purchased it in the early 1970s and began cultivating his vision for a home where he could entertain any number of friends and family. He also enjoyed the ability to have his ultralight seaplane and keep it in its own hangar, with an adjoining RV garage, along with numerous lake toys for the ultimate lake lifestyle. While the home is understated, its seven bedrooms and 6.5 bathrooms welcome family, friends, and renters who delight in the location and the ease with which they can dine, swim, and play in the privacy of the ultimate lake setting.

For investors, the potential of this property could bring your dreams to fruition. Let your imagination bring this property to a new level of spectacular.

See the feature sheet in Documents for amenities too extensive to list here.

Built in 1965

Essential Information

MLS® #	VASP2035612
Price	\$3,500,000
Bedrooms	7
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	5,264
Acres	1.55
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Cabin/Lodge
Status	Active

Community Information

Address	11200 Emery Ln
Subdivision	NONE AVAILABLE
City	BUMPASS
County	SPOTSYLVANIA-VA
State	VA
Zip Code	23024

Amenities

Amenities	Attic, Entry Lvl BR, Skylight(s), Sound System
Utilities	Under Ground, Propane
Parking	Paved Driveway, Paved Parking, Private
# of Garages	2
Garages	Basement Garage, Garage - Front Entry, Garage - Rear Entry, Garage Door Opener, Underground, Additional Storage Area, Other
View	Lake, Panoramic, Scenic Vista, Water
Is Waterfront	Yes
Waterfront	Lake

Interior

Appliances	Cooktop, Dishwasher, Dryer, Extra Refrg/Frz, Freezer, Oven-Double, Oven-Wall, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer, Water Heater, Water Heater - Tankless, Microwave
Heating	90% Forced Air, Central, Heat Pump(s), Programmable Thermostat, Zoned
Cooling	Heat Pump(s), Multi Units, Programmable Thermostat, Zoned, Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Other, Connecting Stairway, Daylight, Partial, Full, Heated, Improved, Interior Access, Outside Entrance, Poured Concrete, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick
# of Stories	2
Stories	2 Story

Exterior

Exterior	Wood, Vinyl Siding, Brick and Siding
Exterior Features	BBQ Grill, Boat Storage, Exterior Lighting, Hot Tub, Outbuilding

	Apartment, Play Area, Play Equipment, Roof Deck, Other, Flood Lights, Gutter System, Secure Storage, Sidewalks, Water Fountains, Deck(s), Roof Deck, Porch-wraparound, Porch(es), Private Beach
Lot Description	Bulkheaded, Not In Development, Private
Windows	Skylights, Double Hung
Foundation	Block, Slab

School Information

District	Spotsylvania County Public Schools
Elementary	CALL SCHOOL BOARD
Middle	CALL SCHOOL BOARD
High	CALL SCHOOL BOARD

Additional Information

Date Listed	October 14th, 2025
Days on Market	12
Zoning	RR

Listing Details

Listing Office	KW Realty Lakeside
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