

\$1,759,000 - 13308 Black Walnut Ln, SPOTSYLVANIA

MLS® #VASP2036092

\$1,759,000

6 Bedroom, 6.50 Bathroom, 4,248 sqft

Residential on 1.50 Acres

MAGNOLIA HARBOUR, SPOTSYLVANIA, VA

Amazing Waterfront Home on 1.5 acres in premier Magnolia Harbour neighborhood is a MUST SEE! Over 4200 sq ft of finished living space plus over 1700 sq ft of additional unfinished space awaiting in the walkout basement. Located mid-lake on Lake Anna's public side, this 6 bdrm-6 bath home (3 bdrm septic) is nestled in the back of a cove. A two-level single slip boathouse (w/ electric hoist) offers a spacious 2nd story sunning and observation deck which provides long views to the main lake. The contemporary layout of this home boasts an expansive open concept across the family room, kitchen, and eating nook with loads of natural light and views of the lake. This home is awesome for entertaining and/or vacation rental as it offers four Primary Suites and two additional bedrooms sharing a Jack-and-Jill bath. Bedrooms with walk-in closets. This home is loaded with many upgrades including authentic Australian Cyprus hardwood (known for durability and density), a To-Die-For spa/shower featuring steam, aroma therapy, massage, and built-in music; 2 baths with advanced vanity mirrors with dimmable LED lighting and anti-fog mirror systems, 2 Rinnai tankless water heaters, Trex decking, over-sized 3-car attached garage, an extra-large rear deck spanning full length of the home, and a large 3-Season room. The kitchen includes Silestone quartz countertops, stainless steel appliances, a 5-burner propane gas cooktop, double wall-oven, and Italian



ceramic flooring. And this home comes fully furnished!

Experience the ultimate in lake living with the perfect mid-lake location in close proximity to several marinas for easy access to fuel your vessel. Magnolia Harbour is just minutes by water or road to Lake Anna Plaza (housing multiple restaurants) and the Lake Anna Taphouse; is accessible by car or boat ride to MooThru Ice Cream and putt putt golf; and is also conveniently located by road to additional restaurants, a winery, a cidery, several breweries, and the Food Lion. Hi-Speed internet is available with Xfinity service. Be sure to schedule a showing before you miss the chance to purchase this gem!

Built in 2012

Essential Information

MLS® #	VASP2036092
Price	\$1,759,000
Bedrooms	6
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	4,248
Acres	1.50
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Colonial, Contemporary
Status	Active

Community Information

Address	13308 Black Walnut Ln
Subdivision	MAGNOLIA HARBOUR
City	SPOTSYLVANIA
County	SPOTSYLVANIA-VA
State	VA

Zip Code 22551

Amenities

Amenities Attic, Soaking Tub, Bathroom - Walk-In Shower, CeilingFan(s), Entry Lvl BR, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors, Sauna

Utilities Under Ground, Propane

of Garages 3

Garages Garage - Side Entry, Garage Door Opener, Inside Access, Oversized

View Lake

Is Waterfront Yes

Waterfront Lake

Interior

Appliances Cooktop, Dishwasher, Dryer, Disposal, Icemaker, Microwave, Oven-Double, Oven-Single, Oven-Self Cleaning, Oven-Wall, Refrigerator, Stainless Steel Appliances, Washer, Instant Hot Water

Heating Heat Pump - Gas BackUp

Cooling Central A/C, Ceiling Fan(s)

Has Basement Yes

Basement Other, Heated, Partially Finished, Walkout Level, Windows, Sump Pump

Fireplace Yes

of Fireplaces 2

Fireplaces Fireplace - Glass Doors, Wood, Gas/Propane

of Stories 2

Stories 2 Story

Exterior

Exterior Brick and Siding, Vinyl Siding

Exterior Features Boat Storage, Gutter System

Lot Description Backs to Trees, Front Yard, Road Frontage, Partly Wooded, Fishing Available

Roof Shingle

Foundation Concrete Perimeter

School Information

District Spotsylvania County Public Schools

Elementary LIVINGSTON

Middle POST OAK

High SPOTSYLVANIA

Additional Information

Date Listed	September 13th, 2025
Days on Market	39
Zoning	RR

Listing Details

Listing Office	KW Realty Lakeside
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