



ANNA VISTA II - LOT 36

HOME AND BOATHOUSE FEATURES

PROPERTY

- 1 acre with exclusive use of .65 acres of waterfront in a brand-new upscale development known as Anna Vista II.
- Public side of Lake Anna (enjoy marinas, restaurants, shopping and much more by boat!)
- EXPANSIVE lake views on one of the widest sections of the lake
- ~190' of lake frontage

BOATHOUSE - COMING SOON

- 1,330 SF with TWO boat slips (30' & 26') and TWO 5,600 LB boat lifts with carpeted runners
- 9'x14' enclosed bar area with roll up door
- 7'x14' enclosed storage area
- 16'x16' covered patio
- 16'x26' sundeck
- 8' +/- DEEP water depth at boats slips
- Shingles to match main house, low maintenance siding and composite decking

HOME FEATURES

INTERIOR

- 6,115 Finished Sq. Ft.
- 5 bedrooms, exercise room, office, large rec room, theater room, finished room over garage and 6.5 bathrooms
- Superior Wall foundation with 15-year manufactures warranty
- 10' ceilings on first floor and 9' ceilings in basement and on 2nd floor
- Vaulted 13' ceiling in dining area
- Oversized baseboard and craftsman door/window trim throughout. Custom beams, barn doors, and features per plan
- Stained oak tread staircases from 1st to 2nd floor with custom railing design.
- Durable name brand engineered hardwood throughout on the 1st floor, including master.
- Tiled laundry room and bathrooms (except powder room on 1st floor to be hardwood)
- Gas fireplace in family room with custom surround and built in cabinetry on each side
- Structure wiring package with cable and data along with HDMI prewire above fireplace
- Recessed can lighting throughout
- Interconnected smoke alarm system
- Prewired security system
- Prewired for projector and 7.2 surround sound in basement theater
- Large storage/mechanical room in basement

KITCHENS/WET BAR

- Gourmet chef's kitchen and large island with area for seating
- 48" stainless steel commercial gas range/oven with hood
- TWO oversized stainless steel French door refrigerators with freezer below.
- TWO stainless dishwashers in island
- Large stainless steel sink with garbage disposal
- Granite and/or marble countertops with tile backsplash
- Custom designed cabinets with top glass cabinets to ceiling
- Under and upper glass cabinet lighting
- Wet bar area with custom designed cabinetry, sink, ice maker and beverage cooler. Granite and/or marble countertops
- FULL basement kitchen setup with custom cabinetry and granite countertops. Wired and plumbed for appliance connections

ENERGY SAVING AMENITIES

- Tankless gas water heater with recirculation pump for expedited hot water at every fixture
- Energy efficient heat and electric air conditioning
- R-38 insulated ceiling, where applicable
- R-15 insulated exterior walls
- Insulated energy efficient exterior doors
- Water saving toilets and faucets
- Energy efficient double hung vinyl windows

BATHROOMS

- Designer master bathroom with tile shower and floor. Granite/marble vanity top with undermount sinks.
- Master shower will include niche box, corner bench, rain head feature and frameless glass enclosure.
- 2nd floor guest bathrooms to have tile floors and shower walls with bypass glass doors.
- Finished full bathroom in basement with tile floors and fiberglass tub/shower.

EXTERIOR

- 30 year high definition dimensional shingles with standing seam metal accents
- Low maintenance exterior with James Hardie fiber cement siding
- Covered front porch with composite decking. Columns, ceilings, and bracket feature to be stained wood
- Stained mahogany 8' tall double entry door with glass inserts
- 12'x30' covered deck with composite decking and vinyl/aluminum railings with staircase to rear yard
- Basement walk out to 12'x24' concrete patio
- LED exterior lighting including recessed cans, floods and decorative lanterns (dusk to dawn).
- Two-car garage with openers
- Gutters and downspouts
- (3) hose bibs
- Asphalt paved driveway