

in this issue:



Lake Anna Aerial Photos page 3



Beaver Attack page 4



'Crazy Good' Recipe page 11



Real Estate Buying Tips page 14



TV Show at Lake Anna Progresses

In the last issue of the Lake Anna Breeze, it was announced that LATv would be premiering several new programs that showcase life around the Lake Anna area. The response from the Lake Anna and surrounding communities was overwhelming. Plans are moving forward to production, with a meeting of all interested parties that will converge at the Lake Anna Information Center (2991 New Bridge Road, Mineral) on Tuesday, August 7th at 5:00 pm. If you have an interest or background and would like to contribute or feel you have a talent for television and/or production, you are encouraged to attend - please call (540) 872-0684 for more information. The first program will debut in the week to follow.

The first program will be Lake Anna Now, an inform-
continued on page 3



Second Annual Best of Lake Anna Awards Nominations Underway

One of the most popular events of last year was the first annual Best of Lake Anna Awards, sponsored by the Lake Anna Guide. This year, the event will be even larger. Nominations are currently being accepted at LakeAnnaGuide.com for businesses and individuals that are working hard to bring the highest satisfaction to their customers. Upon completion of the nominations, the highest results will be narrowed to a ballot to choose the

winners. In addition to the winners elected by the public, the Lake Anna Guide magazine will also present Editor's Awards to an additional handful of recipients who may not always receive the most recognition and have made strides to adding to the Lake Anna business scene.

The awards ceremony will be held in the fall, with the specific date to be named soon. The event was a sellout last year and interest is ex-
continued on page 3

Cutalong Gold Rush to Take Place August 18th

Following Successful June Grand Opening

The summer pre-development season at Lake Anna's first golf community will peak with the August 18th Grand Opening Celebration at Cutalong. On that Saturday, the developers will offer food, fun, and gold panning and golfing contests for visitors.



Since Cutalong opened on June 30th, a steady stream of people has toured the site of the coming development, looking to cash in on early bird prices.



"We've been gratified by the response to our website and radio ads," says market-

ing director Beverly Ward, "people have
continued on page 2

What's Inside?

Recreation & Leisure.....5
 Home & Dock.....13
 Fishing.....7
 Events Calendar.....9
 Dining.....11
 Real Estate.....14

Interested in subscribing to The Lake Anna Breeze?
 Please call 540-872-0684 or visit the
 LakeAnnaBreeze.com to subscribe to our print or on-
 line editions!

Thank you for purchasing this edition of
 The Lake Anna Breeze!

The Lake Anna Breeze is published monthly and is
 available for purchase in stores for \$1 per copy.

Interested in advertising?
 Please call 540-872-0684
 or e-mail info@lakeannainfo.net

Story ideas? Suggestions? Questions?
 Please feel free to contact us
 with a letter to the editor.

Issue No. 9

LETTERS
to the Editor

An Open Letter from Lake Anna Civic Association President, Doug Smith

I want to apologize to all who missed the annual LACA fireworks show on June 30. The weather and downed land lines and failed cell service combined to make life difficult for all. Many of you are disappointed that it was not called off late in the afternoon when the weather predictions worsened. Unfortunately it does not work that way.

The decision to call off the fireworks display has to be made around noon of the day of the shoot. Noon is when they have to start loading the many racks of launchers with explosives. Once loaded, they cannot just pull them back out, they have to shoot them or douse with water and destroy them. Hence the policy is that once loading begins, they do the shoot, preferably in a weather window. Neither can they cover with tarps and wait until next week because moisture will render them useless.

Scores of volunteers put countless hours of effort into the fireworks show. Fire and Rescue and Sheriffs were prepared. The contractors who do the shoot put in a 20 hour day and completed the shoot despite the conditions. The nasty weather is not the fault of the folks who devoted their time and resources to make it happen.

Can we do a better job? Yes. We need to rethink the policy of only posting notices in case of cancellation. Many did not understand that unless there is a cancellation notice, the show is on. Can we do a late cancellation? No. Can we have a hotline for folks who are wondering if the show is still on? Yes. We will reassess our communication procedures as a result of the 2012 shoot.

I missed the shoot this year, the weather got me too. But to all who contributed financially or with time and effort, thank you for being willing to help make Lake Anna a great place to celebrate the 4th.

*Doug Smith
 President, Lake Anna Civic Association*

*Gold Rush
 continued from page 1*

been able to look beyond the subdivision maps, the artists' renderings of homes, the roads under construction to see what a vibrant community Cutalong will be."

The big prize that day will be for the person who can shoot a 180-yard hole-in-one from the practice tee where the Cutalong Golf Course is going in. Everyone who signs up for the contest



will have a chance between 11 AM and 4 PM to win one of the Cutalong residential Lots, a prize worth over \$83,000.

Everyone who signs up for the contest will have a chance between 11 AM and 4 PM to win one of the Cutalong residential Lots, a prize worth over \$83,000.

To celebrate the prospectors who have found Contrary Creek a great place for gold, the Cutalong developer, Jeff Snyder, has announced a gold panning competition from noon to 2 PM. Hobbyists will be on hand to provide pans and to show how to find gold flakes in swirling water. A gold as-



sayer will decide who has made the best find and an authentic U.S. gold coin will be awarded to the winner.

Masons from Mineral Lodge 175 will be preparing food for sale at the site and the Cutalong sales team will be on hand to provide information on the available Phase One sites – both residential lots and the equestrian estates.

Transportation will be provided Saturday for tours of the site and the gentle hills rolling down to Contrary Creek. The construction of the Cutalong Golf Course Community in Louisa County has opened a thousand acres on Lake Anna in Virginia. Over the coming years, the site will boast an 18-hole golf course, clubhouses, tennis courts, docks, a "boat hotel," riding trails, and stables, as well as 800 houses and cottages. 40 percent of the site will be given over to amenities and green space.

For more: cutalong.com



Lake Anna Television Making Progress

(continued from front page)

ative program that will feature some of Lake Anna's most interesting personalities, cover issues that relate to our area, and share fun and exciting programming so that anyone that enjoys or hopes to visit Lake Anna will be able to easily view and share with friends and family.

More programs will soon follow with comical, informative, and important items that will show everyone what an exciting and picturesque place Lake Anna is. If you have ideas that you'd like to suggest or share, please attend the meeting on August 7th. If you are unable to attend, please e-mail show@lakeanna.tv and include your contact information and you will be informed of the next production meeting. Participation from locals will be the only way the LA tv format will work. Enjoy the opportunity to express and share your creativity today!

The first meeting is scheduled for Tuesday, August 7th at 5pm. Anyone with experience or the desire to learn should attend to find the best way to participate.



Second Annual Best of Lake Anna Awards Nominations Now Open

(continued from front page)

pected to be higher this year. Tickets are available to the general public and while the awards portion of the evening moves very

Categories open to nominations:
Business of the Year
Business Person of the Year
Best Customer Service
Most Charitable
Best Promotion of Lake Anna

quickly, attendees are encouraged to stay and celebrate the year with a night of refreshments and dancing. To keep up with the latest developments, stay tuned to LakeAnnaGuide.com and look for the Best of Lake Anna Awards icon. Good luck!



Flyin' High

Local pilot gives bird's eye view of Lake Anna



Aerial photos by Larry Simpkins, www.skyhighpix.com

Many of us get to enjoy the beautiful views at Lake Anna, but very few are able to enjoy the view that Larry Simpkins, of SkyHighPix.com. Simpkins is a commercial pilot and flight instructor and has taken aerial photos for more than 19 years and specializes in aerial photos in the Central Virginia area. The business services clients ranging from corporate accounts to individuals seeking aerial photos of their homes. For more information and to see additional Lake Anna area aerial photos, please visit <http://www.skyhighpix.com>

New Resort Presents Unique Opportunity



There has been a buzz brewing around Lake Anna about one of our newest attractions on the way: The Lake Anna Resort. The beginning stages of Lake Anna's premiere vacation living spot are underway.

Amenities will include an indoor spa, condo -tel, swimming pool, volleyball court, secure swimming areas, private docks, an over-the-water amphitheater, waterfront dining and much more.

Placed conveniently on the Louisa side of the 208 Bridge, the resort will encompass several different types of recreational activities and shops for the visitor and resident alike to enjoy.

Some of the preliminary amenities planned for the location include an indoor spa, condo-tel, swimming pool, volleyball court, secure swimming areas, private docks, an over-the-water amphitheater, waterfront dining and much more.

Several condo units are planned, the first of which will consist of three stories and include 15 units that vary in size from one to three bedroom spaces, perfect for lake front living.

Exclusive pre-construction prices start at \$200,000 and a lucky few have already signed on to reserve their spaces. Only a few of the eight units set aside for this chance to become a part of the new development are still available. Early investors will receive special perks for investing in this project that will help complete the Lake Anna landscape. More information can be found on LakeAnnaResort.com and visitors can register to receive e-mail updates pertaining to the progress at the resort.



More information can be found on LakeAnnaResort.com and visitors can register to receive e-mail updates pertaining to the progress at the resort.

Business Spotlight: La Stitchery

Lake Anna's Barbara Kempf customizes items for individuals and businesses.

The business spotlight in this issue on La Stitchery. Owned and operated by Lake Anna resident Barbara Kempf, La Stitchery is a home business that is bursting at the seams.

Barbara began her business in Pennsylvania as a "Touch of Craft". She was featured in several local newspapers and in Pennsylvania Magazine. She started out making 3D trees and fruits & vegetables from twisted paper.

When Barbara moved to the Lake Anna area, the business took a turn to incorporate other fibers, such as thread. She does custom embroidery on a large variety of items, such as shirts, hats, bags, and more. She also does hand sewing and other hand-made sewn items. In addition, Barb also designs an array of coffee mugs with original Lake Anna designs unique to the area.

La Stitchery items can be found in The Lake is Great Store.

Barb has been showcasing many of her items in The Lake is Great Store recently, where her Bumpass mug has been a huge hit, along with other designs that feature maps of Lake Anna on additional mugs and even an outdoor garden flag. "Barb is always courteous and friendly," says Jonathan Smith from Lake is Great. "She always turns around our products quickly and efficiently."

You can also have your own designs or customizations placed on your items or choose from the selection on the company website at lastitchery.com.



Garden Flag



LA Coffee Mug

Local Girls Attacked by Angry Beaver in Lake Anna

Rare attack by rabid animal shocks the area.



Two minors were attacked on July 19th in Lake Anna by an aggressive beaver that left the girls with serious injuries. The animal, which was reportedly more than 65 pounds, bit and clawed at the girls' legs underwater before they were able to get away. A family member was able to find the animal, believed to be rabid, and shot and killed it. The incident took place near Sorbie Cove in Lake Anna and the girls were taken to Spotsylvania Regional Medical Center immediately following the attack.

Beavers are said to be present in every county in Virginia. Adults are usually in the 40-50 pound range, while the largest are upwards of 80 pounds. Beavers are generally seen as helpful to Virginia's ecosystem as their dams are helpful to plant and wildlife, although many consider the animals nuisances due to the damage caused to crops, roads, and other property. However, attacks of this kind are rare and the incident has garnered attention regionally and nationally in the news.

Scenes from Lake Anna



E-mail your photos to:
Info@LakeAnnaInfo.net
to share for our next
issue!

Lake Anna's Featured Pets



Send your photos to our facebook page or e-mail them to
info@lakeannainfo.net and you could see your pet
featured here next month!

It was anticipated. It came. It conquered...CrunkFest Style.

by contributing writer Kyle Austin



On June 23rd, 2012 at the all-new Boardwalk of Lake Anna, the party began bright and early. With local and distant riders, friends and family all coming together to throw down at Crunkfest 3.0.

The morning started off with sponsors setting up their tents and getting ready for the crowd and EPIC wake boats being launched down the boat ramp. Music playing and the shop doors opening up. With the local help of Wake Edgers Gear and Gifts and AF Wake, the wakeboard community got to experience their first contest of the year.

The contest consisted of every category you would come to expect. Grom, female, advanced...all the way up to outlaw(unlimited inverts). The females were the first off the dock to rip up the clean morning water and get to hitting the Epic 23V wake. Courtney Coutts was the first rider of the day and immediately started ripping it up on the water. She brought home the victory for the female riders at the event. Raven Serio, a great female rider on the warm side, also had an amazing performance and brought home second place in the contest.

With the event underway and a large turnout, the event soon became the hot spot on the lake. Boats were pulling in from all areas of the water and there was a huge turnout for the rest of the day. The more popular waters ended up hurting the riders a little bit in the contest, but in the spirit of fun and sportsmanship, everyone still had a great time riding. The outlaw division was a huge hit on the water with AF Wakes' Sam Baker pulling huge tricks behind the Epic 23V for the crowd on the water. The boats that had come to see the event pulled off onto the shoreline to watch these crazy athletes show their skills behind the boat. Local rider and Jr. Pro mens' contestant Cody Hesse won the outlaw event with back-to-back wake-to-wake 720s and some huge mobe tricks. (Mobe meaning flips with a handle pass included in the flip)

Also at Crunkfest 3.0 was this year's first and very successful wakesurf/wakeskim contest. With female novice and advanced riders, as well as mens' novice and advanced riders. With just a little over 20 riders in

wake surf contest alone it made a great event even better. Female novice rider Celia Edenton took home first place in her division and Laura Hayden placing first in advanced. 13-year-old Trevor Fearson, placed first in the mens' novice category. This young talent is killing it as a surfer at the moment, he will soon be a top competitor on national and world contests in 2013. Make sure to keep an eye out for the Fearson name locally and nationally very soon. Kyle Austin brought home first place in the advanced surf portion of the Crunkfest wake surf contest.

As well as all of the riders and friends that came out to support the event, there was also a great deal of help from the outside from all of the

welcoming vendors as well as the outside sponsors. Representing at the event were Stultz Clothing, Phalanx Wakeboard Company, Pepsi Next, U4IK Clothing, AF Wake and Liquid Metal tattoo. Local skateboard and now wake skate shop Bakwuds Skateboards was on site to debut their brand new wake skate design. The brand new prototype board was ridden by female wake skater KT Bradley and she won first place in the female wake skate division. All of these vendors help gather the by-standers to check out their gear and quality tattoo work throughout the day. P.U.I winches brought out their main model winch that has a 2 speed drive train and awesome power wherever and whenever you want it. The winch brings a whole new world to the sport of wake boarding and wake skating that most people haven't even thought about yet.

Outside of the event, there were some huge contributors such as Alliance Wakeboard Magazine, Virtue Wake Skates, Nectar Sunglasses, Buttcover Boxers, Twisted Candi Bikinis. The new Tim's at Lake Anna Restaurant was also a huge supporter, with their sister location that helped out with catering on the day of the event. The establishment is a great new addition to the community and will bring in many great events throughout the upcoming seasons.



BECOME A MEMBER OF
**LAKE ANNA
YACHT CLUB**



Covered Boat Slips Jet Ski Floating Docks Restaurants
Security Gates Club House Private Showers & Lockers

200 Lake Front Drive, Suite 203, Lake Anna, VA 23117
540.894.3535 / 540.894.7550
www.lakeannayachtclub.com

Story ideas?

E-mail your thoughts
to:

info@lakeannabreeze.com

Online subscriptions
now available at
LakeAnnaBreeze.com!

Fishing at Lake Anna

Some of Lake Anna's most skilled guides have prepared fishing reports to help you on your next fishing trip. Our website also publishes these reports monthly and archives them as the year goes on.

LakeAnnaGuide.com also provides up-to-the-minute fishing weather conditions.

Lake Anna Striper Guide

Jim Hemby, <http://www.jimhemby.com>

STRIPERS: HOT... Although the weather may be hot this month fishing for Stripers will be even Hotter. The water temperatures range between 85* up to 92*. Last month we were averaging 30 to 50 Stripers a morning with catches getting increasingly larger toward the end of the month. [View our catches online at www.JimHemby.com] Stripers are schooling chasing baits to the surface early in the morning and on cloudy days then sounding to depths of 25 to 40 feet deep making live bait fishing and trolling very effective. Schools can be found from the Splits down to the dam in the main lake regions of the lake.

Here are a few techniques to try to catch Stripers this month. Stripers will be chasing 2 inch bait fry to the surface advertising where they are making top water action the key in low light times of the day. Although the smaller Stripers are what you catch on the surface sometimes the larger fish are below the schoolies. Jump fishing this month can be fun but it is important to shut your motor down at least 100 yards away in order not to spook the school. Also it is as important not to encroach on other fishermen who are working the fish, these small schools will not tolerate fishing pressure. Baits like PopR's, chuggar type baits, spooks, plastic jerkbaits and spoons skipping across the surface will catch the breaking fish. Sea Shads and Sassy Shads may catch some of the suspending Stripers. Trolling can be productive especially when the sun gets bright and the schools break up. The key to this method is to put your lures at the same depth the fish are holding. Locate the depth the Stripers are using and use the right combination of line size, speed, weights and /or lead core line to insure hookups. Tandem drop rigs, umbrella rigs and crankbait/trailer combos work well.



Jim Hemby's Full Report is accessible at LakeAnnaGuide.com

Christ Craft, CCBASSN Lake Anna Guide Service, 540-894-6195
www.ccbassnlakeanna.blogspot.com

BASS- The bass are very active first thing of the morning for the first couple of hours on top water baits. Buzz Baits, Repo Man baits, PopR's and chuggers are catching numbers of fish in the mid lake region. Once the sun comes up you either have to go deep or start chasing the shade. Boat docks are holding good fish, as well. Look for docks with 8 feet or more water on the ends of them and start pitching wacky rigged plastics or shakey head plastics under them. Brush piles, rock piles and bridge pilings are starting to hold numbers of fish and will only get better as the month goes on. Deep diving crankbaits are also producing numbers of greenbacks. Some great choices are Norman DD22's, LEC 15's & Strike King 6XD series. Shakey heads will always produce fish, mine is always rigged with the Power Team Lures 5" Finicky Tickler finesse worm. All Power Team Lures are available at Fish Tales.

If you venture up lake, my favorite way to catch fish is on a Jig & Pig combination. Pitch your jig around boat docks and in the willow grass, look for docks with wooden ladders on them and make multiple pitches to the ladder. Look for holes in the willow grass, I like to put a Power Team Lures Craw D'oeuvre on my jig for the trailer.

Chris Craft's Full Report is accessible at LakeAnnaGuide.com

Recent Catches on Lake Anna



Kevin, Taylor and Jacob



Jack, Larry, Pat and George



Stephanie and Jamisson



Kalie, Joe, Robert, Bob and Jessie



Bob, Dennis, Jim and Jim



The Penderson Boys

All photos are provided by Jim Hemby,
Lake Anna's Striper Guide

Upcoming Fishing Tournaments

August 5, 12, 19, 26

- Lake Anna Sunday Morning Bass Series

@Anna Point - Contact Dave Fautleroy 540 840-6772

August 7, 14, 21

-Lake Anna Tuesday Night Bass Series

@Anna Point - Contact Dave Fautleroy 540 840-6772

August 15

- Lake Anna Youth-Adult Series

@ Sturgeon Creek -Contact Chris James 540 895-5095

For a complete list of upcoming tournaments, please visit the Fishing section at LakeAnnaGuide.com.



Lake Country
Marine

13703 Anna Point Lane
Mineral, Virginia 23117
540-895-5575
www.lcmarine.com

- All Makes and Models of Boats & PWCs
- At Your LKA Dock
- Boat Detailing
- Shrink Wrap
- Winter Storage

**Louisa County Agricultural Fair
Fireman's Fairgrounds
August 2-4**

With an ever growing population in Louisa County we strive to continue with the traditions of a truly agricultural fair. You will not find rides and amusements but instead pure country fun. Come and enjoy FFA barbeque, Live bands, 4-H projects, and much more.



**First Fridays
Walton Park
August 3
6-9 pm**



Serving food from 6:30 to 8:00 p.m. Tickets \$4 adults; Youth 6-20 \$3; under 6 FREE Featuring the band "Bittersweet". Just \$4 - bring a lawn chair. Food and beverages available 6:00 PM - 9:00 PM

**Caribbean Beach Party
Lake Anna Winery
August 4**

Join us along with James River, Cooper and Grayhaven wineries for an evening of great wine, exceptional food and Beach Music. Wear your favorite Hawaiian shirt and shag out on the patio under the stars. Taste wines from all four wineries and kick back with a glass of your favorite. lawinery.com



**The War of 1812—The Most Forgotten War in U.S. History
The Sargeant Museum
August 11**

Join us for a video presentation on one of the most important events in the early 19th C. If you don't know the war includes Indian massacres on the frontier, treachery on the high seas, the burning of our young capital city and the origin of The Star Spangled Banner, then come learn these accounts and more. Free Popcorn and drinks as we watch.



Want to subscribe to Lake Anna's newspaper?
No worries, it's a *Breeze!*

Delivered to your home for only \$24 per year!

Subscribe online at LakeAnnaGuide.com or call 540-872-0684 & subscribe over the phone!

BUSINESS AUCTION
**2,100±sf Retail/Office Building
Packing & Shipping Business**
605 Mineral Ave • Mineral, VA
Friday, August 17th at 2pm

<p>Commercial Real Estate Renovated 2 story 2,100±sf home built in 1899 and converted to commercial property with 1st floor retail and 2nd floor office spaces. Located on the main street in Mineral in the light commercial district. It has been repainted throughout with immaculate wood floors and can be used as a single or multi-tenant facility. Zoned LC (Light Commercial). Commercial paved parking lot and VDOT approved entrance. Six parking spots with additional on street parking available. First level floors reinforced to commercial standards and Preliminary plan to convert to a commercial restaurant approved by Health department. The building sits on four town lots, each approximately 125'x25'. There is an additional parcel of four lots behind the building. The parcels are separated by platted alley, but it was never developed. All lots are zoned light commercial. The building and lots were assessed by the county assessor in June 2012 for a total of \$257,200.00</p>	<p>Packaging/Shipping Business Mineral Pack & Ship has been in business since 2007 and has been evaluated by an independent consultant with 30 years of experience in the mail/parcel industry and was the founder of the industry's first trade association (AMPC) and a valuation of \$105,000 has been established for this business. We will be happy to provide a copy of the prospectus by request, please contact George McDaniel at (434) 546-9235 or gmcDaniel@countsauCTION.com to request your copy. You are welcome to visit the store during business hours but we request that you contact George McDaniel to schedule an appointment if you have specific questions or would like a tour of the facilities. Previews: Friday, August 3rd (11am-1pm) Directions: Located just 50 miles west of Richmond off of I-84 (exit 159 US-522 Gum Spring / Mineral) and just 35 miles east of Charlottesville off of I-64 (exit 143 VA-208 Louisa / Fencible to US-522) Terms: 5% Buyers Premium. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Full terms online.</p>
---	---

Real Estate Offered with Reserve • Business Being Sold ABSOLUTE

THE COUNTS
Realty & Auction Group

www.countsauCTION.com
(434) 525-2991

Preview this auction on our web site!



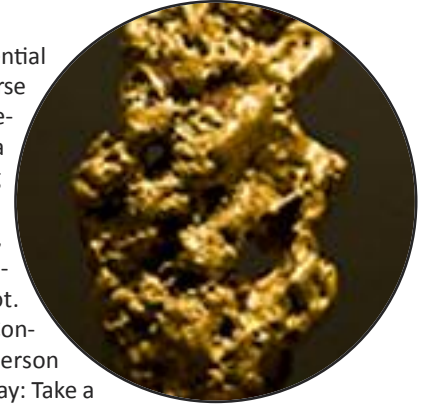
**ACE Blues & BBQ Fundraiser
Lake Anna Winery
August 18**

Adult Community Education (ACE) returns to kick up some fun with local musicians "Blue-Rock". \$30.00 fee includes souvenir wine glass, wine tasting, dinner, and entertainment. Lots of surprises in store for the evening along with auction items. Visit lawinery.com for more information!

Gold Rush

**Cutalong
August 18
11am-4pm**

Join us for Summer Sale prices on select residential and equestrian lots in Lake Anna's only golf course community. We're open daily with the best selection of home sites. Register NOW to "take a shot for a lot" contest and the gold panning contest at our gold rush Celebration on Saturday August 18th. 11 am to 4 pm: Take a shot, win a lot! Contest The first golfer to make a hole-in-one at 180 yards will win a residential lot. Noon to 2 pm: panning for gold Contest in Contrary Creek.. An authentic gold coin to the person who finds the most gold in his or her pan. All day: Take a motor tour of the Cutalong grounds. 1,000 acres of rolling countryside featuring equestrian estates and residential lots. See where the clubhouse, the tennis courts, the Cutalong docks and the stables will go. Envision amenities like, the tennis courts, boat slips, boatel, stables, pool and club house in this beautiful setting. Food, Fun, Music and Surprises for the whole family! For more information: Cutalong.com



**CVL: Foreigner
Celebrate Virginia Live
August 3
6-11pm**

Come see this Classic Rock band at The Job.com Pavillion at Celebrate Virginia Live Fredericksburg. Our tickets are available at CelebrateVirginiaLive.com.



**Earthquake Survivors Party
August 25
11am-5pm**

Live music by Rattlesnake Creek. For more information go to CooperVineyards.com.

**Last Days of Summer Jazz
Lake Anna Winery
September 1
6-10pm**

Join us at summers end as we wind down the summer season with a tribute to the classics (Beach, Rock & Roll and Motown). \$15.00 Fee includes live music with Richmond sensations SPECTRUM, wine glass, tours, and tasting. Hand tossed, made to order, authentic wood fired PIZZA will be available for sale from Fired Up Pizza. For more information: lawinery.com



Lake Anna Photography
 offering wedding, portrait, private event, architectural & landscape photography.
 Preserving your memories forever!
540-809-1791
 email: lba@lakeannaphotography.com
www.lakeannaphotography.com

LAKE ANNA WINERY www.lawinery.com 540-895-5085
 1647 Courthouse Road, Spotsylvania, VA 22451
 Hours: Wed. - Sat. 11-5, Sunday 1-5

Our philosophy is simple. At Lake Anna Winery, we strive to create a wide variety of wines to appeal to a wide range of palates. There is no perfect wine for all situations, only perfect wines for all wines.

DIRECTIONS:
 Located only 7 miles from scenic Lake Anna on Rt. 203 & only 20 minutes from historic Fredericksburg. Situated on 75 beautiful rolling acres in Spotsylvania County.

The Breeze Word Search

Y M G P G K R K K A Y A K
 N B E R N P Y R V Z L L T
 O H D J I Y A R N U S I N
 L E A R P L L F T P I G R
 E A N T M H L I M C L H L
 M T O V A H S L E R D T I
 R W M L C I G C L X K N L
 E A E F V D R N R H I I L
 T V L S M E B V I K R N O
 A E W Q A P X E I L R G O
 W I J M V L V B A K I V H
 M H U M I D I T Y C Z A C
 X A L E R R K B L Z H K S

- | | |
|-----------|------------|
| Beach | Lightning |
| Bikini | Relax |
| Camping | Sailing |
| Grill | School |
| Heat Wave | Sun Ray |
| Humidity | Swim |
| Ice Cream | Visit |
| Kayak | Watermelon |
| Lemonade | |

Lake Anna Horoscopes

Aries: Boost your thoughts and your mood by breaking your routine! This could mean an extended vacation or trip — or changing the order in which you go through your day. You need to do something in order to loosen up your attitude.

Taurus: Talk to a close friend or family member long and seriously before taking a major step in your business or personal life. If you still feel that you must make a change from your present set-up, do it quickly and cleanly.

Gemini: Your recent concern with your personal situation could be brought to a happy conclusion without your needing to take any steps whatsoever. Accept an unexpected compliment without false humility or disclaimers.

Cancer: Try curbing your appetites in all directions and learn the comfort of simplicity. Accomplishing this goal will produce much happiness and personal satisfaction. Expect an unusual communication from one whom you had almost forgotten.

Leo: Pay close attention to small details and you could find your income increasing by large amounts. A personal thank-you could put icing on the cake. Note carefully any changes that you want to make in a project and then follow through on supervision to make sure that things are done correctly.

Virgo: An old flame could be having problems of a personal sort and could well call on you for help. Expect some financial reverses, but don't panic over minor matters, as you could recoup strongly by hanging tight. Chances for an improvement in your job situation are good.

Libra: Make an effort to spend more time with a person who needs your guidance and support. Romantic involvement may be pleasant, but playing too wide a field could cause you some personal embarrassment and create problems for you in career areas.

Scorpio: That letter you have been planning to write to an old friend should be completed without further delay. Business relationships with family members should be avoided. A new job opportunity should be investigated thoroughly before making any type of commitment.

Sagittarius: Associations with people of unsavory character could cast you in the same mold in the eyes of others — especially those who have some input into your future career. A romantic situation could develop with an old friend.

Capricorn: Spend more time and effort to solidify recent gains and you will find yourself enjoying a longer period of happiness. Try to get some time away from your work.

Aquarius: Alter your plans for romance if it looks like they could interfere with your career. Overlook the quick temper of one close to you.

Pisces: Business problems could multiply unless you make a special effort to insure personal loyalty of everybody on your team. Love of a serious kind could re-enter your life now.



PURINA CHOWS
MADDOX FEED STORE
 Bradley T. Pleasants
VALUE • QUALITY • DEPENDABILITY
 CHICKENS • DUCKS • GOOSE • TURKEYS • QUINPANS • SMALL ANIMALS • PURINA CHOWS
 FEED & SEED • FERTILIZER • DOLMAR EQUIPMENT SALES & SERVICE
 LAWN & GARDEN SUPPLIES • MULCH • LIME • GUNS & AMMO • FISHING SUPPLIES
 MON FRI 8 5-30 • SAT 8 12 • WE DELIVER
 103 Church Ave., Louisa, VA 540-967-0609

B&L Country Store
 Fresh "Made to Order" Pizza
 24 hr Self Service Pump
 Groceries / Full Service Deli
 Hunting & Fishing Licenses
 1205 Fredericks Hall Road
 Bumpass, VA
540-872-3844

Hunter's Landing
 Store & Marina
 Great Service & Quality Food!
 Address: 6320 Belmont Road
 Phone: 540-854-5725

Big John's Pizza
 &
Sweet Creations
 117 MINERAL AVENUE
 MINERAL, VA 23117
540-894-9414

**Elk Creek
 Country Store**
 5224 Kentucky Springs Rd
 Bumpass, VA 23024
540 872 3275

EDWARDS GENERAL STORE
 26390 CONSTITUTION HIGHWAY
 RHODANVILLE, VA 22542
540-854-5937

208 Variety Store
 6274 Courthouse Rd
 Spotsylvania, VA 22551
540-895-5444

Featured Recipe

Crazy Good

By Monica Van Cleve

De-Liz Charcoal Chicken

This little bit of deliciousness comes straight from Peru. Callao, Peru, to be exact; a little seaport about 20 minutes outside of Lima. The whole Panana family, Cesar and his wife Rosario along with their children Cesar II, Johana, and Luana, serve up some authentic Peruvian foods so hard to find.

Tucked inside the 4-Mile Fork Shopping Center (and on the way to Lake Anna!) next to Ollie's, the Panana family cooks real Peruvian Charcoal Chicken that has been marinated in the family secret sauce then cooked over the brick charcoal oven imported from Lima, Peru. Everything here is the real deal and made from scratch; in fact, all of the sauces are made at De-Liz, even the mayonnaise. Some of the items are only available at De-Liz because they are imported straight from Peru, such as the large-kernel Peruvian Corn and the Huacatay, which the salsa verde is made from. Another is Rocoto, a pepper that is blended to make their bright and spicy sauce.

From the crazy good Alfajor (shortbread-like homemade cookies filled with caramel, a Peruvian 'Oreo' if you will) to the fresh-made Cebiche (lime 'cooked' fish mixed with cilantro and onions) and the Jalea a la chalaca (golden-fried fresh shrimp and fish), it's all finger-licking Crazy Good!

1. Charcoal Peruvian Chicken is marinated in the secret sauce and then cooked over the brick coals in the oven shipped here from Lima, Peru.

2. Cebiche is fresh fish 'cooked' with the juice of fresh-squeezed limes and spices are added along with fresh Cilantro.

3. Alfajor are a shortbread-like cookie filled with caramel, a Peruvian 'Oreo' and are made from scratch.

4. Jalea a la chalca is a deep fried seafood platter using fresh fish and large shrimps, the citrus juice, slivered red onions, and fresh Cilantro make this dish CRAZY GOOD!

Who: De-Liz Charcoal Chicken **Where:** 5051 Jefferson Davis Hwy Fredericksburg, Va. 22408 **Contact:** 540.710.5455 www.De-Liz.com



Monica Van Cleve is the founder and publisher of the award-winning food magazine Let's Eat Out Menus, and other food guides. She believes in supporting, and exposing those who have a passion for preparing and serving Crazy Good food.

Asian Cafe
Japanese House
Fine Japanese Cuisine
200 Lakefront Drive
Located in Lake Anna Island Shops
at the 208th Bridge
Phone: 540-894-9899

Not Just Mochas
...Just Extraordinary
200 Lakefront Drive
Suite 101
Manassas
Opening Under New Management mid August
• Coffee • Smoothies • Breakfast Items • Park by Boat
• Gourmet Lunch Menu • Desserts • Ice Cream • Other Fun Items!
540-223-7285
NotJustMochas.com
Summer Hours
Monday - Thurs 7:45 am - 7:30 pm
Saturday 8:00 am - 7:00 pm
Sunday 12:00 pm - 8:00 pm

DICKINSON'S STORE
Freshly Prepared Deli Sandwiches
NEW Beer Cave!
540-894-5769
Conveniently located at the Intersection of Routes 208 & 522

THE BARN AT LAKE ANNA
GENERAL MERCHANDISE
Grocery/Deli • Groceries • VA Lottery
AND All The Rest • Low Fuel • Gas
Pumps Exchange Tanks
PIZZA and SUBS
Wine • Beer • Soda
Breakfast • Lunch • Dinner
540-895-7085
2800 Lewiston Road Bumpass, Virginia 23024
www.thebarnatlakeanna.com

601 Variety Store
Deli • Groceries • Cold Beer • Ice • Gasoline
Featuring:
Bass Pro Brand Products
Hunting & Fishing Licenses
Game Check In Station
6261 Lawyers Road,
Spotsylvania, VA 22551



Let Your
HOME
Earn
MONEY
For You...



Property Rental Management

Vacation/Long Term/Outage

855-894-9400

540-894-9400

rentals@docksiderealty.com

DOCKSIDEREALTY.COM

11006 KENTUCKY SPRINGS RD., MINERAL, VA 23117

Five Star Warranties

ROOFING & REPAIRS • Metal & Designer Shingles • Standing Seam
SIDING • Hardie Plank • Vinyl • AZEK Trim • New & Replacement
GUTTERS • Rainpro Dealer • Gutter Tunnel Leaf Protection
WINDOWS • Replacement • Double Hung & Sliders

Residential & Commercial • Licensed & Insured
 Locally Owned & Operated • Certified Warranties
 References Available

ROOFWORKS
 Windows • Siding • Gutters

DEDICATED TO SERVING CAROLINE, CALPEPER, FREDERICKSBURG
 KING GEORGE, ORANGE, SPOTSYLVANIA AND STAFFORD COUNTIES License #2705071867A

FREE ESTIMATES!
www.roofworksofva.com

540/786.4552

visit our showroom located on Route 3 West
 12101 CHEWING LANE • FREDERICKSBURG, VA 22407
 toll-free: 1-877-972-7663 • Fax: 540-786-4553

Download Lake Anna
 Coming Soon: The Lake Anna App

LakeAnnaGuide.com

CHRIS COLLIS
 ROADSIDE ASSISTANCE | MOBILE REPAIR

EMS
 EMERGENCY MECHANICAL SERVICE

540-455-7642
www.LakeAnnaTowing.com

E Concrete Engineering Specialists
 Design/Build

540.371.3751 Tel 540.748.3312 Cell
 540.371.7920 Fax
 11 Debruen Lane
 Fredericksburg, Virginia 22405

DIRT DOCTORS Craig Downs
 (540) 895-9484
 cell: (510) 295-6947
 "FIRST AID FOR YOUR YARD"
 Specializing in lawns, grading and excavation

also:
**Snow Removal, Bush Hogging
 Additions & Home Repairs**

JAMISON DAVIS & COMPANY
 Class A Contractor
 New Construction, Additions, Renovations

Troy Wade
 President/CEO

www.jamisondaviscompany.com
 Office 540-967-0211 • Fax 540-967-0234 • Cell 434-466-8749
jamisondaviscompany.com

Ferrell's
 Lawn Care, Pest & Maintenance Services
 540-872-2616
www.ferrellslandscapes.com
 Now Specializing in
 Complete Lawn Care Services

CUSTOM
 Lawn & Landscaping
 540.582.2397

Landscape Design & Installation
 Complete Marine Services, Excavation
 & Snow Removal

www.sacrascape.com

RESIDENTIAL • COMMERCIAL • INTERIOR • EXTERIOR

C. DALTON
 "Quality at Virtually Unbeatable Pricing"
 SPECIALIZING IN -

- Spray Technique • Staining •
- Non Structural Carpentry •
- Pressure Washing • Drywall/Plaster Repair •

540-894-3192 cdaltonpainting@gmail.com

SPECIALIZING IN HOME RENOVATIONS
 Design/Build • Additions
 Custom Finishes/Tile/Barbecue
 Basement/Artic Finishing
 Kitchen/Bath Remodeling
 (ATTENTION TO ALL DETAILS)
 "Handle every job as if it were
 my own personal project." - Jeff Davis

JO Contractors
 804.264.1271
 Call For a Tour of Our Model Home
 JEFF DAVIS
 Licensed Remodel Contractor Class #1076433114

Lake Anna Marine Construction Permits and Project Pointers

By: Bruce Morrow

Member Manager of Shoreline Design LLC. A Virginia DPOR Class A Marine Contactor on Lake Anna since 2005
www.ShorelineDesignLLC.com Previously Lake Anna Dock and Piling Corp. Since 1981.

Federal and State permit notifications are frequently required to properly permit mechanical dredging and the placements of new bulkheads and Rip Rap structures on Lake Anna. Any activity that introduces fill or removes existing material below the Maximum Normal Water Level (MNWL), or activities that could affect the water quality, are subject to Federal and State jurisdiction, review and approval. The vast majority of all the existing dredged areas, bulkhead and rip rap placements on Lake Anna have been performed with no Federal or VA State permit notifications or regulatory agency reviews. This is primarily due to a lack of knowledge about the process and requirements, by the lakes developers, "waterfront" land owners, and the contractors they employ. Contributing to the non-compliance, is the lack of enforcement and education efforts of the regulating agencies. While it is relatively easy to get local permit approval of these marine construction activities from Dominion Power and the local county permit offices, the lack of Federal and State review and approval of the work, can end up as a costly mistake for the land owners and the contractor who proceeds without the proper approvals. Lake Anna landowners have won substantial civil judgments (\$250,000+) against contractors and neighboring land owners simply because the proper permitting and notification processes were not followed. The fines imposed by DEQ alone can exceed \$10,000 per day for noncompliance. The Federal and State approvals rarely require any permit fees and the review can bring a measure of expert review to a project that can enhance the project design or may act to reduce or eliminate adverse environmental impacts of the work.

Any "waterfront" landowner on Lake Anna that desires to perform small scale dredging or to build 500 lineal feet, or less, of erosion control structures, should start with an application of notification to perform the work under the existing United States Army Corp of Engineers (USACE) Nationwide Permits (NP) and the corresponding Virginia Department of Environmental Quality VA(DEQ) Virginia Water Protection Permits. (VWP) <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/Nationwide-Permits.aspx> The most common Nationwide Permits (NP) notifications needed on Lake Anna are as follows-

- NP 3. Maintenance
- NP 13. Bank Stabilization
- NP 19. Minor Dredging
- NP 27. Aquatic Habitat Restoration, Establishment, and Enhancement Activities
- NP 36. Boat Ramps

Each of these NP's has criteria to explain when and how the activity is permissible and what level of notification and inspection is required. Each NP is associated with and overlaps with DEQ VWP's

The most convenient way to notify all the regulatory agencies of the owners desire to perform work under the existing USACE Nationwide Permits and DEQ's Virginia water protection permits is to submit a Joint Permit Application (JPA). <http://www.deq.virginia.gov/Portals/0/DEQ/Water/WetlandsStreams/Web2008StdJPAX1x.pdf>

The JPA allows the applicant to submit one application that all of the federal and state regulatory agencies will review. The application requires submission of scale plans of the site, and details and cross sections of the structures. They often require calculation worksheets to show or prove the volumes of materials and the square areas of disturbances an-

icipated. Large area dredging and erosion control structures that exceed 500 l.f. can be allowed, but require specific written waivers or Individual Work Permits (IWP) may be required. IWP applications are expensive to create and often do carry substantial permit fees.

The JPA application is submitted to Virginia Marine Resources Commission (VMRC) where the application/notification is numbered and typically passed directly on to the USACE and to the Virginia Department of Environmental Quality VA(DEQ). USACE and DEQ will often schedule an on-site meeting to review the existing site conditions and to inspect the site for wetland conditions or the existence of endangered species. DEQ can request Virginia Department of Game and Inland Fisheries (VDGIF) and Dept. of Conservation and Resources (DCR) involvement if questions of wetlands or endangered species are present. The approval to proceed under the NP may be denied if the criteria of the NP are not met, if endangered species are discovered or wetlands will be destroyed with-out mitigation. Bulkheads may be denied when there is no evidence of shore erosion and the purpose of the wall is for aesthetic appeal. The typical approval time is 45 days from VMRC receipt, and is extended up to 45 additional days for major plan or application revision reviews.

Bruce Morrow with Shoreline Design LLC performs JPA application and consulting services on behalf of owners for \$500-\$800 for bulkheads and rip rap projects and \$750-\$1,250 for individual dredging applications. More complex projects like the dredging permits for The Waters, Wyndermere, and the Rose Valley Community Docks have been as high as \$2500. These costs reflect the work of site meetings, performing the survey of the shoreline, depth sounding surveys, design and creation of the project plans with navigation channels, bulkhead, rip rap, cross section details and the calculations of the material quantities. It also includes filling out and submitting the 45 page JPA application. The JPA approval is typically valid for 5 years and can usually be extended indefinitely by submitting extension request letters to USACE and DEQ. These are blanket approvals and allow anyone or any Licensed DPOR Marine Contractor to perform the work once Dominion Power issues their Construction Use Agreement (CUA) and the county has issued their building or land disturbance permits.

The advantage of starting a project with these NP and VWP approvals is that it greatly facilitates the approvals from Dominion Power and the county reviewers and creates most of the data and plans needed for their application processes. Dominion Power's General Guidelines for Construction Use Agreement/ CUA applications can be found at <http://dom.com/about/stations/nuclear/north-anna/pdf/construction-and-use-agreement.pdf>. Watch for our next Breeze article with construction details and tips for good project designs and contractor techniques to create bulkheads, docks and boat-shelters that are beautiful and are built to last.



BLOUNT'S HOME IMPROVEMENTS



Residential & Commercial
 Locally Owned • 5 Year Guarantee
 On Work & Labor
 Roofing, Windows, Doors, Siding
 Your Complete Remodeling
 Contractor

David Blount, Owner
 Phone: 540-840-6365
 E-mail: dblount@rocketmail.com
 Web: BlountHomeImprovement.com

Spotsylvania Construction Inc.

Class A Contractor - Serving Spotsylvania and surrounding counties for 35 years
 Commercial & Residential
 Design & Build Custom Homes, Additions, Masonry Work
AND Structural Repairs -
 Let us give you a free estimate on earthquake damages.

540-845-2708 or 540-895-5103

Sage Builders

Decks - Screened Porches - Garages - Additions
 Remodel & Reinvent Your Kitchen and Bathroom
 Vinyl Replacement - Porch Railings
 Siding - Windows - Pressure Washing

LICENSED AND INSURED
 FINANCING AVAILABLE FOR LARGER JOBS
 VA# 2706147117
 YOU DREAM IT, WE BUILD IT

**Summer Special: Install 15x15,
 Deck Package. Only \$2,750.**

804-457-9779
WWW.sagebuildersva.com

Want to reach people searching for Lake
 Anna homes and land?

Ask your realtor to post your listings in
 The Breeze!



A Great Time to be a Buyer

By: The Sunset Team of Long and Foster Lake Anna

The month of June has seen a limited number of buyers come to the Lake Anna Market. There are currently 208 Active Homes for sale at Lake Anna. Currently there are 12 properties under contract which equates to 5.7% of the market. These numbers are not exactly desirable as it shows a 17 month supply, but keep in mind our market is a secondary market and we tend to have seasonal buyers. We saw 7 homes close in the month of June ranging from \$162,000 to \$690,000.

Land sales have also been slow at the Lake, but that has been the case for several years now as restrictions on financing for land have put a squeeze on purchasers' ability to obtain financing. Currently there are 329 lots available at Lake Anna with 9 under contract, and 4 that closed during the month of June ranging from \$25,000 to \$200,000.

The news isn't all bad though, it is a great time to be a buyer. With such a large supply of waterfront houses ranging from \$199,000 to \$2.6 million, there is plenty to choose from and with interest rates remaining under 4%, it makes buying a property very tempting. Some

other good news for the market is that several of our local builders are breaking ground on high end waterfront homes. The people who are building are usually those who have purchased a lot at Lake Anna at some point and are looking to put down some roots. It is always good to see building and development in the area, as this tends to be a sign of increased interest to the lake.

Mid-summer, we have seen an increase in car and boat traffic to the lake, the office has had several days with multiple walk-ins which tend to translate to potential sales. We have also seen an increase of traffic to the area with the opening of a new restaurant which offers one more choice for families who don't feel like cooking after a long day on the water. We fully expect that the rest of the summer will see an increase in the number of offers on our local inventory. We currently have offers in the works in our office on several different types of property here at the lake including water access land, waterfront houses, as well as a couple of water access houses. The increased number of buyers who are actually placing offers on properties is a fantastic sign for the remainder of our selling season.

AHH CONSTRUCTION
Robert Egan, II
Owner

SPECIALIZING IN:
- DECKING
- FENCING
- REMODELING
- ADDITIONS

540-878-6669
email: AHHConstruction@hotmail.com

LAKE ANNA WINERY
www.lawinery.com 540-895-5085

1641 Courthouse Road, Spotsylvania, VA 22751
Hours: Wed - Sat 11-5, Sunday 1-5

Our philosophy is simple. At Lake Anna Winery, we strive to create a wide variety of wines to appeal to a wide range of palates. There is no perfect wine for all situations, only perfect wines for all wines.

DIRECTIONS:
Located only 7 miles from scenic Lake Anna on Rt. 2025 & only 20 minutes from Historic Fredericksburg. Situated on 75 beautiful rolling acres in Spotsylvania County.

LAKEHOUSE BUILDING & DESIGN

WATERFRONT HOME:
open floorplan, 3-5 bedrooms, stone fireplace, stone accents, stainless steel appliances, 2-car garage, to be built in Noah's Landing, Lake Anna's premiere subdivision. \$699,900.

WATERFRONT HOME:
optional walkout basement, lanai, outdoor fireplace, barbeque pit, attached garage, beautiful waterfront in Lake Anna's premiere subdivision, Noah's Landing. To be built, purchase now & choose your upgrades!

PLEASE CALL TODAY FOR AN ESTIMATE, VISIT OUR WEBSITE FOR FLOOR PLANS

540-894-3139
WWW.LAKEHOUSEBUILDING.COM
CUSTOM HOMES | ADDITIONS | REMODELS | BOAT HOUSES
OUTDOOR KITCHENS | PATIOS

Kenny Docks

AR Kenny
Owner

1-888-944-DOCK (3625)
arkenny@kennydocks.com



Docks|Decks|Seawalls

Quality at an affordable price.



Pre-Grand Opening Prices

Golf and the Good Life

Cutalong offers a variety of homes, and will be the first community on Lake Anna to boast its own world-class 18-hole golf course and clubhouse. Rolling hills and waterfront landscapes provide the perfect backdrop for golf, boating, hiking, horseback riding, picnicking and even sunbathing on the beach.

Visit Cutalong today, ideally situated between Washington, D.C., Richmond and Charlottesville. With pre-grand opening prices, you might even strike gold.



GOLF, AND THE GOOD LIFE.

www.cutalong.com

Toll free: 1-855-4-CUTALONG (1-855-428-8256)

Local: 540-223-9180



Let Us Help You Imagine



A division of J.A. Snyder Entities

Visit us at 2001 Lake Front Drive (new building at the 208 bridge) Suite 202,
Mineral, VA 23117 • 540 891-8301 • www.arctekonline.com

MBC INC.

Mike Bullock Construction

RUTHER GLEN, VIRGINIA

Your Custom Home Builder



Whether you are searching for the perfect plan or designing it from scratch, we will help you build YOUR dream home!

(804) 448-4066

www.mbccustomhomes.com
P.O. Box 638 Ladysmith, VA 22501

Fully Licensed and Insured

Liz Wilson
Associate Broker, ABR, CSP, GRI






Beautifully describes this well-maintained home in Windwood Coves Subdivision. Split open floor plan, stone fireplace in family room, 3BR, 2BA home offers many high end upgrades. Custom built home by Page Butler. Family Room addition w/waterproof heating/cooling system. Views of the outdoors almost as beautiful as the lake. Priced well! Boat Slip in Common Area Conveys! \$379,900



Waterfront custom home, 4BR (2 masters), 3.5 baths, 3380 sq. ft. fin. low maintenance, screened porch, finished lower level. \$699,000!



Beautifully decorated & well appointed, 4BR, 4BA, Full, partially finished bsmt. Extra Large double decker garage (boat, jet ski garage under 2-car garage w/storage. Park waterfront with leased slip. Perfect lake living, great open floor plan & extremely well maintained. New carpet in living, dining and hall area. DSL available. \$526,000



Beautifully situated on 2.55 acres w/prime waterfront and views. This 4BR, 3.5BA home boasts an open floor plan with a large open back porch to sit and enjoy Lake Anna! Many custom details were built into the home for lasting beauty and low maintenance. Check out the 32x40 Workshop/Garage at the lake and the fabulous dock/boat house area. Amazing to say the least! Boat Ramp \$749,900

5736 Courthouse Road Spotsylvania, VA 22551
www.LizSellsLakeAnna.com

Office: 540-895-5855
Cell: 540-226-6475
Email: LizWilson419@msn.com

"Only the sunset covers Lake Anna better."



Lake Anna Water Access \$215,000

This is the perfect lake house! Pristine condition and shows like new! Large screened in front porch for enjoying the scenery. Back deck for barbecuing & gathering. Spacious fenced in back yard. 1 car detached garage & separate storage shed. Gated community offers lots of amenities. Furnishings may convey with separate bill of sale



Lake Anna Water Access \$219,000

Fantastic water access home located mid-lake. 3 bedroom, 2 bath. Well maintained home with huge barn/storage shed that is deep enough to hold a boat and so much more. Perfect for winter storage of your water toys. Loft above storage shed. 2 deep water boat slips, floating dock with umbrellas holders great for hanging out at the water and a boat lift in the other.



Lake Anna Water Access \$275,000

Water Access Home - 3 Bedroom, 3 Bath home with attached garage to store your boat and toys. Great neighborhood with access to two common areas. Convenient to restaurant/convenience store. Open floor plan with large rec room in basement. Great home for entertaining all of your lake guests. Assigned slip in common area.

The Sunset Team

Angel Hough 540-207-9963	Dana Isaac 540-661-2166
Ken Isaac 540-661-6900	
Doug Hough 540-846-5844	Greg Isaac 540-661-2019



Sunset@Inf.com
www.SunsetTeam.co
540-895-5003






Mill Run



Waterfront Community on Lake Anna

JC Bane
Office: 804-730-3100
800-515-9923
Mobile: 804-337-2212
JC@BaneRealEstate.com
www.BaneRealEstate.com

107 wooded building sites
39 waterfront lots
68 water view & access lots
Common area with Covered & open boat slips with power, boat ramp and boardwalk.

Blake & Bane
INCORPORATED
Real Estate

BJ Blount
Realtor

Waterfront Townhomes



Waterfront Lots



Golf Course Lots



Call me for all of your real estate needs!

Sales: B.J. Blount - 540-872-1177

200 Lakefront Drive Suite #201
Mineral, VA 23117