

covering  
Lake Anna, Fredericksburg, Louisa,  
Spotsylvania, Richmond, Ashland,  
Orange, Culpeper & surrounding  
areas!

# The Breeze

Issue No. 43

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## Merry Christmas & Happy New Year



### Best Shops in Lake Anna

Christmas time is here! Which also means that people are frantically searching for the perfect gifts to give loved ones on the holidays. So why drive an hour into the city to endure crowds and traffic when you can find all the gifts you need right here in your own backyard? Here's our handy-dandy list of the shops and boutiques in the Lake Anna area:

- Wake Edger's Gear & Gifts can be found on The Boardwalk at Tim's on the Lake. If you're looking for wakeboarding gear for Christmas, they'll have just what you need. With a wide variety of brands and equipment, Wake Edger's is a water sportsmen's heaven on earth. They also have t-shirts, swimsuits, and much more!

*Shopping (continued on page 3)*

### Make Your New Year's Resolutions and Reflect on 2016

*Smart and strategic efforts for crafting your  
New Year's Resolutions*

When creating your annual New Year's Resolution, it's important to consider what you plan for the coming year and adjust your resolutions accordingly. You may want to make drinking less a resolution, but you'll also want to hit the 2017 Lake Anna Wine Festival - so you might want to specify that you'll drink less, outside of the festival. This way, it will be easier to accomplish the goal and not fail on your New Year's Resolution.

We compiled a list of festivals in review of 2016 that may help for your future goals. These are festivals you won't want to miss!

*(continued on page 3)*

### Local Dance Team Gives Gift of Dance to the Elderly



*Performing Arts 2000 Dance Team*

The Performing Arts 2000 dance team, *Millenium Movers*, put on a program for the residents at Amerisist Assisted Living in Louisa on Friday, December 2nd. The team performed group numbers, solo and duet performances, along with a production number. The residents seemed to enjoy the entertainment and had huge smiles on their faces.

Performing Arts 2000 is located at 310 W. Main Street in Louisa. The team will perform their Christmas Recital at Louisa High School on Saturday, December 17th at 2pm. Tickets will be available at the door.

### 2nd Annual Festival of Lights in Bumpass



The Second Annual Festival of Lights will be held each Friday, Saturday and Sunday nights at 914 Fredericks Hall Road in Bumpass from 6pm to 9pm. Holiday fun for the whole family offering hay rides and trolley rides through the Forest of Lights (\$2 each) or Barrel Train rides (\$4 each). There will be hot chocolate, hot cider, hot dogs, cookies and gingerbread for sale. Santa will be on hand every Saturday night through December 24th. All proceeds will benefit the Louisa Humane Society. During Christmas week, the festival will be open Wednesday, Thursday, Friday and Saturday (December 21-December 24).

LakeAnnaBreeze.com





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## LETTERS *to the Editor*

To the Editor of Lake Anna Breeze,

I just wanted to send a note to say that in this digital age, it's really nice to have a printed copy of your paper, printed on sturdy, bright paper that's easy to read. I enjoy reading each issue and appreciate the quality.

Loyal Reader in Bumpass

The Breeze is available for purchase in stores for \$1 per copy. For a list of our current distribution locations, please visit [LakeAnnaBreeze.com](http://LakeAnnaBreeze.com).

Interested in advertising?

Please call 540-872-0684 or e-mail [info@lakeannainfo.net](mailto:info@lakeannainfo.net)

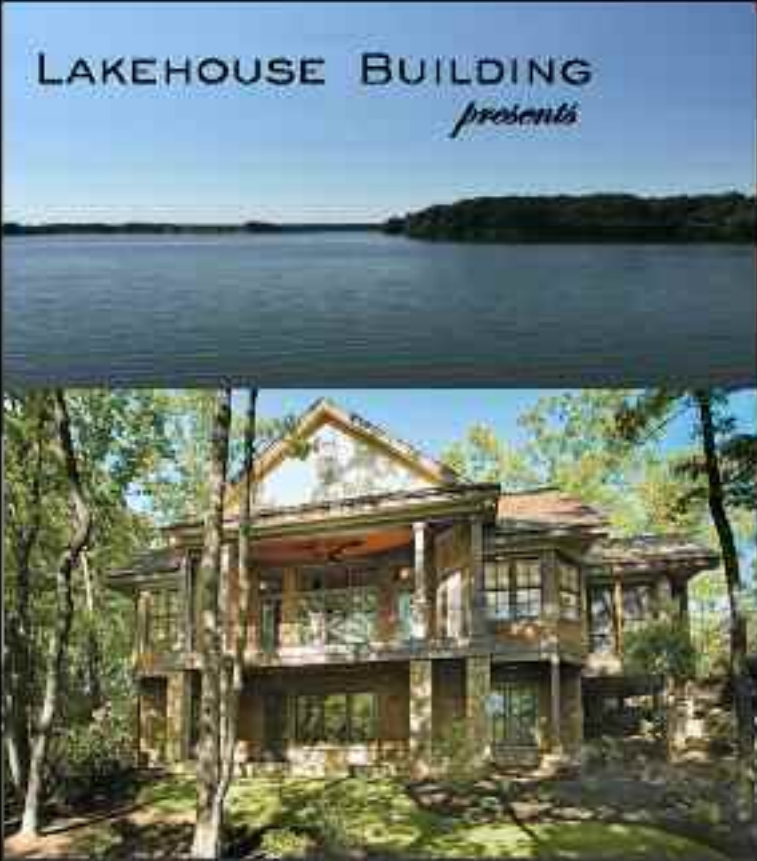
Story ideas? Suggestions? Questions? Please feel free to contact us with a letter to the editor. **Issue No. 43**

**Want your Lake Anna photo included in an upcoming issue?**

Simply e-mail your submission to [jen@lakeannabreeze.com](mailto:jen@lakeannabreeze.com) and look for it in an upcoming issue.

*Thank you for your letter! We always keep the quality in mind and print on a heavy paper stock to ensure that the copies of each issue of the Lake Anna Breeze will be able to stand up to normal wear and tear longer than most newspapers. In fact, many of our readers let us know that they keep many issues on their coffee tables throughout the year. We're very appreciative of our readers and can't wait to get started on our issues in 2017!*

*We've grown steadily since we started the paper back in 2012 and we're now located in all area Food Lion, WalMart, FasMart, Sheetz and many more retailers throughout Lake Anna, Fredericksburg, Louisa, Orange, and stretching into Richmond, Northern Virginia and Southern Maryland, all thanks to the support of readers just like you. Thank you!*

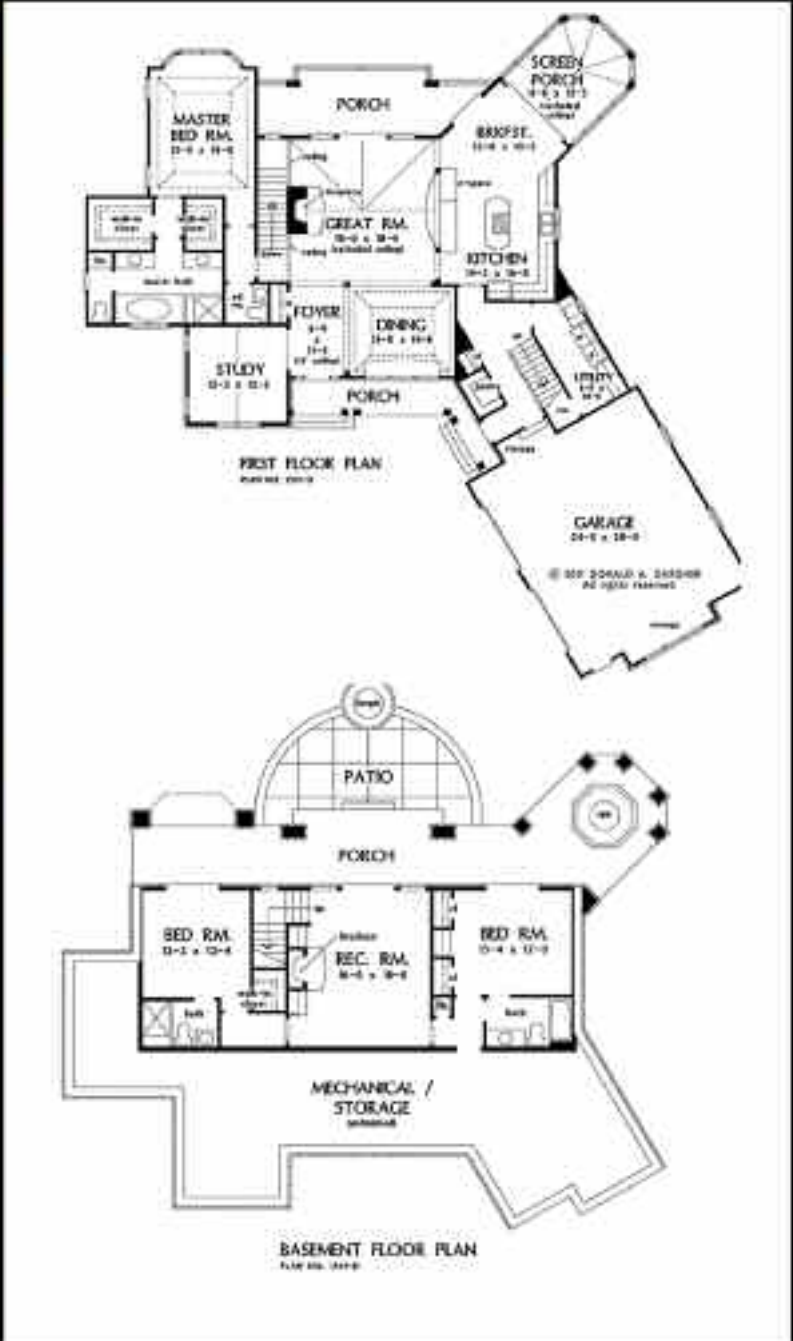


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**FIRST FLOOR PLAN**  
MAR 2016

**BASEMENT FLOOR PLAN**  
JUN 2016



• The Hey Gorgeous Boutique is perfect for the lovely ladies in your life this holiday season. Nestled on Louisa's West Main Street, this adorable consignment shop is a must-see - or should I say, a "must-shop". They have beautiful gently used clothing for all shapes and sizes. Gentlemen, you can even sit and have a nice cup of coffee while the wife shops for Christmas gifts. So if you're looking for fashionable gifts this year, Hey Gorgeous Boutique is the spot for you.



• The Fabric Hut & Gift Gallery is a great place to find gifts for the home and knick-knacks for stocking stuffers. Also located in Louisa, they have a wide range of gifts for everyone. From candles, plates, and flags to jewelry, blankets, towels, and other knick-knacks. The Fabric Hut & Gift Gallery has unique gifts for the ones you love this holiday season.

• The Lake is Great store is located beside the Lake Anna Visitor Center in the Lake Anna Plaza. You can find souvenirs here for all tastes. They have everything from t-shirts and sweaters to mugs and key chains. The Lake is Great store is your one stop shop for the holidays.

## 2016: The Year in Review

• Lake Anna 3rd Annual Brewfest

At Lake Anna State Park, locals and visitors were able to sample moonshine, wine, and over 75 craft brews from all around Virginia and the world! Participants were also able to enjoy a wide variety of food from local restaurants and live music! The event was a huge success.

• Virginia Renaissance Faire

Hosted by the Lake Anna Winery, guests had an opportunity to step back in time and see what it was like during the Renaissance time period. Those who participated were able to enjoy jugglers, magicians, comedians, music, and jousting knights! There was also various food available such as turkey legs, scotch eggs, fish and chips, crepes and much more. If you got tired of the festivities throughout the day, you could browse through the shops of handcrafted items.



• Wine By The Lake

The 2nd Annual Wine By The Lake happened this year at the Lake Anna State Park! With live entertainment from Cassidy McAdams and Steve Jarrell and the Sons of the Beach and delicious wine from 10 different wineries, it was a huge hit with everyone in attendance..

• Lake Anna Sunset Concert Series

This amazing concert series happened regularly through the summer at Anna Point Marina. With many special guests singers, wine or beer by the glass, and a wide variety of food vendors, this concert was a success and enjoyable for families of all shapes and sizes.

• Central Virginia Charity Chili Cook-Off

Is another amazing event in the Lake Anna area and for information on this and many others, go to LakeAnnaBreeze.com and visit our online event calendar. Another great resource for the upcoming events in the area is the LakeAnnaVisitorCenter.com

## Louisa Arts Executive Artistic Director Departs

The Louisa Arts Center announced that it's Executive Artistic Director, Michael Bollinger is leaving his helm at the Center. Mr. Bollinger has accepted the position of Director of the Bartlett Performing Arts Center located in greater Memphis, Tennessee.



During his tenure at the Louisa Arts Center, Mr. Bollinger enhanced the Center's offerings by implementing Art & Education Programs, Directing Live and Youth Theatre programs and enriched the performing Art series with award-winning entertainment. Under his leadership the Center was named "Most Improved Venue" by the Lake Anna Partnership and

"Best Entertainment" via the Central Virginian - People's Choice Award.

Prior to arriving at the Center, Bollinger served as Executive Artistic Director of the South Orange Performing Arts Center in greater New York City, the Suffolk Center for Cultural Arts in Virginia, and as Producing Artistic Director of Missouri's - Lyceum Theatre.

Bollinger stated, "I am saddened to leave my friends and colleagues at the Louisa Arts Center. I am proud of the growth and positive impact the Center has made on the lives of thousands of Central Virginians. I can't wait to see where the Center goes from here!"

Louisa Arts Center President, LaVahn Hoh, stated, "Michael's leadership showed us what could and can be done with an Arts Center. Michael suggested to the board many "new" ideas that brought in audiences not only from Louisa County but Northern Virginia and beyond. His new and out-of-box thinking increased our attendance in the Performing Arts Series over 400%. Michael will be missed as our Executive Artistic Director and I wish him success in his new position. While the Center researches Mr. Bollinger's replacement, an interim director will be selected to ensure the maintaining of a quality venue and performing Arts season."

The Louisa Arts Center is located in the former historic Louisa High School-Louisa Grade School, which educated children of Louisa County for 80 years, from 1907 to 1987. Restoration was completed on the Town Hall section in 2005. Restoration on the Louisa Arts Center section was completed in 2008.

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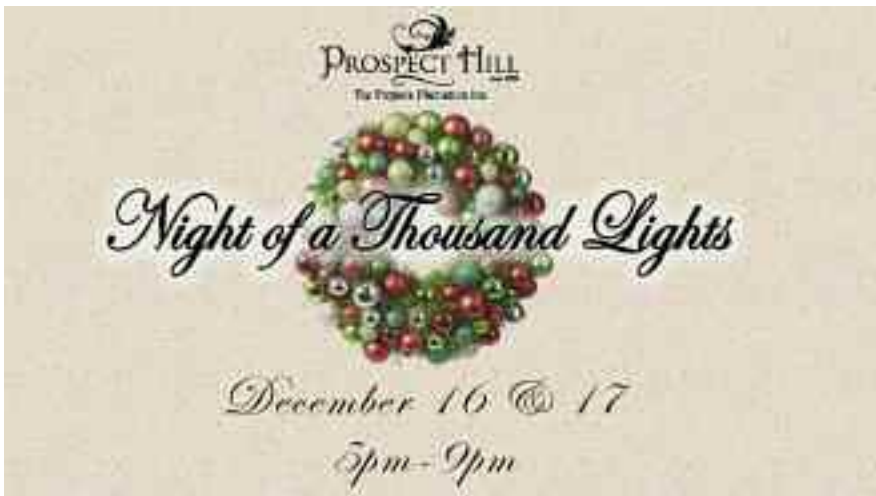
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# Experience the "Night of a Thousand Lights"



See Prospect Hill Plantation come to life amid the soft glow of hundreds of hand-lit candles and countless twinkling lights. Stroll the historic paths with a cup of warm cider or cocktails, hear the live sounds of handbells ringing, carolers singing & choirs rejoicing, as you celebrate the Christmas Season with friends and family.

Each of the historic original cottages will be lit with white sparkling lights, creating a life-sized gingerbread village throughout the historic grounds. And of course, Prospect Hill's renowned four-course dinner, prepared by Executive Chef Elpidio and his team, will be served in our original dining room (dinner reservations must be made in advance).

## Santa's Workshop Village

Numerous local crafters (including "Threads & Sawdust", Laura Stanukenas, Baker, "Parties with Mel", "Herb & Tea Infusion", Happy Branch Farm, "Wreaths by Sandy", "SheaSational Goods", and others) will have their hand-made wares available for purchase... just in time for those last-minute Christmas gifts! In addition, Santa Claus will be welcoming guests and will be available for photos in his workshop (parents, remember to bring your camera to capture those special moments with your family at Prospect Hill)!

## What You Need to Know to Enjoy Night of a Thousand Lights...

Dates: Friday, December 16th & Saturday, December 17th, 2016

Time: 5:00 pm - 9:00 pm

Admission: \$10 per car (proceeds benefit the Louisa County Historical Society)

For Dinner Reservations, call 540-967-0844 (remember, seating is limited).

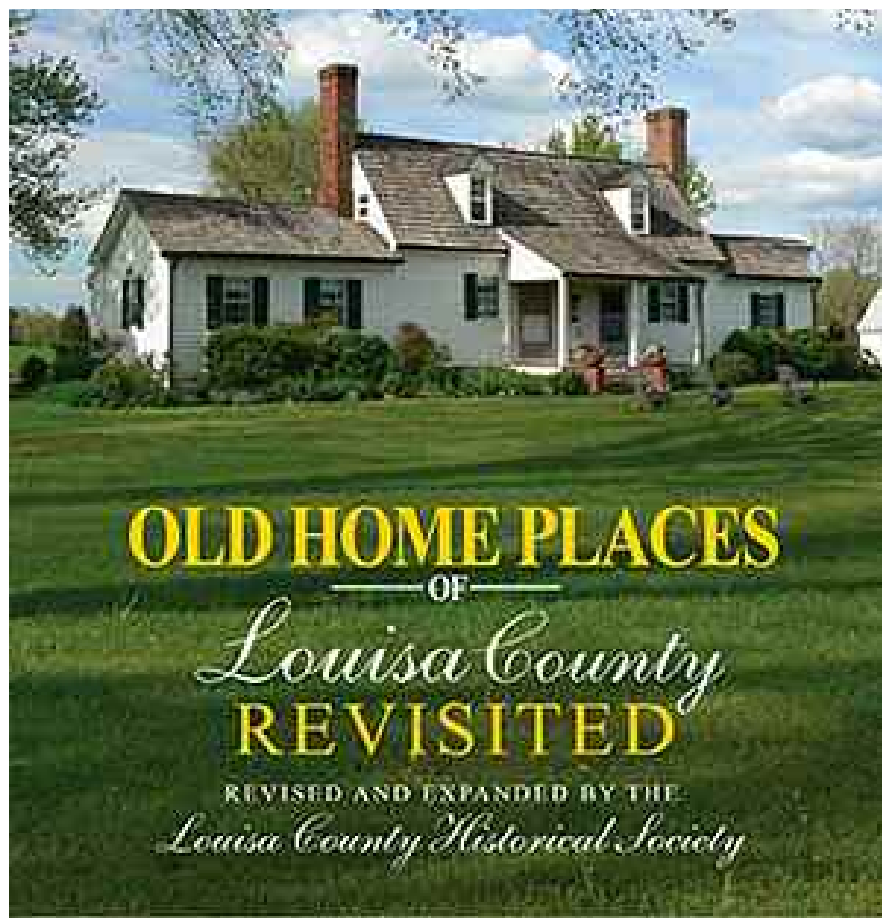
Looking for just the right, unique, timeless gift for Christmas?

If anyone lives in or has roots in Louisa County, this might be the best gift they open this year.

Inside this hardback, dust jacketed, 302 page book are historic sepia tone and new color photos of historic homes, including some interior features. Also included are maps, mills, early churches, tidbit of county history and the story of many of the families that once or still call Louisa County home.

Besides being a conversation starter on your coffee table, this lovely gift also supports the work of your local historical society!

You can order your copy online for \$49.95 at [www.louisacountyhistoricalsociety.org](http://www.louisacountyhistoricalsociety.org).



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# Scenes from Lake Anna

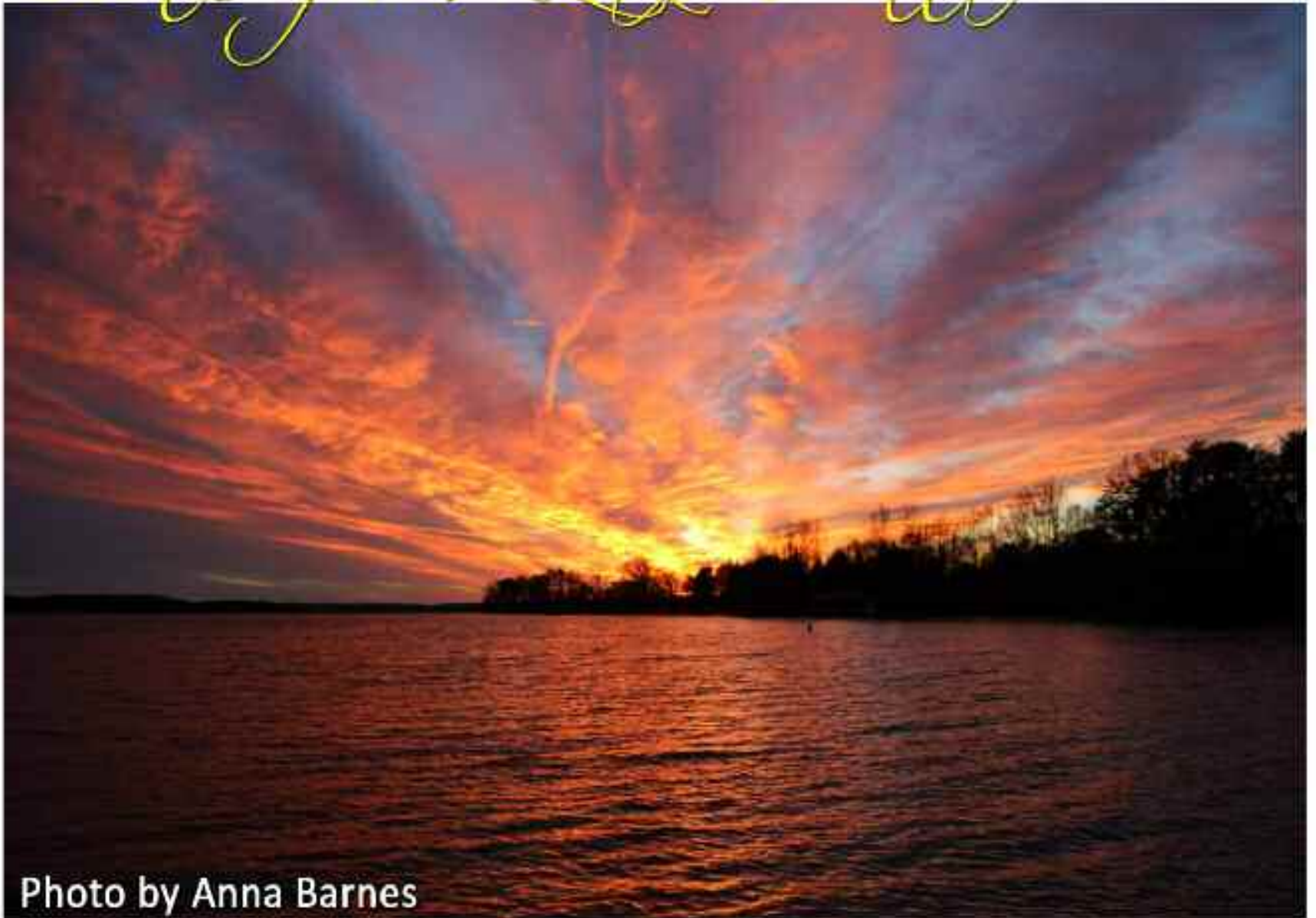


Photo by Anna Barnes



Sue Izicki shared these photos of a rare double rainbow at the south end of Lake Anna!



E-mail your photos to:  
[taylor@lakeannabreeze.com](mailto:taylor@lakeannabreeze.com)



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## New Year...New Boat?!



### Lake Anna Residents will Attend Area Boat Shows in the New Year

Whether you're looking to purchase your first boat or trading in your current model, one of the best ways to see the options available on the market is by attending an area boat show. Each show has multiple vendors from around the region who bring in the latest models and sometimes offer great deals for attendees of the boat show.

For 2017, the first one in the area is the Fredericksburg Boat Show, held annually at the Fredericksburg Expo Center. The 2017 show will run from January 20th through January 22nd and tickets are \$8 in advance or \$9 at the door.

The next show will be the Richmond Boat Show, held at the Richmond Raceway Complex from February 20th through February 22nd. The ticket price is \$10, while kids 12 and under can enter for free. The show covers nearly 110,000 square feet between four buildings and features boats from 18 dealers.

The 22nd Annual National Capital Boat Show will be held from March 10th through March 12th at the Dulles Expo Center. Featuring hundreds of new boats from dealers throughout Virginia and Maryland, this is one of the region's largest shows. Tickets for this show are \$10 and children 12 and under may enter for free.

The boat show season is an exciting time for those of us at Lake Anna who enjoy spending time on the water, as these displays may offer a special deal or latest model that fits perfectly into our lake needs.



What are your favorite boat types? A quick speed boat? A leisurely ride on a spacious pontoon? We want to see your watercraft! Send your photos to [taylor@lakeannabreeze.com](mailto:taylor@lakeannabreeze.com) and you may see your family and boat in an upcoming issue!



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## LAKE ANNA

### Breakfast with Santa

December 10th - all day @ Tim's on the Lake

Uncover what's inside of Santa's Workshop! From arts and crafts to balloon animals and breakfast, your little ones will surely have smiles wrapped around their faces after a morning with Santa!

For more information:  
Call 540-894-5011  
TimsLakeAnna.com



### The Cove Theme Nights



#### Karaoke Night Every Tuesday Night.

Fun for all amateur and experienced! Every night is F-U-N at The Cove Restaurant And Bar. 7pm-11pm.

#### Dj Fridays Every Friday Night

Come out and get your groove on every friday evening at the Cove Restaurant and Bar. Find rhythm and let your fun side show! 8pm-1:30am. For more information and more events go to TheCoveLKA.com.

### Millennium Movers Dance Team Sock Tree

Through December 17th

Help us help a local child by donating a pair of new socks, or an undergarment. All donations will be hung on our sock tree and then be donated to the Louisa Santa Council. Donations can be made to at the Performing Arts 2000 Dance Studio in Louisa or at the Lake Anna Visitor Center.



## LOUISA / MINERAL

### Boat Shows

January-March; various dates and venues

The Louisa/Mineral area will be flocking to area boat shows in the coming months at the following locations:

#### Fredericksburg Boat Show

January 20-22nd @ The Fredericksburg Expo Center

#### Richmond Boat Show

February 17-19 @ The Richmond Raceway Complex

#### National Capital Boat Show

March 10-12 @ Dulles Expo Center

Visit each of these shows to see the latest boat models, accessories, technology, and much more. We'd love to see your photos from the show! E-mail them to [taylor@lakeannabreeze.com](mailto:taylor@lakeannabreeze.com)



### 12th Annual Breakfast with Santa

December 3rd - 9 am @ Betty Queen Center

Our special pancake breakfast with Santa has become a holiday favorite! First, join Santa and his helpers as you fill your tummy with fluffy pancakes, bacon, cereal, and other yummy food.



### Hearth Cooking - Old Christmas Twelfth Night Feast

January 5th - 10 am @ Michie House

Based on Martha Washington's cookbook, this session focuses on the way Christmas was celebrated in the 18th century (with visits to friends culminating in a feast on the Eve of Epiphany). Cook and enjoy eating an entire Christmas meal prepared in the historic Michie House under the instruction of the Hearth Cooking Guild from the Louisa County Historical Society.



## FREDERICKSBURG

### 30th Annual Gingerbread House Contest & Exhibit

December 10th - 10 am @ George Washington Boyhood Home

The 30th Annual Gingerbread House Contest and Exhibit—a long-standing holiday tradition!

(540) 370-0733 x24

268 Kings Hwy (Route 3 East) George Washington's Boyhood Home at Ferry Farm

Fredericksburg, VA22401

\$8 adults; \$4 students; under 6 free.

More info at [kenmore.org/ff\\_home.html](http://kenmore.org/ff_home.html)



### Breakfast with Santa 2016

December 18th - 8:30 am @ Eileen's Bakery

Our seating times will be 8:30 a.m. and 10 a.m. Tickets are monitored and Eileen's Bakery & Cafe reserves the right to ask for identification if necessary at the door. For more information, please visit Eileen's Bakery's website at [www.eileensbakeryandcafe.com](http://www.eileensbakeryandcafe.com).

### New Year's Gala

December 31st - 6pm @ Riverside Center

Delicious Three-Course, Waiter-Served Dinner

Live Mainstage Performance of "A Christmas Story".

Post-Performance Dancing to Music

Hosted by a Live DJ. Complimentary Champagne

(for those over 21 years of age). Seating for dinner:

6:00 p.m. Formal or Semi-Formal Attire.

Only \$125 per person! For more information: [riversidedt.com](http://riversidedt.com).



## CULPEPER

### Free Pictures with Santa and Puppet Story Time

December 17th 12pm - 2pm @ Lollipop Station, Culpeper

Come experience the joy of candy and toys in a totally different way! Whimsical candies, interactive toys, and friendly staff. The sweetest things in life...found in Culpeper, Virginia.

Free photos with Santa and Free Puppet Story Time will be held on Saturday, December 17th between 12 and 2pm! For more information, please visit

[lollipopstation.com](http://lollipopstation.com).



### Santa Breakfast

December 18th - 8 am @ IHOP of Culpeper



Bring the family out to IHOP for a delicious breakfast with Santa! Santa is will be here and ready to chow down with you and yours.

What better to spend the holidays with your family? IHOP Culpeper is located at 15271 Creativity Drive, Culpeper. For more info: (540) 729-0561.

Have an event you want to share?

Tell us about it at: [info@lakeannainfo.net](mailto:info@lakeannainfo.net)!

## New Bridge Market & Deli

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9 pm weekends.

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on the Calendar

## RICHMOND

### Outdoor Ice Skating

**December & January @ The Rink WBV**

The ice-skating rink opens to the public on Sat., Nov. 12, at 3 p.m. and continues daily (weather contingent) through Jan. 29, 2017, including holidays. Admission is \$10 per adult and \$8 per child, and skate rental is \$4.



### Noon Year's Eve

**December 31st - 10 am @ The Science Museum of VA**



Ring in the New Year with the Museum! Count down to noon to see a dramatic and quirky version of the traditional ball drop! Kick off the New Year right with science on your side – watch 2,017 bouncy balls, paper streamers and confetti bring our Rotunda to life for a special ball drop. [www.smv.org](http://www.smv.org)

## ORANGE / MADISON

### A 19th Century Christmas

**December 17th - 9 am @ Ellwood Manor**

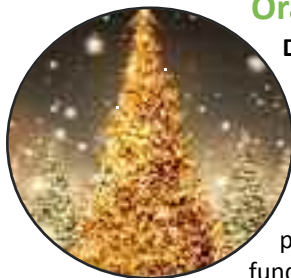
The doors will open at 9:00 a.m. and guests may visit until closing at 2:00 p.m. The Fawn Lake Garden Club home will decorate the 18th century home for the Christmas season.



### Orange Holiday Parade & Tree Lighting

**December 4th - 4:30 pm @ Main Street & Taylor Park**

The Orange Holiday Parade and Memorial Tree lighting is an annual tradition, which celebrates the season and remembers those we have lost. The Orange Rotary club facilitates the purchasing of lights to memorialize lost loved ones and all operating expenses of the Tree are paid from a special endowment fund.



## CHARLOTTESVILLE

### Monticello Holiday Evening Tour

**December 16th @ Monticello**

Join us for the rare opportunity to experience Monticello after dark, historically decorated and illuminated for the season. Guests meet their tour guide at The Shop at Monticello and are treated to seasonal refreshments.



### Family Friendly New Year's Eve Party

**December 31st @ Blue Mountain Brewery**

Family Friendly New Year's Eve at Blue Mountain Brewery 3PM to 8PM. A pint-sized party for the whole family with two sparkling cider toasts and countdowns to the New Year (4:30PM and 7:30PM). 540-456-8020.



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# Dining Spotlight

## Lake Anna Restaurants & Delicatessans



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# UPCOMING BOAT SHOWS



**January 20-22**

Beat the heat this summer by cruising around on a new boat! Visit the 12th Annual Fredericksburg Boat Show to get a great deal on your next water toy! With a variety of different dealers all under one roof, you can shop around for the best deal—all in one building!

Climb aboard the different Fishing Boats, Pontoons, Cruisers, Speed Boats, and much more. Whether you're looking for a yacht or a jetski, you'll find it at the Fredericksburg Boat Show.

Give yourself an even better reason to look forward to the summer and visit the 12th Annual Fredericksburg Boat Show!

**Show Hours:**

Friday, January 20: 1pm - 8pm  
Saturday, January 21: 10am - 7pm  
Sunday, January 22: 11am - 4pm

[www.fredericksburgboatshow.com](http://www.fredericksburgboatshow.com)



**February 17-19**

For years the Richmond Boat Show has been recognized as one of the best boat shows in Central Virginia. Covering nearly 110,000 square feet in four buildings, it attracts dealers from throughout Virginia. Boats on display from 18 dealers include runabouts, saltwater fishing boats, ski boats, pontoon boats, deck boats, jet boats, PWCs, motor yachts and bass boats. Additional exhibits include boat lifts, floating docks, marine electronics, water sports and safety equipment. Experts will be on hand to give information about marinas, financing, insurance, boat maintenance and repair and boating safety.

**Show Hours**

Friday, February 17: 12:00 pm - 8:00 pm  
Saturday, February 18 - 10:00 am - 7:00 pm  
Sunday: 11:00 am - 5:00 pm

<http://www.gsevents.com/shows/disolav.cfm?showID=62>



**March 10-12**

Find everything you need to hit the water this season at one of the largest boat shows in the region. Shop hundreds of new boats from dealers throughout Virginia & Maryland, including runabouts, saltwater fishing boats, ski boats, pontoons, deck boats, jet boats, Jon boats, and PWCs.

In addition to the wide range of boats, exhibits will feature marinas, boat lifts, floating docks, outboard and inboard motors, marine electronics, waters sports and safety equipment, boating accessories and more. Plus, experts will also be on hand to answer questions and provide information on boat maintenance, repair, financing, insurance and boating safety.

**Show Hours**

Friday, March 10: 12:00 pm - 8:00 pm  
Saturday, March 11: 10:00 am - 7:00 pm  
Sunday, March 12: 11:00 am - 5:00 pm

<http://www.gsevents.com/shows/display.cfm?showID=65>



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## Reflecting on the Past Year and Looking to the Future



It's a time of year when giving thanks and love to all is widespread. It's a time of year when one can feel the happiness in the air and we are reminded how blessed we all are for all of our blessings and for some, simply to have a warm place to sleep.

The last few holidays of the year and New Year's are special holidays. It's a time of year when friends and family come together to rejoice and

*The last few holidays of the year and New Year's are special holidays.*

celebrate the holidays and to reminisce about days past. In the blink of an eye, 2016 will be over and a new year will begin.

With this New Year beginning so soon, we must all reflect on our lives this past year. How we've grown and succeeded, how we've failed and learned, who we've become as a person over this year and more importantly, who we want to be.

If you have any special memories of Lake Anna from 2016, send them to [info@lakeannainfo.net](mailto:info@lakeannainfo.net) and they may be featured in the next issue.

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### *The Perm is Back!* by Heather Mechler-Fickes

I remember years ago, I dreaded a client coming into the salon to get a curly perm. For me, it meant hours of wrapping hair around little rods, hundreds of end papers, section by section and a long process. Then all of the sudden no one came in to get perms.

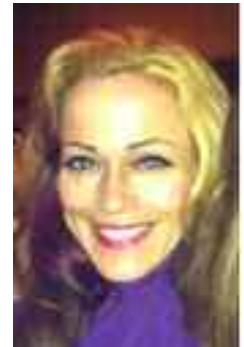


Sleek, straight, and flat ironed hair was in, I stashed those bags of perm rods in some boxes and thanked God. Over the last couple of years, I have noticed that perms are making a comeback.

The look of a perm depends on the size of the rod and the way the hair is sectioned. More of the pictures of perms in magazines today are loose curls, which means bigger rods are used. If you are aiming for a tight curl-smaller more narrow rods are used.

In beauty school, I was taught a specific pat-

tern that you sectioned the hair and then wrapped the rods for a perm. This was in order to pass the licensing exam. Once I got my cosmetology license, I realized I could wrap a perm anyway I wanted. This is where creativity can come into play. There are regular perms, spiral perms, piggyback perms, root perms, partial and the list goes on.



All those years, dreading perms, I actually have started to enjoy doing them. I have taken all my perm rods out of hiding and I keep them close with all my other tools. A lot of the time, clients choose to get a perm because they want to add more body to their hair. Perms not only add wave and curl but they can add an abundance of extra volume.

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# Navigating the Lake Anna Real Estate Market

*Tips for finding your perfect Lake Anna property*

This is a tutorial on understanding the very complex Lake Anna Real Estate market. In this article and many more to come, I will explain to the experienced and beginner alike the insights into our market.

One of the most difficult things for a prospective buyer to understand why they see a \$100,000 lot on a website with a beautiful picture of Lake Anna and another for \$700,000 and a very similar picture.

Although there are many things that go into the value of a waterfront lot, the listings that are normally posted on most sites and throughout the listings services do not explain any or many of them.

1) House site view: most realtors or homeowners take pictures of the biggest piece of water they can get to, so the photo you see online may not be the house site view. The house site view is one of the most important things in determining the price of the lot.

For the \$100,000 lot price range, the view from the house site is either bad or non-existent or you are looking across someone else's property and the view is not guaranteed to be there.

Most of the time, if a waterfront lot is in the \$100,000 range, it is on one of the creeks that merge into Lake Anna at the very north end of the lake. A \$700,000 lot (currently non-existent at Lake Anna), is a premier lot, usually flat with long views at the south end of the lake, where the water is blue and cleaner than on the north end. Right now the Lake Anna market has about 10 premier lots available, but none of them are in this "perfect lot" range. Between the price of \$425,000 and \$600,000 is the range of quality, sought-after lots.

Even though there are slightly over 100 lots on the lake, a high percentage are non-premier, with limited views or even shared wa-

terfront. There are some subdivisions that have 10% of the market inside said divisions, which means finding the lot that fits your budget and your criteria is difficult if not impossible. The sooner one finds a competent real estate broker to represent them, the better.



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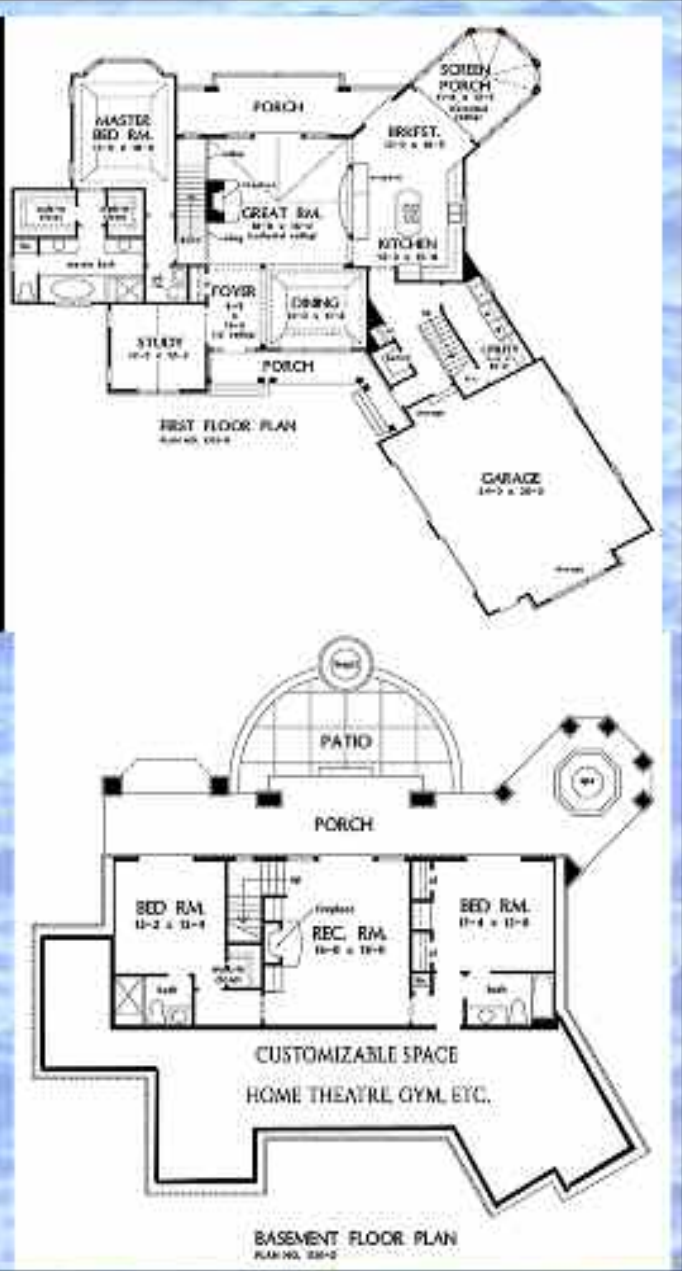
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"NEW PRICE!" Custom Built home w/Lake views front & back! Home features large kitchen w/corner cabinets, energy efficient SS appliances & HVAC system, hardwood flooring, UV protection on main 2-story windows, loft office, basement wheel bar, wired for theatre system, Owners Caring well system, fin. bonus room, path leads to lake. Boat slip leased for 2016 at new launch "The Cove"



192 BAILEY DR, LOUISA, VA 23083 \$279,000

Remodeled cottage, thermal clad windows throughout, almost new TRANE heat pump, wholehouse waterfilter, large rooms, beautiful sun room w/ceramic tile & shelving, security lights, cedar lined closet, roof replaced in 2008; creditlock garage vinyl roof has 200 amp electric service w/workshop, sep large metal garage used for storing boat & equip. Boat slip convey.

I have waterfront and water access lots for sale! Priced right to sell! \$25,000 to \$425,000!



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



*The View*  
 182 Pleasants View Point

\$ 725,000  
 3133 sq. ft with  
 1.147 acres and  
 134 ft of water  
 frontage.

Completely Furnished,  
 ALL appliances convey.



**TIFFANY HAZELWOOD**  
 REALTOR



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