



## Lake Anna's Only Planned Waterfront Community

Sunset Cove is more than just another lake subdivision. It is a Premier Waterfront Community of 77 new homes with luxury amenities, universal design features and high-end finishes.



- Featuring spectacular views from 25 waterfront homes and 16 water view homes.
- Marvelous views of Lake Anna from over half the homesites.
- Surrounded by deep clear water, boat friendly.
- Boat to Restaurants, shops, and sandbars.
- Convenient to shopping and essentials.
- Waterfront homes will include private boat house and sundeck.
- Common area covered boat slips with electric service is included with non-waterfront homes.
- A two-story clubhouse with fitness center, large gathering room with 3 large screen TV's and full kitchen.
- Clubhouse deck overlooking a saltwater pool and Sandy Beach.
- 14' Boat ramp with gentle slope.
- Over 35 acres of wooded common area with walking trails, dog park and garden plots.
- Golf cart friendly community and paths.
- HOA fees include mowing and leaf removal on every lot.

Each home is detailed with quality craftsmanship and designed to fit your family's needs and compliment your lake lifestyle.

- Designed for one-level living
- Rich architectural details in each home
- Plans with up to 6 bedrooms, there is always room for family.
- Open floor plans feature airy interiors, flowing design and flexible living spaces.



[Lakeside-LakeAnna.com](http://Lakeside-LakeAnna.com)

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38 includes house built by Dockside Development

### COMMUNITY LOT PRICES

Sitework Estimates: All sitework will be a flat of \$40,000

COLOR	PRICE	HOMESITES	HOMESITE DESCRIPTIONS
Grey	\$110,000	34, 39, 40, 41, 43	Water Access Lot with Covered Boat Slip in the Common Area
Purple	\$135,000	45, 46, 47, 49, 50, 51, 71, 73, 74, 75	Premium Water Access Lot with a Covered Boat Slip in the Common Area
Orange	\$155,000	U/C	Water View Lot with a Covered Boat Slip in the Common Area
Red	\$275,000	SOLD	Water Front Lot with a Private Boat House or Covered Boat Slip with Life and Sun Deck in the Common Area (site specific).

Conveniently Located: Lake Anna is located 25 miles from Fredericksburg, 40 miles from Charlottesville, 55 miles from Richmond, and 75 miles from Washington, D.C.



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Lakeside Real Estate



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