



Waterfront Community on Lake Anna



**Blake & Bane**  
INCORPORATED *Real Estate*





# Common Area

## Where Dreams Come True

If you have ever dreamed of having a lake house with a breathtaking scenic view then Mill Run is the place for you. Life on the lake is a special experience and we would like to share it with you. Lake Anna located in Louisa County, Virginia encompasses 13,000 acres, 9600 acres public and 3,400 acres on the private side, where Mill Run is located offering 107 wooded lots, ranging from .90 to 2.74 acres. Take a ride through gentle winding roads leading to 39 waterfront lots or 68 water access lots; each access lot has a covered or open boat slip. Mill Run has protective restrictions, underground utilities and an upscale Common Area; offering a pavilion with stone fireplace, restrooms, swim area, boardwalk and boat ramp. Let your family and guests enjoy the beauty that Mill Run offers.

Mill Run's common area amenities to include 75 boat slips, 60 slips covered, boat ramp, swim area and pavilion with restrooms. All water access lots come with a boat slip.





# Map



Common Area

Lake Anna

Private Property



|               |
|---------------|
| NOT AVAILABLE |
| WATERFRONT    |
| WATER ACCESS  |

## Waterfront Lots

| Lot # | Lot Area | Shoreland Rights Area | Water Front Length | Price   |
|-------|----------|-----------------------|--------------------|---------|
| 51    | 1.126    | 0.3                   | 171                | 249,500 |
| 55    | 1.235    | 0.2                   | 198                | 275,500 |
| 77    | 1.45     | 0.2                   | 70                 | 297,500 |

## Water Access Lots

| Lot # | Price  |
|-------|--------|
| 92    | 97,500 |

Prices Effective as of 5/1/2023 and Subject to Change without Notice.

0 100 200 400 800 1600  
SCALE: 1" = 200'

Blake & Bane  
REAL ESTATE

JC Bane

1-800-515-9923

804-337-2212

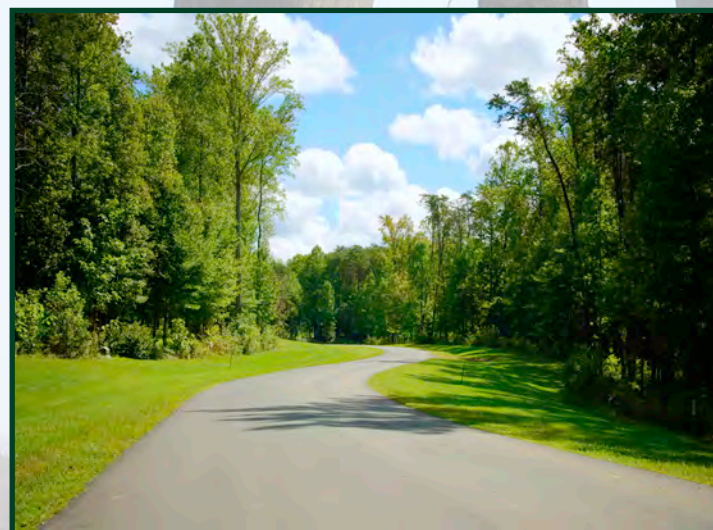
8220 Windmill Watch Dr.  
Mechanicsville, VA 23116  
Info@MillRunAtLakeAnna.com  
www.MillRunAtLakeAnna.com



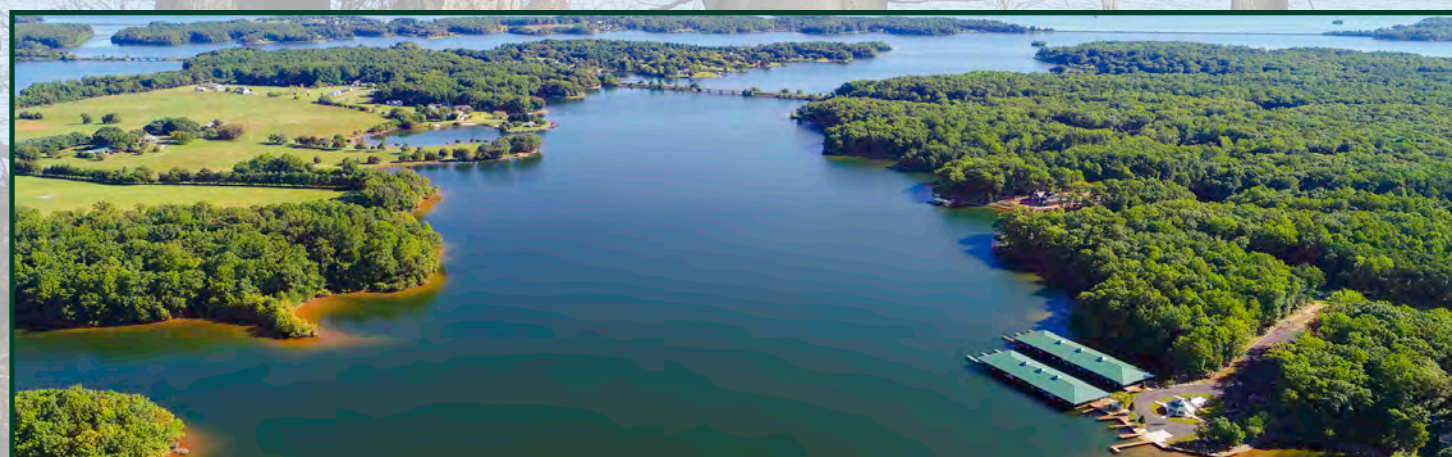


# Your Life At

# Mill Run



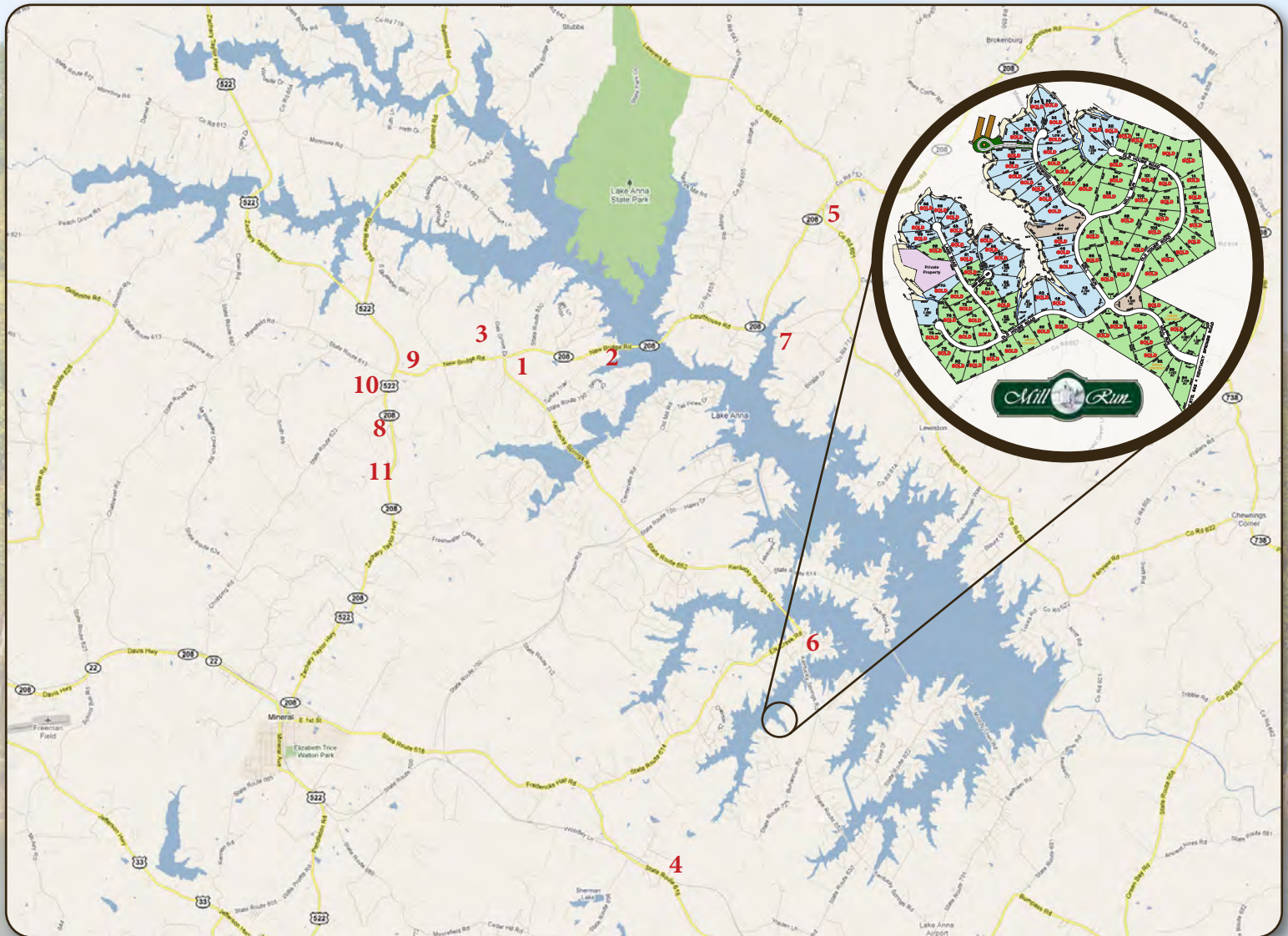
*Let this be your seasonal home  
or live here year-round!*





# Places Convenient to

Mill Run



## Places Convenient To Mill Run

### 1. New Bridge Shopping Center

- Food Lion • ABC Store
- Chief Lee Restaurant • Subway
- Big Cheeze Pizza • Dockside Realty
- Lake Anna Veterinary Hospital

### 2. Lake Anna Plaza

- Vito's Restaurant
- Asian Café Restaurant
- Lake Anna Tap House

### 3. Coyote Hole Ciderworks

### 4. Tavern on the Rail Restaurant

### 5. Lake Anna Winery

### 6. Elk Creek Store

### 7. Anna Cabana Restaurant

### 8. Callie Opie's Orchard Restaurant

### 9. Dickinson's Store

### 10. Lake Anna Tractor & Hardware

### 11. Cooling Pond

**GPS Directions: 191 Boxwood Road, Bumpass, VA 23024**