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COMMUNITY PRICE SHEET

HALYARD
1,710 SF - $389,900
3 BEDROOMS | 2 FULL BATHS

SPINNAKER
1,758 SF - $399,900
3 BEDROOMS | 2 FULL BATHS | 1 HALF BATH

BANYAN
2,312 SF - $414,900
3 BEDROOMS | 2 FULL BATHS

WINDWARD
2,560 SF - $439,900
3 BEDROOMS | 3 FULL BATHS

1 Additional Lot Premiums may apply. Please see a Sales Manager for more information. | 2 Up to 5 Bedrooms Available. | 3 Up to 4 Bedrooms Available.

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## Community Lot Premiums

<table>
<thead>
<tr>
<th>Color</th>
<th>Homesites</th>
<th>Homesite Description</th>
<th>Homesite Premium</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grey</td>
<td>27, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 72</td>
<td>Water Access Lot with a Covered Boat Slip in the Common Area.</td>
<td>$0</td>
</tr>
<tr>
<td>Purple</td>
<td>45, 46, 47, 48, 49, 50, 51, 52, 70, 71, 73, 74, 75, 76</td>
<td>Premium Water Access Lot with a Covered Boat Slip in the Common Area.</td>
<td>$25,000</td>
</tr>
<tr>
<td>Orange</td>
<td>53, 56, 57, 58, 59, 60, 61, 62, 63, 66, 67, 68</td>
<td>Water View Lot with a Covered Boat Slip in the Common Area.</td>
<td>$45,000</td>
</tr>
<tr>
<td>Green</td>
<td>54, 55, 64</td>
<td>Premium Water View Lot with a Covered Boat Slip in the Common Area.</td>
<td>$55,000</td>
</tr>
<tr>
<td>Red</td>
<td>1, 2, 3</td>
<td>Water Front Lot with a Private Boat House or Covered Boat Slip with Sun Deck in the Common Area (site specific)</td>
<td>$165,000</td>
</tr>
<tr>
<td>Yellow</td>
<td>4, 9</td>
<td>Water Front Lot with a Private Boat House and Sun Deck.</td>
<td>$240,000</td>
</tr>
<tr>
<td>Blue</td>
<td>45</td>
<td>Premium Water Front Lot with a Private Boat House and Sun Deck.</td>
<td>SOLD OUT</td>
</tr>
<tr>
<td>White</td>
<td>22</td>
<td>Fabulous Point Water Front Lot with a Private Boat House and Sun Deck.</td>
<td>$320,000</td>
</tr>
</tbody>
</table>

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Parks & Rec
Lake Anna State Park • 540.854.5503
Louisa Parks And Recreation Disc Golf Course • 302.539.9060
Christopher Run Campground • 540.894.4744

Marinas
Anna Point Marina • 13721 Anna Point Lane, Mineral, VA 23117 • 540.895.5900
Lake Anna Marina • 4303 Boggs Drive, Bumpass, VA 23024 • 540.895.5051
Duke's Creek Marina • 4303 Boggs Drive, Bumpass, VA 23024 • 540.895.5051

Golf Courses
The Greens at Tanyard • 404 East Main Street, Mineral, VA 23093 • 540.967.1889
Cannon Ridge Golf Club • 9000 Celebrate Virginia Parkway, Fredericksburg, VA 22406 • 866.857.4343
Lee's Golf Club • 10200 Old Dominion Parkway, Fredericksburg, VA 22408 • 540.891.7425

Utilities
Rappahannock Electric Cooperative • http://www.myrec.coop/res/index.cfm

Emergency Services
Medical Associates of Louisa • 575 Industrial Drive, Louisa, VA 23093 • 540.967.2011

Driving Distance to Lake Anna
Fredericksburg, VA • 25 miles
Charlottesville, VA • 40 miles
Richmond, VA • 55 miles
Washington DC • 75 miles
Lynchburg, VA • 110 miles
Baltimore, MD • 120 miles
Philadelphia, PA • 220 miles
New York, NY • 320 miles

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MYEVERGRIENEHOME.COM | 540.266.3208 | SALES@EVERGRIENEHOME.COM
Lake Anna's Only Planned Waterfront Community

Sunset Cove is more than just another lake subdivision. It is a Premier Waterfront Community of 75 New Homes with great amenities, proudly built by Evergreene Homes with sales managed by Dockside Realty.

- Featuring spectacular views from 25 waterfront homes and 16 waterview homes.
- Marvelous views of Lake Anna from over half of the homesites. Deep clear water: boat friendly.
- Boat to Restaurant and Shops.
- Convenient to shopping.
- Waterfront homes will include private boat house and sundeck.
- Common area covered boatslips with electric service are included on non-waterfront homes.
- Two story clubhouse with exercise facilities. Large gathering room and kitchen.
- Deck overlooking a swimming pool and Sandy Beach.
- Over 35 acres of wooded common area with walking trails, dog park and garden plots.
- Golf cart friendly.
- HOA fees include: mowing and leaf removal on every lot

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

- Designed for One Level Living
- Rich architectural detail in each home
- Plans with up to 6 bedrooms, there is always room for family
- Open floor plans feature airy interiors, flowing designs and flexible living spaces

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

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