

**SOLD**



## 116 WATERSONG CIRCLE

SMITH MOUNTAIN LAKE, VIRGINIA  
\$1,375,000





## MODERN WATERFRONT HOME WITH PANORAMIC LAKE VIEWS

Designed with a spacious open floor plan, 116 Watersong features four luxurious bedroom suites built to Universal Design standards. The large lakeside deck with clear wire railing provides a perfect space for outdoor living. Inside, enjoy custom cabinets, quartz countertops, waterproof flooring, Moen fixtures, and GE Smart appliances.

Notable upgrades include a walk-in tub, a stunning Bari™ fireplace, and a Tesla Powerwall3™ for added energy independence.

### AT A GLANCE

	SQUARE FOOTAGE 2,910		BEDROOMS 4		BATHROOMS 4		LOT SIZE (sq.ft.) 32,234
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Custom Cabinetry and Built-Ins  
 Honed Virginia Mist Granite Countertops  
 European White Oak Flooring Throughout  
 Shaw Paragon Tile Plus in Laundry  
 Daltile Tile in Bathrooms

Moen Bath Fixtures  
 Capital Lighting Fixtures  
 GE Appliances  
 Pella Lifestyle Windows & Doors  
 James Hardie Siding





# ENTRY LEVEL

Featuring an open concept living and kitchen area, Bari™ fireplace, custom cabinetry, and quartz countertops.



# INTERIOR LIVING SPACES

This home features four bedroom ensuites with upgrades including a walk-in tub, Windlass waterproof flooring, Moen bath fixtures, and more. The lower level includes an open concept living area with wet bar.







# OUTDOOR LIVING AREAS

116 Watersong offers an expansive upper level deck that wraps around both sides of the home and a spacious lower level covered deck - both providing an expansive and elevated view of the lake and surrounding mountains.



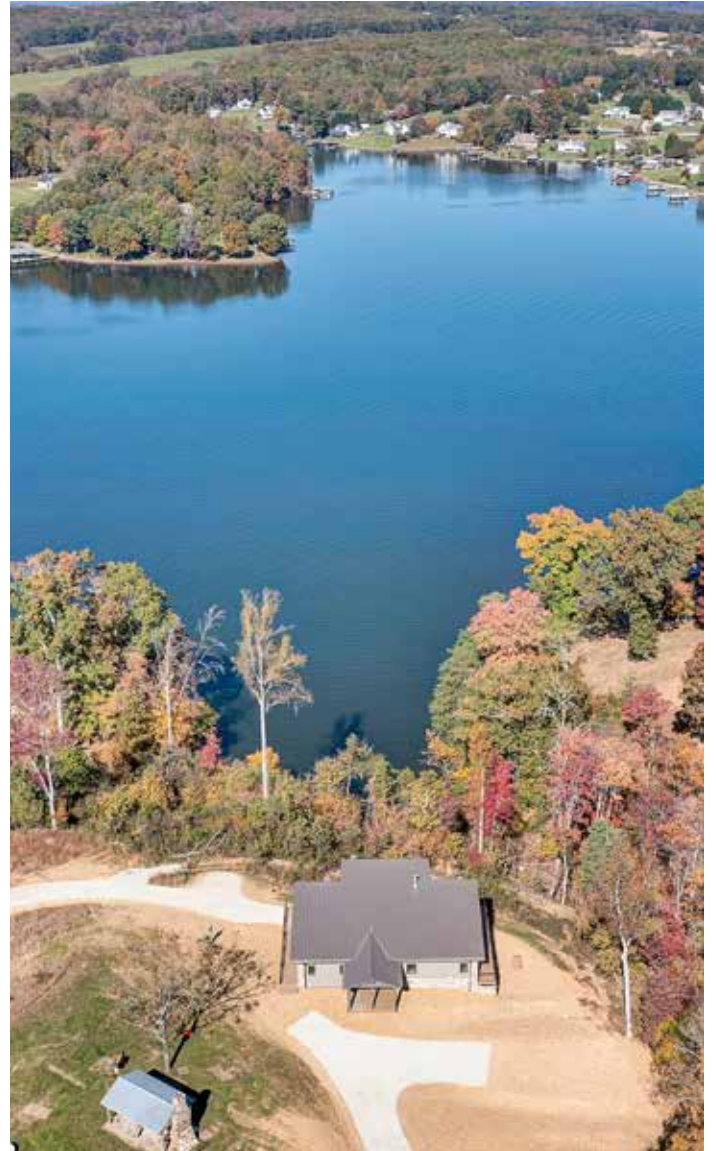
GENTLE TRAIL FROM HOME TO DOCK



Floor 2



Floor 1



# LAYOUT & DEVELOPMENT

This home is situated on Watersong Circle, a highpoint in the neighborhood with gorgeous views up and down the Blackwater main channel.



The Coves is located on the southside of Smith Mountain Lake in Union Hall, Virginia. And while our residents appreciate a secluded, peaceful way of life, we're only a short drive or flight to neighboring cities and attractions.



## BY CAR (IN MILES)

ROANOKE, VA	.....	34 MILES
LYNCHBURG, VA	.....	62 MILES
GREENSBORO, NC	.....	88 MILES
CHARLOTTESVILLE, VA	.....	127 MILES
RALEIGH, NC	.....	129 MILES
RICHMOND, VA	.....	155 MILES
CHARLOTTE, NC	.....	178 MILES
WASHINGTON, DC	.....	274 MILES



## BY PLANE (IN HOURS)

BALTIMORE, MD	.....	1h 5m
CHARLOTTE, NC	.....	1h 10m
WASHINGTON, DC	.....	1h 11m
PHILADELPHIA, PA	.....	1h 26m
NEW YORK, NY	.....	1h 32m
ATLANTA, GA	.....	1h 34m
NASHVILLE, TN	.....	1h 35m
CHICAGO, IL	.....	2h



# THE COVES CLUB

Founded in 2016, The Coves Club enhances life at The Coves with a variety of amenities. From high-end dining to summer concerts, membership brings lake living to a whole new level.

The Coves Club is a private organization that offers exclusive privileges to members including walking trails, pavilions, amphitheater tickets, boat slips, fire pits, a 9-hole disc golf course, private skyboxes, alternative energy solutions, and more.

To date, more than 2M has been invested into the Club. More investments are planned including pickleball courts, guest cottages, and accessible beaches & docks at the end of our East and West coves.

To learn more about The Coves Club, please visit [www.thecovesclub.com](http://www.thecovesclub.com).



THEMED DINNER EVENTS

## THE COVES AMPHITHEATER

Entering its fourth season, The Coves Amphitheater has become a sought-after destination for showcasing world-class talent in an intimate, rural atmosphere. Past acts include The Indigo Girls, Michael Franti, Trampled by Turtles, Bruce Hornsby, Nickel Creek, and Charles Esten. Coves Club members can enjoy access to these shows via the Concert Package.





Top Left: The restored barn studio at Southlake Spa and Salt Room located less than 2 minutes from The Coves. Top Right: Public covered boat slips and dock. Below left: One of many lakeside pavilions scattered throughout the development. Below right: a bridge along one of our hiking trails and solar array.



The Coves Club offers a variety of packages include Spa and Wellness, Outdoors, Fine Dining, and Amphitheater. Additional add-ons include access to private skybox rental, guest accommodations, alternative energy sources and more.

To learn more about The Coves Club, please visit [www.thecovesclub.com](http://www.thecovesclub.com).



# *You Can Live Here!*

The Coves at Smith Mountain Lake offers residents a truly unique living experience. From the gently winding paved streets to the breathtaking views of the Blue Ridge Mountains, every detail of The Coves pays homage to the land that surrounds it, resulting in a perfect blend of natural beauty and untapped potential.

We invite you to explore all that The Coves has to offer. For more information on available properties, lots for sale, lot financing, and amenities available to residents and Coves Club members, please email [info@covesatsml.com](mailto:info@covesatsml.com).



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