

LOT FOR SALE

INCLUDES PRE-APPROVED DESIGNER HOME PLAN



LOT A2

THE COVES AT SMITH MOUNTAIN LAKE
UNION HALL, VIRGINIA

\$295,000





Own this Private Lot with Gorgeous Waterfront Views at Smith Mountain Lake, Virginia

Lot A2 at The Coves is **0.89-acres of prime lake-access property** in one of the most coveted lakefront communities in Virginia, The Coves at Smith Mountain Lake. This private lot offers expansive waterfront views and includes a beautiful contemporary home plan. With limited availability and strong demand for premier waterfront properties, **Lot A2 is likely to sell quickly.**

0.89 ACRES | \$295,000

Includes pre-approved designer home plan



LOT PROFILE

0.89 ACRES

Lot A2 is surrounded by open space & woods on all sides, offering seclusion and privacy.

AT A GLANCE



PRIME LOCATION

THE COVES AT
SMITH MOUNTAIN LAKE

A rare find in Smith Mountain Lake's most sought-after 24/7 gated residential community.



AMENITIES

The Coves Club offers members walking trails, community boat docks, alternative energy resources, and a nationally recognized amphitheater. View The Coves Club [brochure](#) for details.



Lot Purchase Financing

If you are ready to commit to The Coves community, but are not ready to build your dream home, we offer financing (as of March 25, 2025) at 6% fixed, 25% down, 5-year term interest only (subject to credit check) and there is no construction timetable once the lot is purchased.

PRE-APPROVED CUSTOM HOME PLAN INCLUDED

Our exclusive partner, [Mountain Retreat Living – A Southern Living Custom Builder™](#), has crafted a stunning, predesigned home plan tailored specifically for Lot A2. This thoughtfully designed home seamlessly blends luxury and functionality, maximizes space with state-of-the-art amenities, promises impeccable craftsmanship, and optimizes panoramic views of the water from every room.

*Below: a rendering of the beautiful home designed specifically for Lot A2 by Mountain Retreat Living.
Lake access off trail below; community boat slips available for lease.*



OUR PARTNER BRANDS

Our preferred builder, [Mountain Retreat Living](#), partners with the industry's leading brands to ensure quality craftsmanship and consistently satisfied customers.

This 2,910 sq ft designer home can be built starting at \$875,000.
Site requirements determine the final contract price.

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



The Coves Club: Elevating Your Ownership

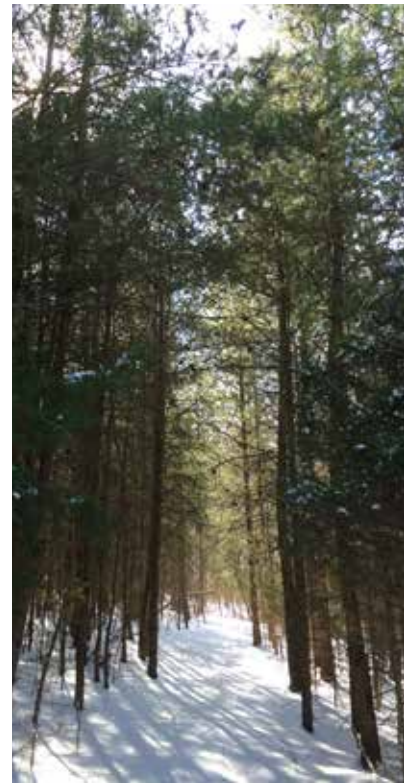
Established in 2016, [The Coves Club](#) was created to enrich life at The Coves by offering Members an attractive mix of amenities and innovative home services provided on an “opt-in” only basis - meaning no annual membership fee. All that’s necessary for annual membership renewal is the purchase of at least one listed service offered by the Club each year.



The 2025 Coves Club Brochure

The 2025 Coves Club outlines our amenities and future developments in detail, as club assets & services available, allowing you to explore all that The Coves Club has to offer regardless of whether or when you choose to build a home.

[VIEW THE 2025 COVES CLUB BROCHURE](#)



LOT LOCATION



[CLICK HERE TO LEARN MORE OR TO SCHEDULE A TOUR](#)

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.



the **COVES**
AT SMITH MOUNTAIN LAKE
covesatsml.com