

# LOT FOR SALE

Includes pre-approved designer home plan. Additional custom home plans available.



## LOT 5

THE COVES AT SMITH MOUNTAIN LAKE  
UNION HALL, VIRGINIA

**\$325,000**





## A Rare Opportunity to Own an Exclusive Lot in The Coves at Smith Mountain Lake

Lot 5 at The Coves is **1.33-acres of prime lake-access property** in one of the most coveted lakefront communities in Virginia, The Coves at Smith Mountain Lake. With limited availability and strong demand for premier waterfront properties, **Lot 5 may not be available for long.**

1.33 ACRES | \$325,000

*Includes pre-approved designer home plan. Additional custom plans available.*

### AT A GLANCE



#### LOT PROFILE

1.33 ACRES

This elevated “big view” lot is perfectly suited for a custom-built retreat, situated on the Coves 5-mile trail system, surrounded by woods, and a direct view across the lake.



#### 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 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, pre-designed home plan tailored specifically for Lot 74's distinctive features. 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 5 by Mountain Retreat Living. A custom dock plan option for Lot 5 is ready for submission to AEP on the buyer's timetable.*



## OUR PARTNER BRANDS

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

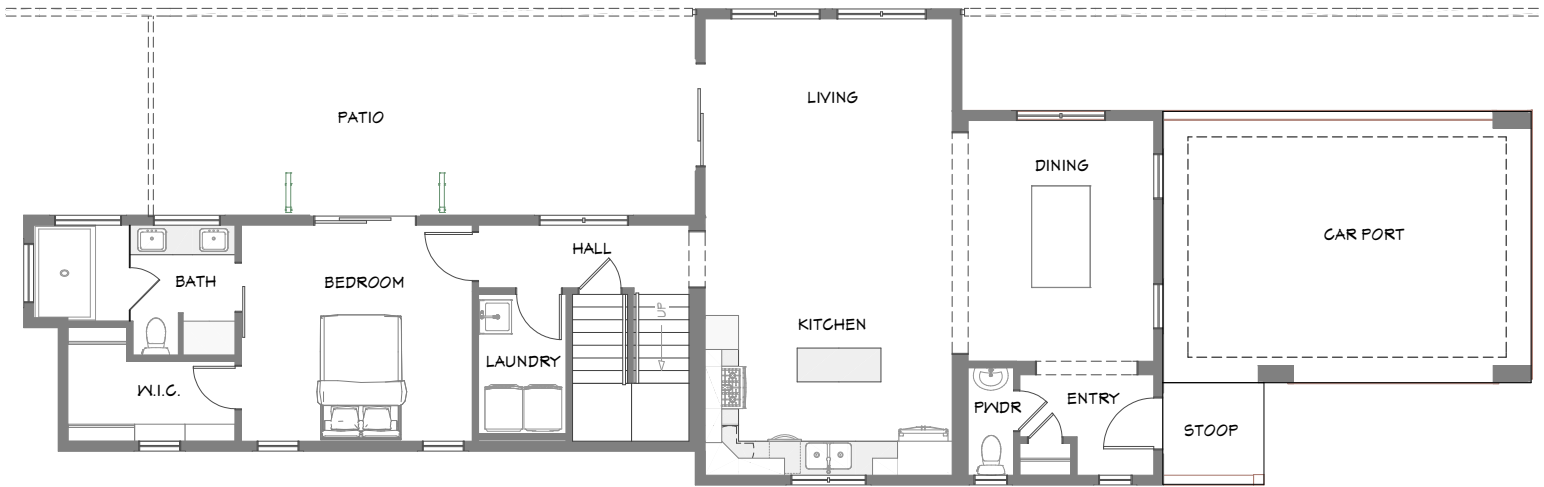
This 1,700 sq ft designer home can be built starting at \$625,000, with a full unfinished basement option for an additional \$75,000. Final plans, specifications, and site requirements determine contract price.

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

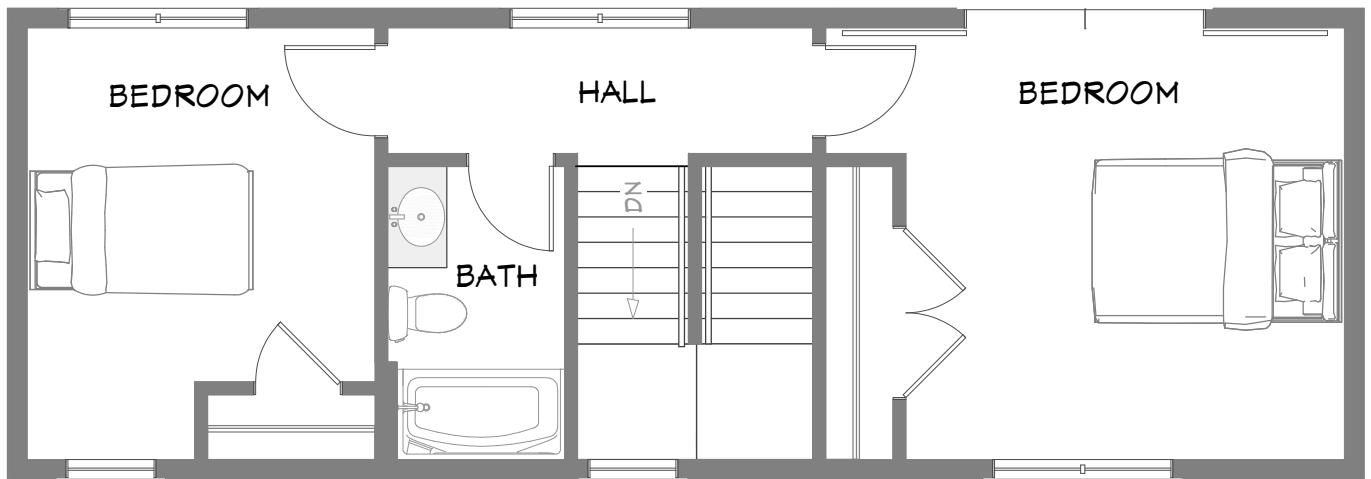


# POTENTIAL FLOORPLAN



MAIN FLOOR

LIVING AREA



LIVING AREA

UPPER FLOOR



## The Coves Club: Elevating Your Ownership

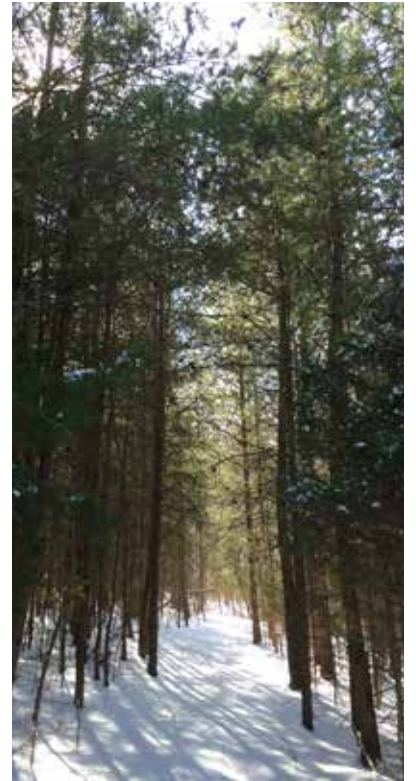
Established in 2016, [The Coves Club](#) was created to enrich life at The Coves by offering Members an attractive mix of amenities and innovative home services provided on an “opt-in” only basis - meaning no annual membership fee. All that’s necessary for annual membership renewal is the purchase of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



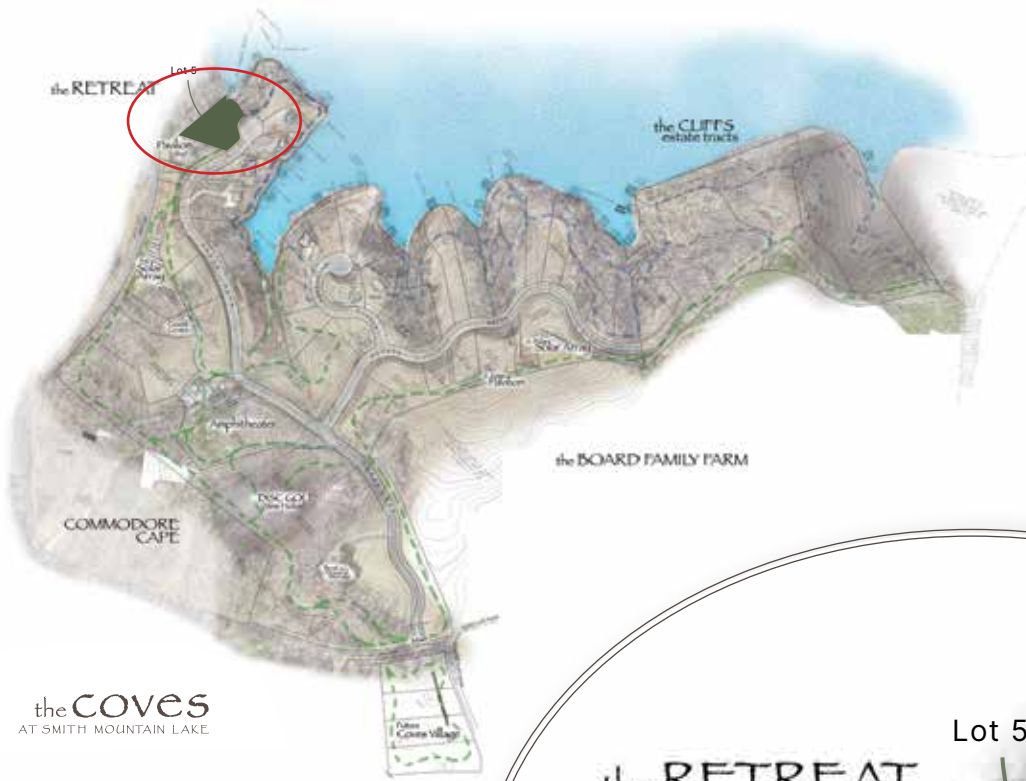
### The 2025 Coves Club Brochure

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



This lot is located at the Northwest end of Coves Road, which is the asphalt entrance road 0.8 miles from the front entrance.



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



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**MKB REALTORS**

3801 Electric Road, SW  
Roanoke, VA 24018



# *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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