

LOT FOR SALE



CLIFFS TRACT C

THE COVES AT SMITH MOUNTAIN LAKE
UNION HALL, VIRGINIA

\$995,000





An iconic piece of Smith Mountain Lake real estate.

Offering unparalleled views and unmatched seclusion, Cliffs Tract C is the perfect setting for an exceptional family retreat or private estate. This 5 acre lot is located within The Coves, a secluded residential enclave featuring cutting-edge amenities like high-speed internet, sustainable solar infrastructure, and a nationally recognized amphitheater, this is lakeside living elevated to its highest standard.

5 ACRES | \$995,000



LOT PROFILE

5 ACRES

The most coveted and expansive view of Smith Mountain Lake on the market.



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.

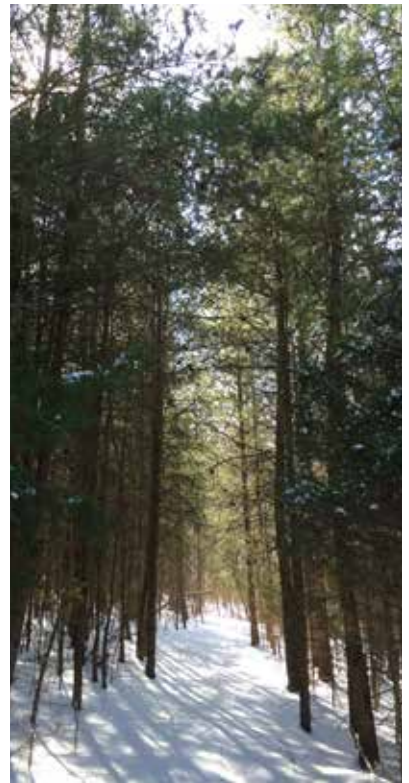
The Coves Club: Elevating Your Ownership

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.

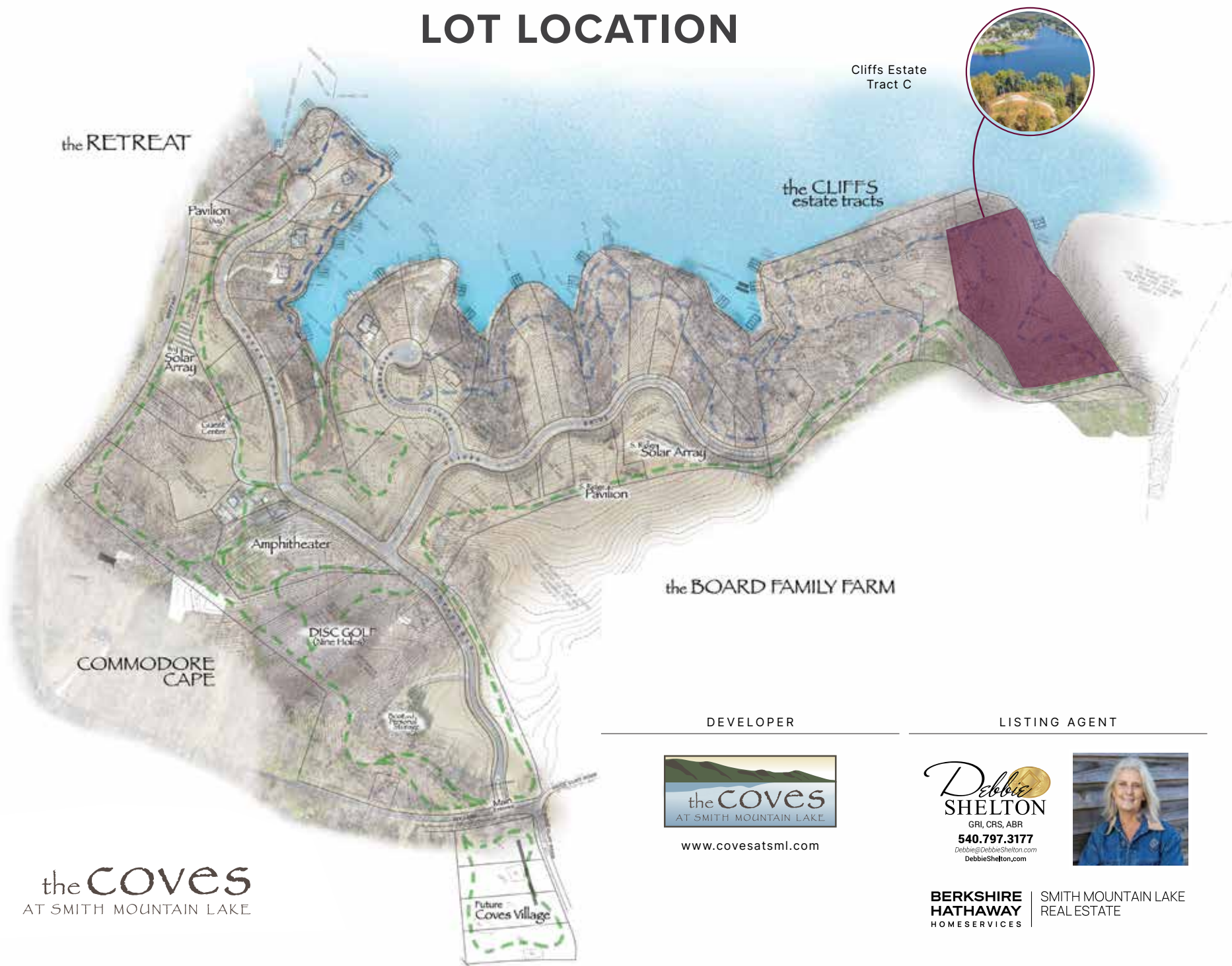
The 2025 Coves Club Brochure

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



the **COVES**
AT SMITH MOUNTAIN LAKE

DEVELOPER



www.covesatsml.com

LISTING AGENT

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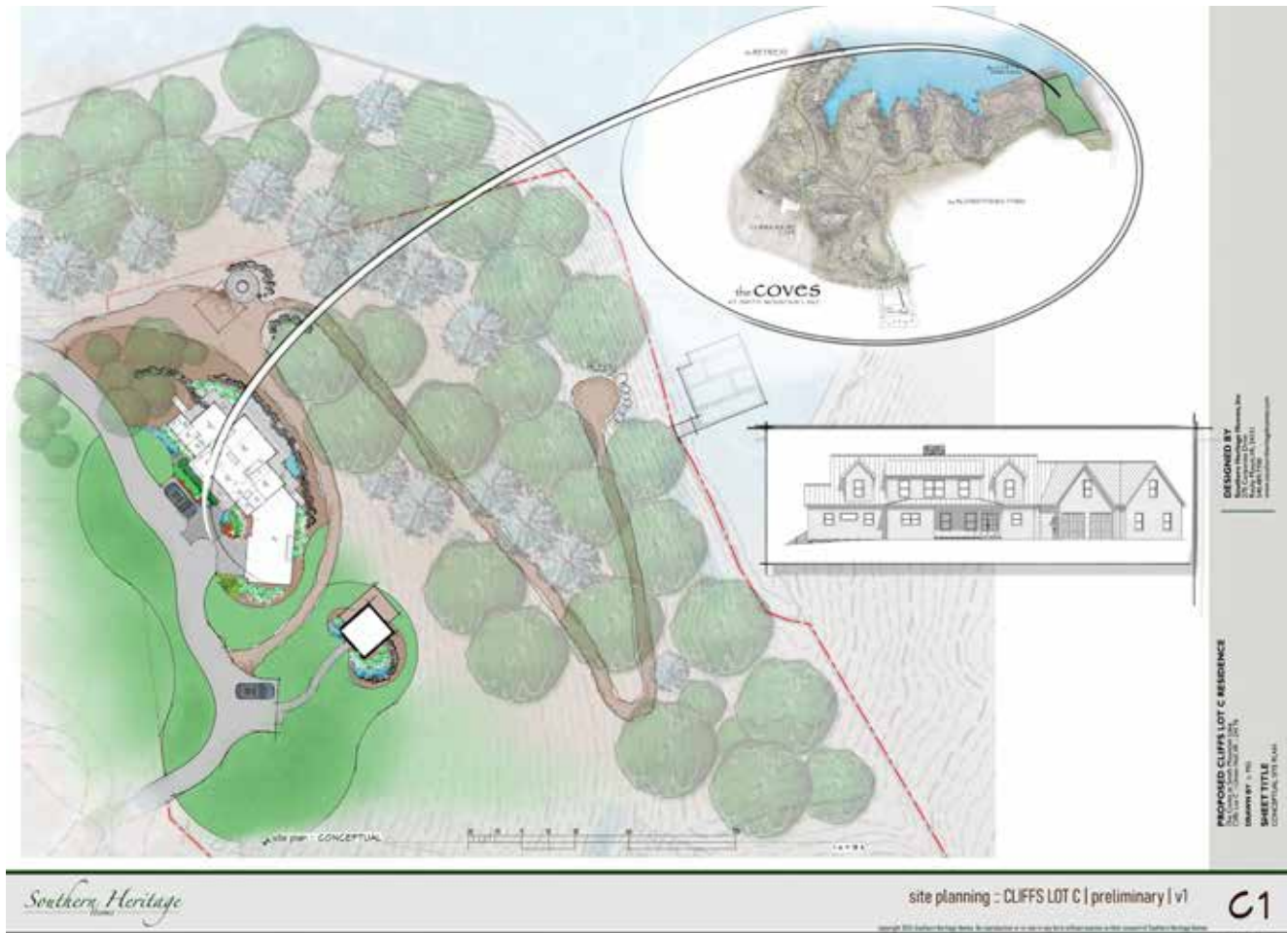


**BERKSHIRE
HATHAWAY**
HOMESERVICES

SMITH MOUNTAIN LAKE
REAL ESTATE

PROPOSED HOME PLAN

Additional home plans available.



OUR PARTNER BRANDS

Our preferred builder, [Mountain Retreat Living](https://www.mountainretreatliving.com), 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



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.

An aerial photograph showing a large, winding lake surrounded by dense green forests. In the foreground, there are several golf courses with green fairways and sand traps. The background shows rolling hills and mountains under a clear sky.

the COVES
AT SMITH MOUNTAIN LAKE
covesatsml.com