



**Main Floor**  
**1676 sf ±**  
**2 bedroom w/**  
**2 car garage**

***Call for Specials on Pricing!***

**Lower Level**  
**1614 sf±**  
**with bedroom and bonus**  
**room**  
**(Lower Level Optional)**



**Standard Features and Specifications:**

- Prefinished LP Smartside® lap siding and stone
- Ceramic tile in kitchen and baths
- Hardwood floor in great room
- Premium berber or plush carpet in choice of colors
- Kraftmaid® cabinets or equivalent
- Granite countertop in kitchen and cultured marble in baths
- GE (or equivalent) white electric range with glass top and self-cleaning oven; built-in microwave with hood over range; side-by-side refrigerator with ice maker; and dishwasher
- Kitchen pantry
- 21' x 12' stamped concrete deck/screened porch
- Pre-wired for cable, telephone (multi-pair), security, and stereo
- Poured, reinforced concrete foundation

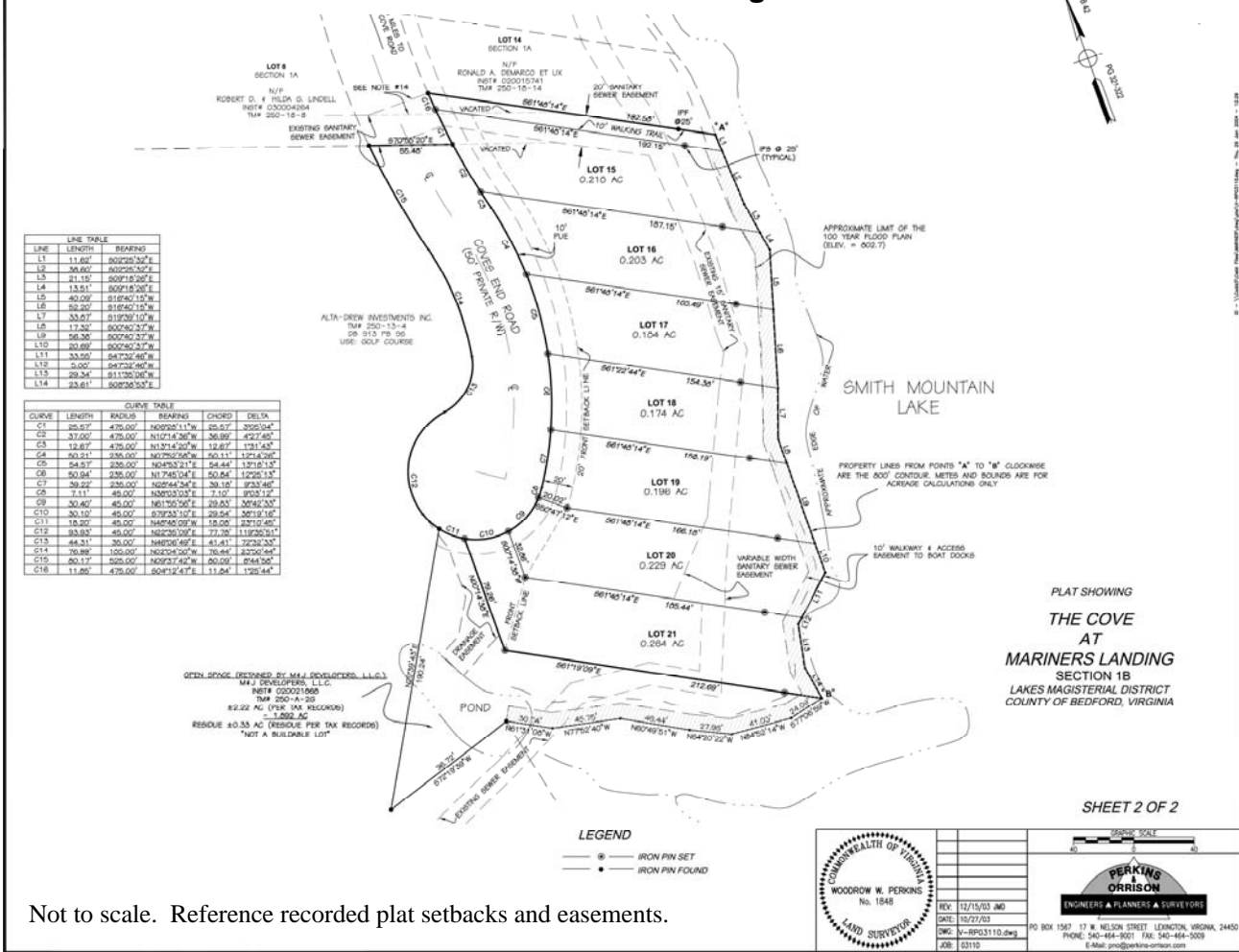
- Forty-year architectural composite shingle roof
- Jeldwyn® casement windows or equivalent
- 13-seer, 3-ton Lennox® heat pump on main floor; 13-seer, 2-ton Lennox® heat pump on lower level
- Selection of interior doors and trim packages
- Sheetrock with smooth coat on interior walls and ceilings
- Nine foot ceilings with vaulted ceiling in great room
- Fiberglass insulation: R-13 batts in exterior walls; R-11 batts in interior bedroom and bathroom walls; R-30 blown in ceiling
- Polyethylene, cross-linked (PEX) water lines; PVC drain lines
- 300-amp electrical service to circuit breaker panel boxes
- Concrete driveway with stamped accents
- Initial shrubbery, bedding, and lawn

**Options:**

- |                     |                          |                                    |
|---------------------|--------------------------|------------------------------------|
| • Theatre Room      | • Wet bar                | • Washer and dryer                 |
| • Finished Basement | • Electronic air cleaner | • Additional gas-log fireplace     |
| • Paddle fans       | • Humidifier             | • Appliance or flooring allowances |
|                     | • Walk-In Shower         | • ...and more!!                    |

Prices & specifications subject to change without notice. Dimensions shown may vary and may be rounded to the nearest foot and include wall thickness.

# The Cove at Mariners Landing Site Plan



Not to scale. Reference recorded plat setbacks and easements.

## Mariners Landing Golf & Lake Community

### Required fees:

Property Owners' Association dues are approximately \$128.43 per month. Dues include shrubbery and lawn maintenance; common area and easement maintenance; private road maintenance; and common area liability and Directors & Officers insurance. Each home's water, septic/sewer, propane gas, electricity, and television reception are the responsibility of the individual owner. Water and Sewer costs are \$66/month. Amenities membership dues: include use of lighted tennis courts, heated pool, private beach, picnic area, pavilion, fishing pier, boat launch, walking trails, and other community amenities. Master Association dues are \$141.75/year.

### Optional fees:

- Boat slip rentals: available on a yearly basis
- Golf membership initiation/dues: call the Pro Shop (540-297-7888) for rates.
- Storage (fenced or unfenced): available on a yearly basis for boats, trailers, RV's, etc.
- CALM (Community Assisted Lifestyle Management)

Boasting more than 500 pristine acres, this Bedford County community located on the shores of Smith Mountain Lake, Virginia, offers residential, retirement, and second home opportunities. Luxurious townhomes, homes, and condominiums are located on the waterfront, and villas and single family homes are strategically located along the fairways.

Nestled in the Blue Ridge Mountains, the spectacular views and outstanding affordable recreational amenities are added values. Consider low taxes and managed growth, and you can feel even more confident about Mariners Landing!

Mariners Landing is sculpted around an 18-hole championship golf course originally designed by the famed golf course architect Robert Trent Jones. Community amenities include tennis, three pools, fitness trails, award-winning waterfront dining and so much more.

Mariners Landing is for people who appreciate the peaceful beauty of a natural environment, with outstanding amenities afforded those who love life at its best.

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### A planned community by M&J Developers, Inc.

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*Come for a visit... Stay for a lifetime!*