A LOCAL BUYER GUIDE

Smith Mountain Lake

A buyer's guide to the communities, counties and lake life of Smith Mountain Lake, Virginia.





YOUR LOCAL GUIDE

Teresa Grant

Owner / Team Leader, Certified Luxury Agent

Teresa Grant began her real estate career in 2005. She leads The Realty Group Team, Keller Williams, with a focus on Smith Mountain Lake lakefront and luxury homes.

(434) 546-3202
Smith Mountain Lake office
14662 Moneta Road, Suite 200
Moneta, VA 24121

Virginia license 0225087218

1,304	$343M	Nearly 75%	$39M+
CAREER CLOSINGS	CAREER VOLUME	REPEAT & REFERRAL	TEAM VOLUME, 2025

Credentials

- Certified Luxury Agent
- Certified Negotiation Expert
- Former MLS Board of Directors (4-year term)

Specialties

- Luxury Listings
- Lakefront Homes
- Farms & Land
- Estate Properties
- Specialty & Legacy Properties

The team

Greg Bentz
Investment Specialist & Technology Director

Tracie (Tray) Grant
Realtor & Client Care Coordinator

Rachel Lanier
Realtor & Marketing Coordinator

Kim Wood
Realtor

Krista Leighton
Realtor, Buyer Specialist

Taitum Barksdale
Realtor

Kim Moran
Realtor

Susan Marks
Realtor

Laura Moore
Showing Assistant

Built for the questions that come before an offer.

Start with communities, then compare the county that governs a specific address. The county line runs through the lake, so homes facing each other across the water can be in different counties.

The three counties at a glance

BEDFORD COUNTY	County seat: Bedford. Population 83,059. 2026 real estate tax $0.41 per $100 assessed value.
FRANKLIN COUNTY	County seat: Rocky Mount. Population 55,526. 2026 real estate tax $0.47 per $100 assessed value.
PITTSYLVANIA COUNTY	County seat: Chatham. Population 59,490. 2026 real estate tax $0.62 per $100 assessed value.

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One lake, three counties, many coves.

Buyers are often surprised how long it takes to drive between parts of the lake, because the roads wind around every cove, while the same trip by boat is short.

FULL POND	Smith Mountain Lake normal full pond elevation is 795 feet NGVD 29, with a typical operating range of 793 to 795 feet. Levels can vary with generation and overnight pump-back operations.
LAKE ADMINISTRATION	TLAC is the administrative department for Bedford, Campbell, Franklin, and Pittsylvania Counties. Its lake-planning duties include navigation markers, aquatic vegetation, debris, FERC-license monitoring, and coordination with AEP.
WATER QUALITY	The volunteer-led nonprofit SMLA reported very good Smith Mountain Lake water quality at the end of its 2026 monitoring season.
STATE PARK	Smith Mountain Lake State Park is at 1235 State Park Road, Huddleston, in Bedford County. It offers swimming, boat rentals, a boat ramp, an accessible fishing pier, camping, trails, and cabins with boat docks. The beach is normally available Memorial Day weekend through Labor Day weekend.



Illustrative image

SMITH MOUNTAIN LAKE BUYER GUIDE

Communities

EXPANSIVE, ULTRA-EXCLUSIVE, SPACIOUS

The Waterfront



ACREAGE

750 acres

SHORELINE

8.5 miles

KEY FEATURE

6,800-plus-yard George Dillon golf course

Housing types

- Condos & Townhomes
- Expansive Estates
- Waterfront Cottages

The Waterfront is a 750-acre golf and country club community at Smith Mountain Lake with 8.5 miles of shoreline. Its George Dillon-designed course lists more than 6,800 yards. Housing includes condos, townhomes, waterfront cottages, and multi-story estates.

Amenities

- George Dillon Golf Course (6,800+ yards)
- Country Club
- Fine Dining Restaurant & 19th Hole Lounge
- Olympic-Sized Swimming Pool
- Tennis Courts
- Jogging & Walking Trails

GREEN LIVING IN VIRGINIA'S NATURAL BEAUTY

The Farm



HOMES OR SITES

63 properties (17 waterfront)

KEY FEATURE

Eco-focused Green Building Program with only 63 properties

Housing types

- Waterfront Properties
- Estate Homes
- Custom Build Lots

Master-planned with environmental considerations including stormwater runoff, open space use, and tree preservation. An ultra-exclusive neighborhood designed to make a difference, with homes built to Green Building Program standards.

Amenities

- Community Boat Ramp
- Green Building Program Homes
- The Waterfront Country Club Access
- Swimming, Skiing, Fishing

The Cottages of Contentment Island



HOMES OR SITES

62 waterfront townhomes

KEY FEATURE

Up to 5,000 sq ft waterfront townhomes with premium finishes

Housing types

- Waterfront Townhomes (up to 5,000 sq ft)

Amenities

- Walking Trails
- Swimming Pool
- Tennis Facilities
- Two Nearby Golf Courses
- Fitness Activities

NANTUCKET STYLE ON SMITH MOUNTAIN LAKE

The Boardwalk



ACREAGE

100+ acres

SHORELINE

4 miles

KEY FEATURE

Only boardwalk on Smith Mountain Lake (Nantucket style)

Housing types

- Townhouses & Condos
- Cottages

The only community on Smith Mountain Lake with a genuine wooden boardwalk, designed in a New England, Nantucket style ideal for strolling, biking, and more. Ultra-exclusive quiet luxury living.

Amenities

- Nantucket-Style Wooden Boardwalk
- Recreation Center with Lap Pool
- Regulation Tennis Courts & Croquet
- Community Beach
- Walking & Jogging Trails

LUXURY LIVING ON BLACKWATER CHANNEL

South Harbour



ACREAGE

100 acres

HOMES OR SITES

40 properties (28 waterfront)

KEY FEATURE

Half-acre to 2.5-acre lots overlooking Sailaway Island

Housing types

- Waterfront Homes
- Non-Waterfront on Large Lots

Overlooks Sailaway Island.

Amenities

- Walking Trails
- Community Observation Deck
- The Waterfront Country Club Access
- Swimming, Boating, Skiing, Fishing

PERHAPS THE MOST PRESTIGIOUS ON THE LAKE

Waverly



ACREAGE

138 acres

HOMES OR SITES

119 home sites

KEY FEATURE

Private 26-slip marina with active HOA governance

Housing types

- Custom-Built Luxury Homes
- Most with Private Boat Docks

Positioned on the shoreline among native hardwoods emphasizing gracious living. Features custom-built luxury homes with sleek granite counters, warm hardwood floors, modern stone fireplaces, and private boat docks.

Amenities

- Private 26-Slip Marina
- Private Clubhouse
- Tennis Facilities
- Swimming Pool
- Walking Trails

ULTRA-EXCLUSIVE ON THE SOUTH SIDE

The Water's Edge



ACREAGE

712+ acres

SHORELINE

13.5 miles

KEY FEATURE

Equestrian center (confirm current services) plus 18-hole golf on 712+ acres

Housing types

- Expansive Estates
- Condos & Townhomes
- Golf Course Homes
- Waterfront Homes

Undulating hills topped with luxury homes reflect from the blue water across 712+ acres and 13.5 miles of shoreline.

Amenities

- 18-hole golf course
- Equestrian center (confirm current services)
- Sophisticated Clubhouse
- Fitness Center
- Olympic-Sized Pool
- Tennis Courts

LUXURY INSPIRED BY NATURE

The Coves



KEY FEATURE

Solar arrays, amphitheater, and eco-conscious design

Housing types

- Homesites & Estate Lots
- Fully-Constructed Homes

Designed to blur the lines between indoor and outdoor spaces, with houses that enhance rather than detract from the natural environment. Features solar power arrays and an outdoor amphitheater.

Amenities

- Solar Power Arrays
- Outdoor Amphitheater
- Walking & Biking Trails
- Private Boat/RV Storage
- Community Docks
- Sunset Viewing Areas

COUNTRY CLUB LIFESTYLE IN THE BLUE RIDGE

Copper Cove at Westlake



KEY FEATURE

Public 6,511-yard Russell Breeden golf course

Housing types

- Estates
- Custom-Built Homes
- Vacant Sites
- Water View & Wooded Lots

Formerly The Westlake Golf and Country Club. Copper Cove Golf Club describes itself as a public golf course.

Amenities

- 18-Hole Golf Course (6,511 yards, Russell Breeden design)
- Pro Shop
- Year-Round Tournaments
- Outdoor Pool
- Tennis
- Lake Access

EXCLUSIVITY AT ITS FINEST

Vista Pointe



HOMES OR SITES

48 condominiums

KEY FEATURE

360-degree peninsula views with only 48 exclusive units

Housing types

- 2-Bedroom Condominiums
- 3-Bedroom Condominiums

Vista Pointe is an ultra-luxurious condominium enclave positioned on a peninsula that reaches into Smith Mountain Lake, delivering true 360-degree views of the water and the surrounding Blue Ridge Mountains. With only 48 units total, ownership here is genuinely scarce, and listings tend to move quickly when they appear. Residents share private beaches, a heated swimming pool, a clubhouse, community docks, and jet ski lifts, so the boat and the water are always just steps away.

Amenities

- Private Beaches
- Heated Swimming Pool
- Clubhouse
- Community Docks
- Jet Ski Lifts
- Basketball & Tennis Courts

LUXURY LIVING RIGHT ON THE WATERFRONT

Mariners Landing



ACREAGE

1,000+ acres

KEY FEATURE

Robert Trent Jones Sr. golf course with onsite dining and a spa

Housing types

- Condos
- Townhomes
- Golf Villas

Set on the wooded shores covering over 1,000 acres of rolling hills and stunning natural beauty. Features beaches and boating, plus the Mariners Club with spa and dining.

Amenities

- Robert Trent Jones Sr. 18-Hole Golf Course
- Mariners Club with Spa
- Tiff's Lakefront
- Bruno's Clubhouse Bistro
- Bottles & Bites
- Mariners Marketplace
- Fitness Center
- Tennis Courts
- Boat Slips

LIFE IN THE LAP OF LUXURY

Bernard's Landing



ACREAGE

72 acres

KEY FEATURE

Peninsula with 3 pools, pickleball, and waterfront dining

Housing types

- Condos
- Townhomes

Occupying 72 acres on a peninsula extending into the lake, with 360-degree views of the lake and surrounding mountains.

Amenities

- Multiple Sandy Beaches
- 3 Pools (2 Outdoor + 1 Indoor)
- Fitness Center
- Pickleball Courts
- Tennis & Basketball
- Conference Center
- Napoli by the Lake Restaurant
- Boat Slips

LAKE TAHOE OF THE EAST

Park Place



ACREAGE

138 acres

SHORELINE

Miles

HOMES OR SITES

119 home sites

KEY FEATURE

138 acres of pristine hardwood forest near Virginia Wine Trail

Housing types

- Waterfront Home Sites
- Non-Waterfront Sites
- Custom Build Lots

Spanning 138 acres of pristine hardwood forest and gently rolling hills that slope down to the water. Dubbed Lake Tahoe of the East for its clear blue water, nestled against the distant Blue Ridge Mountains.

Amenities

- Beach Activities & Boating
- Walking Trails
- Two Nearby Golf Courses
- Virginia Wine Trail Nearby
- State Parks & Monuments

ACTIVE LAKE LIVING WITH RENTALS ALLOWED

Stripers Landing



Illustrative image

HOMES OR SITES

Waterfront condominiums

KEY FEATURE

Waterfront condos at the lake with short-term rentals permitted

Housing types

- Waterfront Condominiums

Stripers Landing is one of Smith Mountain Lake's most active and accessible condominium communities, set on the water in Moneta just minutes from Westlake Towne Center and the Hales Ford Bridge. A private community boat ramp, on-site parking for boats and trailers, and leased boat slips (as available) make getting on the water simple. The monthly POA covers water, sewer, trash, and community internet.

Amenities

- Junior Olympic-Size Outdoor Pool
- Covered Pavilion & Cabana with Gas Grills
- Tennis, Pickleball & Basketball Courts
- Private Community Boat Ramp
- Leased Boat Slips (as available)
- On-Site Boat & Trailer Parking
- POA Covers Water, Sewer, Trash & Internet

135 ACRES OF WATERFRONT ON THE SOUTH SHORE

The Sanctuary



Illustrative image

ACREAGE

135+ acres

SHORELINE

4+ miles

HOMES OR SITES

Waterfront homesites

KEY FEATURE

135+ acre waterfront enclave with three distinct neighborhoods

Housing types

- Waterfront Homesites
- Custom Lake Homes

The Sanctuary is one of the newer large-scale waterfront developments at Smith Mountain Lake, spanning more than 135 acres and over 4 miles of shoreline on the quieter south side of the lake near Penhook. Developed by The Plyler Group, it is organized into three distinct neighborhoods. Sanctuary Bay was the first phase and is now largely sold out, known for lakefront home sites with deep-water docks.

Amenities

- 4+ Miles of Shoreline
- Community Water System
- Lighted Streets
- Architectural Review Board
- Deep-Water Docks (Sanctuary Bay)
- Smith Mountain & Peaks of Otter Views
- Championship Golf Within Minutes

NON-HOA WATERFRONT LIVING NEAR HICKORY POINT

Clearwater Estates



Illustrative image

HOMES OR SITES

Estate lots & custom homes

KEY FEATURE

A non-HOA community of large wooded waterfront estate lots

Housing types

- Waterfront Estate Lots
- Custom Lakefront Homes

Clearwater Estates is a waterfront community on the Bedford County side of Smith Mountain Lake, positioned off the Roanoke River main channel near Hickory Point. It is near Westlake Corner and Bedford; confirm travel times for a specific property. Homes use private wells and septic systems rather than public utilities, and the neighborhood has no HOA.

Amenities

- Deep-Water Coves off the Roanoke River Main Channel
- Private Boat Docks
- Large Wooded, Gently Sloping Lots
- Underground Electricity
- No HOA
- Near Hickory Point

EASTERN-SHORE MAIN-CHANNEL VIEWS & SUNSETS

Hickory Cove



Illustrative image

HOMES OR SITES

~55 homes (original) + new construction

KEY FEATURE

Eastern-shore main-channel views with deep water and sunset exposure

Hickory Cove is an established eastern-shore neighborhood with main-channel water views and deep-water access. For current availability and pricing, request an up-to-date MLS search for Hickory Cove.

Housing types

- Established Lakefront Homes
- Luxury New-Construction Homes
- Estate Lots (1+ acre)

Amenities

- Panoramic Main-Channel Views
- Deep-Water Access & Private Docks
- Western Exposure Sunsets
- Hickory Cove Property Owners Association
- Near Marinas & SML Wine Country
- Championship Striper Fishing

COMMUNITY BOAT-RAMP LAKE LIVING

High Point



Illustrative image

KEY FEATURE

Community boat-ramp lake access with a POA and weekly short-term rentals allowed

Housing types

- Waterfront Lots
- Interior Building Lots

High Point is an established residential community on the Bedford County shore of Smith Mountain Lake in Moneta, laid out across several sections of waterfront and interior lots off South Hickory Hill Drive. The community's centerpiece is its boat ramp and Association dock, which give members and their guests direct access to the lake for boating and swimming, with permit access managed by the POA.

Amenities

- Community Boat Ramp & Lake Access
- Association Dock
- Central Water (Bedford Regional Water Authority)
- Quiet 25 MPH Residential Streets
- Short-Term Rentals Allowed (Weekly)
- Property Owners Association

SMITH MOUNTAIN LAKE BUYER GUIDE

The three counties

BEDFORD COUNTY

Taxes, dates and services

COUNTY SEAT
Bedford

POPULATION
83,059

2026 REAL ESTATE
$0.41 per $100 assessed value

DUE DATES
Real estate: June 5 and December 5. Personal property: December 5.

REASSESSMENT
General reassessment every four years; notices for the assessment underway are due fall 2026 and values take effect January 1, 2027.

MEALS TAX
4% on prepared food and accompanying beverages

LODGING TAX
7% of gross receipts for rentals of less than 30 consecutive days

LAND USE PROGRAM
Defers the difference between fair-market and use-value real-estate tax for qualifying agricultural, horticultural, forestry, or open-space property.

TAX RELIEF
Elderly or permanently and totally disabled homeowners may qualify with household income below $50,000 and net worth below $150,000; 100% service-connected disabled veterans may receive real-estate and one-vehicle personal-property exemptions as described by the County.

ELECTRIC
Appalachian Power operates the Smith Mountain Project, a pumped-storage hydroelectric facility near Roanoke.

BROADBAND
Availability must be checked by address; Firefly says its fiber-to-the-home service can provide speeds up to one gigabit per second.

WATER AND SEWER
The Bedford Regional Water Authority serves water and sewer needs in the Smith Mountain Lake area.

TRASH AND RECYCLING
County residents have 25 drop-off or full-service centers. Lake-area locations listed include Moneta, Stone Mountain in Moneta, Huddleston, Whitehouse in Huddleston, and Chamblissburg in Goodview.

PARKS AND BOAT RAMPS
Moneta Park has trails, ball fields, disc golf, parking, and picnic shelters.

FIRE AND EMS
Smith Mountain Lake Marine Fire/Rescue is Company 11; the County dispatch plan calls it to all emergency calls on the water or within 1,000 feet of Smith Mountain Lake.

BEDFORD COUNTY

Schools and lake rules

SCHOOL DIVISION
Bedford County Public Schools

ENROLLMENT
8,720 students

ON-TIME GRADUATION
93%

LAKE-AREA ELEMENTARY
Goodview Elementary, Huddleston Elementary, Moneta Elementary, and Stewartsville Elementary are listed in the Staunton River zone.

LAKE-AREA MIDDLE
Staunton River Middle School

LAKE-AREA HIGH
Staunton River High School

ATHLETICS (VHSL)
Jefferson Forest: Class 4, Region D, Seminole; Liberty (Bedford): Class 2, Region C, Seminole; Staunton River: Class 3, Region D, Blue Ridge.

CAREER AND TECHNICAL
CTE courses are offered at each middle and high school; 314 students, or 11.49%, were in dual enrollment.

SHORELINE
Appalachian Power, as FERC licensee, administers the Shoreline Management Plan; the plan was updated and approved by FERC in 2025.

DOCK PERMITS
Obtain Appalachian Power approval for a new or expanded structure, then contact the appropriate county for a building permit. A Bedford County building permit does not substitute for AEP approval.

ZONING
The County's Park Overlay District purpose includes ensuring public review and protections for areas surrounding Smith Mountain Lake and planning adequate facilities and services.

SHORT-TERM RENTALS
A short-term rental is fewer than 30 consecutive days. Operators in AP, AR, AV, R-1, R-2, C1, C2, PCD and PRD must register yearly through a zoning permit unless a statutory exemption applies; permits last one year. A management plan is required and must cover floor plan, a complaint contact within 50 miles, guests, parking, fire safety, utilities and advertising. Tenant vehicles, boats and trailers must remain on the lot; ads for private-septic dwellings must follow the approved VDH bedroom count.



Illustrative image

FRANKLIN COUNTY

Taxes, dates and services

COUNTY SEAT
Rocky Mount

POPULATION
55,526

2026 REAL ESTATE
$0.47 per $100 assessed value

DUE DATES
Real estate: June 5 and December 5. Personal property: December 5, subject to weekend or holiday adjustment.

REASSESSMENT
Last countywide assessment: 2020. County FAQ identifies the current project as Reassessment 2028, with field visits July 2026 through December 2027.

PERSONAL PROPERTY
$2.41 per $100 assessed value

MEALS TAX
4%

LODGING TAX
7% transient occupancy tax

LOCAL SALES TAX
The proposed additional local retail sales tax of up to 1% for school capital projects was defeated on November 3, 2026; the county ballot stated that any approved tax would expire no later than June 30, 2046.

LAND USE PROGRAM
Land-use enrollment deadline: November 1; revalidation deadline: November 1 without penalty or December 31 with a 10% late penalty.

TAX RELIEF
County real-estate tax relief is available to elderly or disabled homeowners based on income and net worth; veterans with 100% service-connected disability qualify for the state statutory exemption.

ELECTRIC
American Electric Power - Appalachian

WATER AND SEWER
County utilities page identifies public providers, including Franklin County Public Works water supplied under contract with Bedford County Public Service Authority; it does not establish availability at a specific lake parcel.

TRASH AND RECYCLING
Franklin County owns and operates a Central Sanitary Landfill.



Illustrative image

FRANKLIN COUNTY

Schools and lake rules

SCHOOL DIVISION

Franklin County Public Schools

LAKE-AREA MIDDLE

Benjamin Franklin Middle

ZONING

Use the county comprehensive viewer with an address or parcel number to determine the zoning; an NZ result means the property is not zoned.

SHORT-TERM RENTALS

STRs are allowed in non-zoned areas and by right in PCD and RPD; an A-1 STR requires a Special Use Permit; other areas are prohibited. The county requires annual registry enrollment and a $200 annual fee for nonexempt operators. The local lodging tax is 7%; providers must register with the Commissioner, report monthly and remit by the 20th.



Illustrative image

PITTSYLVANIA COUNTY

Taxes, dates and services

COUNTY SEAT
Chatham

POPULATION
59,490

2026 REAL ESTATE
$0.62 per $100 assessed value

DUE DATES
Tax bills are split into December and June payments.

REASSESSMENT
2028 reassessment.

PERSONAL PROPERTY
$9.00 per $100 assessed value, assessed at 30% of market value

BOATS AND WATERCRAFT
$9.00 per $100 assessed value, assessed at 30% of market value

LOCAL SALES TAX
1% school infrastructure sales-tax increase, collected July 1, 2023 through February 15, 2042

LAND USE PROGRAM
County Land Use Program is administered by the Commissioner of the Revenue

TAX RELIEF
County tax-relief programs cover elderly and disabled residents and disabled veterans.

ELECTRIC
Electric service is parcel-dependent. County lists Appalachian Power, Danville Utilities, Dominion Energy, Southside Electric Cooperative and Mecklenburg Electric Cooperative.

BROADBAND
RiverStreet fiber partnership targets more than 16,000 county locations; availability requires address confirmation.

WATER AND SEWER
Public Works provides water and sewer only in certain county areas; many residents lack public water. Lake parcel service and well/septic status must be checked parcel by parcel.

TRASH AND RECYCLING
No county curbside collection. More than 20 drop-off locations; Smith Mountain Convenience Center is listed by the county.

LIBRARIES
Gretna branch library, 207 Coffey Street, Gretna

PARKS AND BOAT RAMPS
County outdoor guide points lake users to Smith Mountain Lake dock boat and slip rentals.

FIRE AND EMS
County Department of Public Safety is staffed 24/7 and supported by 23 volunteer fire and rescue agencies.

AIRPORT
Danville Regional Airport, Danville; other listed regional options are Lynchburg Regional and Roanoke-Blacksburg Regional.

PITTSYLVANIA COUNTY

Schools and lake rules

SCHOOL DIVISION
Pittsylvania County Public Schools

ENROLLMENT
7,640

ON-TIME GRADUATION
94%

ACCREDITATION
Gretna Elementary: Fully Accredited

LAKE-AREA ELEMENTARY
Gretna Elementary, 302 Franklin Blvd South, Gretna

LAKE-AREA MIDDLE
Gretna Middle, 201 Coffey Street, Gretna

LAKE-AREA HIGH
Gretna High, 100 Gretna Hawks Circle, Gretna

ATHLETICS (VHSL)
Gretna High: Class 2, Region C, Dogwood

CAREER AND TECHNICAL
Pittsylvania Career and Technical Center Precision Machining offers 48 dual-enrollment college credits and prepares students for Danville Community College's Precision Machining Program.

COMMUNITY COLLEGE
Danville Community College

SHORELINE
AEP/Appalachian Power manages Smith Mountain Project land and shoreline under the FERC-approved Shoreline Management Plan; Pittsylvania zoning also applies to the Lake Surface Overlay District.

DOCK PERMITS
Apply to Appalachian Power for an Occupancy and Use Permit; county zoning/building permits are also required where applicable, and approved county permits must be sent to AEP for its permit to be valid. Request a property-status report before purchase.

ZONING
The Lake Surface Overlay District covers Smith Mountain Lake waters and adjacent parcels, including AEP flowage-easement areas. Its setbacks supplement the underlying zoning district. County GIS should be used to confirm parcel zoning.

SHORT-TERM RENTALS
Hosts must register, renew annually and keep patron records for 12 months. Registrations are reported to the Commissioner for applicable taxes and any required business licensure fees. An SUP is required only for a non-owner-primary-residence STR in R-1. The unit must meet building code; stays are overnight through 92 consecutive days, and RVs, buses, travel trailers and manufactured homes cannot expand occupancy.

COUNTY GUIDE

What changed for 2026-27

FRANKLIN RATE	$0.43 in 2025 to $0.47 per $100 assessed value in 2026.
PITTSYLVANIA RATE	$0.56 in 2025 to $0.62 per $100 assessed value in 2026. A 66-cent rate was proposed; 62 cents was adopted.
BEDFORD	The FY2027 budget had no tax increase. New assessed values from the current reassessment take effect January 1, 2027.
FRANKLIN SALES TAX	Voters rejected an extra 1% school sales tax on November 3, 2026, with nearly two-thirds voting no.
PITTSYLVANIA SALES TAX	The 1% school sales tax runs through February 15, 2042.
VIRGINIA DEDUCTION	Standard deduction $8,750 single and $17,500 married filing jointly for 2026; $9,200 and $18,400 for 2027.
FEDERAL SALT LIMIT	$40,400 for 2026, or $20,200 married filing separately.



COUNTY GUIDE

Tax and reassessment calendar

COUNTY	PAYMENTS	REASSESSMENT
Bedford County	Real estate: June 5 and December 5. Personal property: December 5.	General reassessment every four years; notices for the assessment underway are due fall 2026 and values take effect January 1, 2027.
Franklin County	Real estate: June 5 and December 5. Personal property: December 5, subject to weekend or holiday adjustment.	Last countywide assessment: 2020. County FAQ identifies the current project as Reassessment 2028, with field visits July 2026 through December 2027.
Pittsylvania County	Tax bills are split into December and June payments.	2028 reassessment.

FRANKLIN LAND USE

Land-use enrollment deadline: November 1; revalidation deadline: November 1 without penalty or December 31 with a 10% late penalty.



LAKE LIFE

Getting settled

NEWCOMERS	Smith Mountain Lake Newcomers is a nonprofit social club. General meetings are normally at 10:30 a.m. on the second Monday of every month at 40 Lakemount Drive, Moneta, Virginia 24121; people do not have to be new to the area to join.
REGIONAL CHAMBER	The Smith Mountain Lake Regional Chamber of Commerce operates with the SML Visitor Center at Bridgewater Plaza near Hales Ford Bridge and provides visitor and newcomer resources. Its mission is to promote tourism and grow business for members and the community.
PIRATE DAYS	The Chamber confirmed Pancakes with Pirates for Saturday, July 18, 2026, at Bridgewater Plaza as part of SML Pirate Days programming.
CHARITY HOME TOUR	The Smith Mountain Lake Charity Home Tour is held every Columbus Day weekend, with homes open Friday and Saturday from 10 a.m. to 5 p.m. and Sunday from 1 p.m. to 5 p.m.
BOATER EDUCATION	Virginia requires a boating-safety course completion card or certificate on board for all PWC operators age 14 and older and operators of motorboats with engines of 10 horsepower or greater, subject to stated exemptions. A person under 14 may not operate a PWC.



2026 COMPARISON

Taxes side by side

COUNTY	2025 RATE	2026 RATE	$750,000 ASSESSED
Bedford	$0.41	$0.41	$3,075
Franklin	$0.43	$0.47	$3,525
Pittsylvania	$0.56	$0.62	$4,650

Rates are per $100 of assessed value. The $750,000 column is illustrative only: a calculation using assessed value, not a home-price estimate. Confirm the current parcel assessment and all applicable levies with the county.

COUNTY	PERSONAL PROPERTY	MEALS	LODGING
Bedford	Not listed	4% on prepared food and accompanying beverages	7% of gross receipts for rentals of less than 30 consecutive days
Franklin	$2.41 per $100 assessed value	4%	7% transient occupancy tax
Pittsylvania	$9.00 per $100 assessed value, assessed at 30% of market value	Not listed	Not listed



SMITH MOUNTAIN LAKE BUYER GUIDE

Lake life

LAKE LIFE

Marinas



Bridgewater Marina

16410 Booker T Washington Hwy, Moneta, VA 24121 · (540) 721-0297

Bridgewater Marina is the largest and most well-known marina on Smith Mountain Lake, and for good reason. Sitting at one of the lake's most accessible points along Booker T. Washington Highway, Bridgewater has been the gateway to the water for generations of lake residents and visitors. Whether you own a home on the lake or you are visiting for the weekend, this is the place where your time on the water begins.



Halesford Harbour Marina

1074 Dillard Rd, Moneta, VA 24121 · (540) 721-3100

Halesford Harbour Marina occupies a prime position on Smith Mountain Lake, tucked into a protected cove that makes docking and launching feel effortless even on windy days. For lake residents who want reliable, full-service marina amenities without the crowds of the larger operations, Halesford Harbour delivers a quieter, more personal experience that keeps boaters coming back season after season.



Parkway Marina

16540 Moneta Rd, Moneta, VA 24121 · (540) 721-2044

Parkway Marina has been a cornerstone of the Smith Mountain Lake boating community for decades. Unlike marinas that focus solely on slips and fuel, Parkway is also an authorized boat dealer, representing some of the most respected names in the marine industry.



Pelican Point Marina

Smith Mountain Lake, VA · (540) 719-0497

Pelican Point Marina is a relaxed, easygoing marina. Pontoon rentals are particularly popular because they offer stable, spacious platforms that accommodate multiple generations without requiring advanced boating experience.

LAKE LIFE

Boating and parks



Goodhue Boat Company, Eastlake

1617 Crystal Shores Drive, Moneta, VA 24121 · (540) 297-1888

Goodhue Boat Company, Eastlake is the marina that lake residents knew for years as Crystal Shores Marina. It is now part of the Goodhue Boat Company group, which describes the location as combining the history of Crystal Shores with expanded offerings, from boat sales and service to rentals.



Goodhue Boat Company, Blackwater

400 Crazy Horse Drive, Moneta, VA 24121 · (540) 719-0620

Goodhue Boat Company, Blackwater was formerly known as Crazy Horse Marina. Goodhue describes the location as a blend of local charm and modern boating amenities, continuing the marina's long-standing tradition of serving lake residents and visitors. It offers boat sales and rentals on Smith Mountain Lake.



Smith Mountain Lake State Park

1235 State Park Rd, Huddleston, VA 24104 · (540) 297-6066

Smith Mountain Lake State Park covers Blue Ridge foothills and lakefront for outdoor recreation, including trails, a beach, and camping facilities. In an area where most of the shoreline has been developed with docks, homes, and marinas, the state park offers over a mile of undeveloped lakefront.



Smith Mountain Lake Community Park

Scruggs Rd, Moneta, VA 24121

Smith Mountain Lake Community Park is the kind of public space that makes a community feel complete. It is free, well-maintained, and serves as a gathering spot that brings the wider SML community together.

LAKE LIFE

Golf



The Waterfront Country Club

275 Anchor Drive, Moneta, VA 24121 · (540) 721-4214

The Waterfront Country Club is a private golf experience at Smith Mountain Lake. Its George Dillon-designed course lists more than 6,800 yards across the rolling hills and hardwood forests of The Waterfront community.



The Water's Edge Country Club

1825 Water's Edge Dr, Penhook, VA 24137 · (540) 488-6005

The Water's Edge Country Club is on the south side of Smith Mountain Lake within the 712-acre Water's Edge community. Its 18-hole golf course and equestrian center are amenities to confirm directly with the operator.



Copper Cove at Westlake Golf Course

360 Chestnut Creek Drive, Hardy, VA 24101 · (540) 721-4076

Copper Cove Golf Club is the only fully public golf course at Smith Mountain Lake. Designed by Russell Breeden in 1989, the 18-hole course measures 6,511 yards.



Mariners Landing Golf Course

1217 Graves Harbor Trail, Huddleston, VA 24104 · (540) 297-7836

When Robert Trent Jones Sr. accepted the commission to design the golf course at Mariners Landing, he was already one of the most celebrated golf course architects in the world. This course, one of his final Virginia projects, carries his signature: meticulous conditioning, strategic bunkering, thoughtful green complexes, and a routing that makes the most of the natural landscape.

LAKE LIFE

Dining



Mango's Bar & Grill

Smith Mountain Lake, VA · (540) 721-3476

If there is one restaurant that captures the laid-back, sun-soaked spirit of summer at Smith Mountain Lake, it is Mango's Bar & Grill. Mango's is not trying to be a fine dining experience.



Tiff's Lakefront

1011 Mariners Village Drive, Huddleston, VA 24104 · (540) 297-9393

Tiff's Lakefront is the lakefront restaurant at Mariners Landing. After 20 years as The Landing Restaurant, the resort remodeled and reopened it as Tiff's, which Mariners Landing describes as a comfortable, casual, lakefront location with food, cocktails and spirits.



Napoli by the Lake

773 Ashmeade Rd, Moneta, VA 24121 · (540) 719-1690

Napoli by the Lake brings authentic Italian dining to the shores of Smith Mountain Lake, and it does so with a warmth and quality that has made it a favorite among lake residents and visitors alike. Italian food at a lake resort could easily become a cliche of red-checkered tablecloths and microwaved lasagna. Napoli avoids that trap entirely.



Bruno's Clubhouse Bistro

1217 Graves Harbor Trail, Huddleston, VA 24104 · (540) 297-7836

Bruno's Clubhouse Bistro is the casual restaurant at Mariners Landing, connected to the Mariners Landing Country Club pro shop. It is open to the public and serves golfers heading to or coming off the course, residents and visitors alike.

LAKE LIFE

Dining and wine



Dining at Mariners Landing

1011 Mariners Village Drive, Huddleston, VA 24104 · (540) 297-9393

Mariners Landing, the resort community in Huddleston, lists its dining on one page. The Landing has been replaced by Tiff's Lakefront, and the resort lists Tiff's Lakefront, Bruno's Clubhouse Bistro, Mariners Marketplace, and Bottles & Bites on its dining page .



Westlake Towne Center Dining

Westlake area, Hardy, VA 24101

The Westlake Towne Center area has become the commercial heart of the Smith Mountain Lake community, bringing together a diverse collection of restaurants, shops, and services that serve both lake residents and visitors.



Hickory Hill Vineyards

1722 Hickory Cove Lane, Moneta, VA 24121 · (540) 296-1393

Hickory Hill Vineyards holds a special place in the Smith Mountain Lake community as the lake's own winery. While Virginia's wine country stretches across the state, Hickory Hill is right here on the lake, producing estate wines from grapes grown in the unique microclimate created by 20,000 acres of water and surrounding Blue Ridge foothills. For lake residents and visitors, a visit to Hickory Hill is not a day trip; it is a neighborhood outing.



Ramulose Ridge Vineyards

Franklin County, VA · (540) 489-3000

Ramulose Ridge Vineyards offers a different kind of wine experience for Smith Mountain Lake visitors: a boutique mountain vineyard where the views are as memorable as the wines. Set in the rolling hills of Franklin County, Ramulose Ridge trades the lakeside setting for mountain panoramas that stretch across the Blue Ridge, creating a tasting environment that feels more like a European hilltop estate than a Virginia farm.

LAKE LIFE

Mountains and trails



Peaks of Otter

Blue Ridge Parkway Milepost 86, Bedford, VA 24523 · (540) 586-1081

Peaks of Otter is one of the most beloved recreation areas on the entire Blue Ridge Parkway, and it sits just 30 minutes from Smith Mountain Lake. For SML residents, Peaks of Otter is the go-to day trip when the mountains call.



Blue Ridge Parkway

Mileposts 112-176 near Smith Mountain Lake · (828) 348-3400

The Blue Ridge Parkway is one of America's most iconic scenic roads, and it runs right through the backyard of Smith Mountain Lake.



Water's Edge Equestrian Center

4740 Waters Edge Dr, Penhook, VA 24137 · (540) 488-6005

The Water's Edge Equestrian Center is one of the most unexpected and delightful amenities at Smith Mountain Lake. While the lake is known for its water sports, golf, and dining, having a full equestrian center on the grounds of a luxury community adds a dimension that you simply will not find at most lakeside destinations.

LAKE LIFE

Events and history



SML Events & Festivals

Various locations, Smith Mountain Lake, VA

Smith Mountain Lake is not a place that hibernates between Memorial Day and Labor Day. The lake community maintains a year-round calendar of events and festivals that bring residents together, draw visitors from across the region, and give the area a cultural vitality that goes well beyond boats and golf.



Fourth of July at Smith Mountain Lake

Various locations, Smith Mountain Lake, VA

The Fourth of July at Smith Mountain Lake is not just a holiday. It is the defining moment of the summer, the day when the lake's identity as a community crystallizes in a celebration of fireworks, flotillas, and pure American summer. If you want to understand what makes SML special, spend the Fourth here.



National D-Day Memorial

3 Overlord Circle, Bedford, VA 24523 · (540) 586-3329

The National D-Day Memorial in Bedford, Virginia, is one of the most powerful and moving historic sites in the United States, and it sits just 30 minutes from Smith Mountain Lake. Bedford was chosen as the memorial's home because this small Virginia community suffered the highest per-capita losses of any American town on D-Day, June 6, 1944.



Thomas Jefferson's Poplar Forest

1776 Poplar Forest Parkway, Lynchburg, VA 24502 · (434) 525-1806

Thomas Jefferson's Poplar Forest is one of Virginia's most remarkable historic properties, and it offers something that the more famous Monticello cannot: an intimate, uncrowded experience with one of America's most complex and brilliant founders. While Monticello was Jefferson's showpiece, Poplar Forest was his sanctuary.

DUE DILIGENCE

Shoreline and dock permits

Appalachian Power is the Smith Mountain Project licensee. Its Shoreline Management Plan, last updated and approved by FERC in 2025, governs shoreline uses; AEP provides an application process for a new structure, shoreline stabilization, or vegetation work.

BEFORE YOU BUY	AEP recommends that a prospective buyer obtain a Status of Property Report before a Smith Mountain or Leesville Lake real estate transaction. The report assesses Shoreline Management Plan compliance and identifies issues that may need resolution before permits can be issued or assigned.
TWO PERMITS	An AEP Occupancy and Use Permit is not a building permit. After the AEP permit is issued, the owner should contact the applicable county for any required building permit.
SHORELINE QUESTIONS	For Smith Mountain Project shoreline questions or suspected plan violations, Appalachian Power lists shorelinemanagement@aep.com and 540-985-2579.



Illustrative image

SHORT-TERM RENTALS

Rules differ by county.

BEDFORD COUNTY	A short-term rental is fewer than 30 consecutive days. Operators in AP, AR, AV, R-1, R-2, C1, C2, PCD and PRD must register yearly through a zoning permit unless a statutory exemption applies; permits last one year. A management plan is required and must cover floor plan, a complaint contact within 50 miles, guests, parking, fire safety, utilities and advertising. Tenant vehicles, boats and trailers must remain on the lot; ads for private-septic dwellings must follow the approved VDH bedroom count.
FRANKLIN COUNTY	STRs are allowed in non-zoned areas and by right in PCD and RPD; an A-1 STR requires a Special Use Permit; other areas are prohibited. The county requires annual registry enrollment and a $200 annual fee for nonexempt operators. The local lodging tax is 7%; providers must register with the Commissioner, report monthly and remit by the 20th.
PITTSYLVANIA COUNTY	Hosts must register, renew annually and keep patron records for 12 months. Registrations are reported to the Commissioner for applicable taxes and any required business licensure fees. An SUP is required only for a non-owner-primary-residence STR in R-1. The unit must meet building code; stays are overnight through 92 consecutive days, and RVs, buses, travel trailers and manufactured homes cannot expand occupancy.

This guide is not legal or tax advice. Confirm zoning, registration, tax and association requirements for the parcel before you rely on rental income.



FAQ

Questions buyers ask first

Which county is the home in?

Confirm the address, not just the view. The county line runs through the lake, so homes facing each other across the water can be in different counties.

How are taxes calculated?

County real-estate tax uses assessed value. 2026 rates per $100 are Bedford $0.41, Franklin $0.47 and Pittsylvania $0.62. Page 34 shows an illustrative example.

Can I change or add a dock?

An AEP Occupancy and Use Permit is not a building permit. After the AEP permit is issued, the owner should contact the applicable county for any required building permit.

What should I request before buying?

AEP recommends that a prospective buyer obtain a Status of Property Report before a Smith Mountain or Leesville Lake real estate transaction. The report assesses Shoreline Management Plan compliance and identifies issues that may need resolution before permits can be issued or assigned.

Will the water depth work for my boat?

Depth varies by cove. Smith Mountain Lake normal full pond elevation is 795 feet NGVD 29, with a typical operating range of 793 to 795 feet. Levels can vary with generation and overnight pump-back operations.

Can the home be a short-term rental?

Each county has its own rule. Page 44 summarizes them; also check parcel zoning and any association restrictions.

Do I need a boating card?

Virginia requires a boating-safety course completion card or certificate on board for all PWC operators age 14 and older and operators of motorboats with engines of 10 horsepower or greater, subject to stated exemptions. A person under 14 may not operate a PWC.

How long is the drive?

Roads wind around every cove, so the drive can take longer than the same trip by boat. Test the route for the places you use most.

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LET'S TALK ABOUT THE LAKE.

Teresa Grant

(434) 546-3202

14662 Moneta Road, Suite 200
Moneta, VA 24121

The Realty Group Team, Keller Williams

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