

Unit 228 - Vista Pointe

"...a little slice of Heaven"



Vista Pointe is a private exclusive, resident owned luxury paradise and waterfront community on Smith Mountain Lake providing unique and outstanding boating, swimming and recreational facilities. Smith Mountain Lake, VA has become world renowned as one of the most beautiful and picturesque lakes in the US and Europe. Vista Pointe is the top resident owned luxury condominium complex in the South Eastern United States and offers its residents the fun of a wonderful lake and the peacefulness and tranquility and beauty of nature, where the water truly meets the majestic Blue Ridge mountains.

Vista Pointe Resort is the ideal place for families of multiple generations, to come to enjoy the beauty and amenities of Smith Mountain Lake without the hassles, overhead and maintenance of keeping up a first class facility themselves. All your time can be spent with family and friends on the water, in the pool, at the beach or visiting fun restaurants, pubs and sites around the lake. The lake has excellent fishing and sailing options.

Vista Pointe Resort is considered a special hide-a-way to a maximum of 48 happy owners.

Unit 228 & Vista Amenities

- Two owner and two visitor car parking passes
- 5000# boat lift (for boat up to 25' long)
- GEM remote lift system on lift
- Jet ski lift available (\$200/yr)
- Full time on-site staff manage and maintain Vista Pointe in a pristine manner for the resident home owners
- Resident owners come to Vista Pointe to enjoy, relax, and play...not work
- Vista Pointe is landscaped with an abundance of flowers and manicured flora.
- ABSOLUTELY the best panoramic views of the lake...from every room
- You could be on a lake in Switzerland or in the British Virgin Islands...such beauty
- Pool Area: Large, heated, and inviting Pool and Sun Deck with gorgeous mountain and lake views.
- Easy elevator access
- Boat Docks. Covered electric boat lifts for easy access
- Party Pagoda out on the water for picnics with a cooling fan
- Club House/Party Room: Large Screen TV
- Bar Area Adjacent to pool
- Full time Class A contractor employed on-site Mon - Fri for maintenance services
- Cable - TV
- High Speed Internet - Free wireless access in club house (included in HOA at base level)
- Trash Removal - from outside residence doors (twice a week).
- Wood burning fireplace and wood provided at your residence door for romantic and cozy Fall and Winter nights.
- Secured boat and trailer storage.
- Social activities include on-site concerts, food trucks and impromptu pot-luck and boat excursions for dinner

Boat Available

- **2018 Sylvan 8522 Mirage LZ Triple Pontoon:**
Excellent condition, extended swim platform, PTS Performance package, 200 HP Yamaha (approx. 75 hours), bimini top, boat cover, swim platform cover, motor cover, fully serviced (fall of 2022), depth gauge, in-floor storage, retractable changing room, ski-tow bar (removeable), stereo with Bluetooth, docking lights, removeable dining table kit, docking lines and bumpers included.

Capital Expenditure Planning:

Vista Pointe Asset (Reserve) Study-Chronological 10 Year Summary- March 2023				
(Assumes the billing/collection of capital expenditures on an "as needed" basis)				
March 15, 2023				
YEAR	ASSET	COST	PER UNIT ASSESSMENT	Comments
2023	Fire Extinguisher replacements	\$5,000		Covers only vestibules and common areas (No balconies)
	Lower Beach	\$15,500		Property separation, fence and kayak racks
	Subtotal	\$20,500	\$427	Potentially covered in operating budget
2024	Boathouse #1 Lean fix	\$6,800		
	Parking Lot (replacement)	\$73,300		
	Work Truck replacement	\$30,000		
	Subtotal	\$110,100	\$2,294	
2025	Clubhouse Ice Machine replacement	\$2,900		
	Office Computer	\$1,500		
	Subtotal	\$4,400	\$92	Potentially covered in operating budget
2026	No asset impact		\$0	
2027	No asset impact		\$0	
2028	Uplift (Re-do)	\$169,000		
	Pool Furniture replacement	\$7,600		
	Subtotal	\$176,600	\$3,679	
2029	Front Gate replacement	\$5,300		
	Awnings replacement	\$9,200		
	Subtotal	\$14,500	\$302	Potentially covered in operating budget
2030	No asset impact		\$0	
2031	Clubhouse HVAC replacement	\$9,700	\$202	Potentially covered in operating budget
2032	No asset impact		\$0	
	Total potential assessments		\$5,973	

HOA

- Quarterly HOA (POA dues, cable/internet, water & sewer): \$1065
- Quarterly boat slip: \$425
- Lake-side balcony railing replacement schedule: 2023 – 2024 (replacements are complete in Bldg. 1)
- Jet Ski lift: \$200/yr