

# BuyHartwellLake

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## 1-855-BUY-LAKE



### August 2019 Get Hooked On Lake Hartwell

Email your pictures of Hartwell to [HartwellLakefront@gmail.com](mailto:HartwellLakefront@gmail.com).  
One will be selected every month for our cover.

**New Listings  
Of the Month**



**BuyHartwellLake.com  
1-855-Buy-Lake**



**24L Overlook View Lane Seneca SC \$115,000** - Private wooded gentle sloping lot with a covered slip dock in place. Very centrally located, close to I85, Seneca, Townville and Anderson. Great location for lake house, easy commute to Atlanta. This lot is beautiful, and must be seen to appreciate. It is on VERY GOOD WATER.



**2041 Shelter Point Anderson SC \$224,900** - Magnificent Lake Hartwell waterfront condo, amazing views and short level walk to deeded slip to enjoy everything Hartwell has to offer. End unit has 3 BR/3BA. Great Room with double sided stone fireplace and built-ins. Dining Room adjoins great room and shares the stone fireplace. Kitchen is open to the dining room with a bar for additional seating. Downstairs you will find one large bedroom and a full bath. Off the family room is a covered deck which adjoins a screened in porch. Ginormous master suite with staircase to a loft - currently being used as an office. The master has sliding glass doors leading to a deck with great water views.



**125 Rivershores Rd Westminster SC \$275,000** - A true rustic lakefront retreat! Attractive custom built home on nearly an acre with metal roof, rock surround fireplace, vaulted great room ceiling, open kitchen, serving bar, pantry, large wrap around deck, lower level patio and a covered aluminum dock with 24 foot slip situated in a deep water cove. 30 x 20 two car garage plus a single attached carport for your boat or jet skis. Very private setting with over 350 feet of corp frontage. Great area right off the dock to swim or fish.



**219 Cherokee Drive Fair Play SC \$99,500** - Enjoy the serenity of this charming, little lakefront community. This is truly a hidden Gem! Lot includes a boat slip at the community dock. Enjoy expansive views in this unique location just miles off the interstate. It is the perfect location to build the perfect lake house.



**1020 N Edgewater Trail Toccoa GA \$199,000** - Welcome to the finest development located on Lake Hartwell! This lakefront building site has been underbrushed and includes a double slip dock with sundeck located on great water. Perfect site for a home with gorgeous lake views and an easy gentle slope to the shoreline. It's a very short stroll to the neighborhood walking trail. Currahee club has been named one of the top 100 residential golf courses in the US by Golf Week and also as the #1 Golf Club in GA by the NGCOA. The neighborhood features gated entrance, pool, tennis, fitness center, basketball courts, bocce ball, nature trail, clubhouse, restaurant and plenty of social activities.





# Q&A With The Corp Of Engineers



## **Why can you draw Hartwell down so far, and Thurmond only half that?**

While the Hartwell and Thurmond pools have roughly the same volume, there is more depth and less surface area at Hartwell. This is because Hartwell, being farther upstream is located in steeper terrain.

To meet downstream needs during a drought, the Corps initially brings Hartwell Lake and Thurmond Lake down equally, foot-by-foot. However, when Thurmond falls below 315 feet above mean sea level (ft-msl), water managers can no longer match the pool level foot-by-foot. Instead the Corps changes to an equal percentage of elevation remaining in their respective conservation pools. This means Hartwell Lake's greater depth of conservation storage must provide more of the downstream water supply needs once Thurmond Lake falls below 315 ft-msl.

## **What is the Savannah River Basin Drought Plan?**

Until the late 1980s, no drought plan existed. The need for a drought plan became apparent as pools declined to unprecedented levels. During this period, the Corps adjusted releases and balancing strategies. Hartwell averaged as low as 2,100 cfs discharge per week, while Thurmond released flows as low as 1,700 cfs for months at a time. The drought severity of the 1980s led to the development of the Savannah River Basin Drought Plan and established several, "drought triggers", levels of conservation through flow reductions from the system.

This plan was developed by the Corps in coordination with natural resource agencies in Georgia and South Carolina, with federal resource agencies, with municipalities, and with public input. This plan describes the rules used by the Corps of Engineers to manage the reservoir system during drought conditions. The drought plan was originally based on the drought experienced throughout the Savannah River Basin in the late 1980s and was most recently revised in July 2012.

The current plan establishes a minimum daily average release from Thurmond of 3,800 cfs. This is the minimum discharge as required under agreement with the states to meet water quality and water supply objectives.

Until 2006 our drought plan allow for flows at 3,600 cfs. In 2006 we completed an Environmental Assessment and based on the findings it was determined it would be more beneficial to have quicker responses to decreases in lake levels. Before 2006, the drought plan required lake levels to fall six feet before we reduced outflows. After 2006, the plan called for minimum flows of 3,800 cfs, (3,100 cfs from November to January in Drought Level 3) but it allowed us to decrease outflows at only four feet down. This change did involve a higher minimum outflow, but because reaction time is sooner it saves more water overall.



# ADOPT-A-SHORELINE



## What is "Adopt-A-Shoreline"?

The Corps of Engineers has established an ongoing trash pick-up program that assigns segments of the shoreline to volunteers.

This program helps ensure that the more impacted areas are covered and that there is less confusion and overlap of assigned areas. It also allows those participating to be recognized and rewarded. The Lake Hartwell Association invites you to join them in the ongoing Adopt-A-Shoreline program to help keep our beautiful Lake Hartwell clean! Contact us today to help with our efforts!



**Lake Hartwell  
Association, Inc.**

*for the sake of the lake*

[www.lakehartwellassociation.org](http://www.lakehartwellassociation.org)



## WHO CAN HELP?

Our lake has 962 miles of shoreline and keeping it clean is a massive task requiring regular attention and maintenance, especially during the heavy outdoor recreation seasons that attract millions each year. The Corps, states, and local municipalities already maintain over 80 parks. We need more volunteers to help with the remaining shoreline, especially those easily accessible areas such as bridge crossings that attract many shoreline fishermen. We invite organized groups such as neighborhoods, home owners associations, scout troops, church groups, and other organizations to participate.

## HOW TO ADOPT-A-SHORELINE

Call Park Ranger Dale Bowen  
at (706) 856-0348 or toll free at  
(888) 893-0678, ext. 348 or email  
[thomas.d.bowen@usace.army.mil](mailto:thomas.d.bowen@usace.army.mil)

You will be asked what section(s) of shoreline you want to adopt, a primary contact name, phone number and email address, how many are in your group and how many trash bags you would like for the Corps to provide. If requested, you may also be provided with recommended areas of shoreline to adopt and the most convenient places for dropping full bags of trash.

For more lake-related information,  
go to [www.lakehartwellassociation.org](http://www.lakehartwellassociation.org)



# Cool Water, Hot Boats

The only thing better than spending an afternoon or weekend at the lake may be enjoying your lake-time in a hot new boat.

Several marina managers shared what trends – and what boats – are popular this year. One thing they all agree on is that tritoons, or pontoon boats with three pontoons instead of the traditional two, are more popular than ever.

Brant Tew, owner of Hartwell Marina, said engines have become more powerful in the past few years. “Two stroke (engines) have kind of gone away,” he said. “It’s more of a four-stroke outboard environment. The old two-stroke engines ran like a chainsaw, noisy and smoky. The new ones are real quiet and easy on fuel. Engines are a lot more efficient and reliable.”



Shown is a 2019 Four Winns HD 200 boat with wake board tower. PHOTO/BOATING ATLANTA

Tew said a lot of boaters on Lake Hartwell have always used pontoons. “Those are getting bigger with much bigger engines,” he said. “You’ll have a pontoon with a 250 or 300 horsepower engine, which was unheard of years ago.” Tew said, in the old days, people would own a pontoon and a second boat, such as a ski boat. “Now they’re just getting one boat with a real big engine on it,” he said.

Tew said wakeboard boats and surf boats are also popular. “You don’t see much water skiing anymore, but guys are doing wakeboards,” he said. “Those inboard ski boats are made just for it. They’re like a tractor. They pull real hard.” There are also boats specific to wake surfing, which is surfing on a wave created by a powerful boat. “They’ll have these boats with wings coming off the back, to kind of push down in the water and make a real big wave behind the boat,” Tew said. “They get on a surfboard and ride (the wave) across the water.”



Jet boats are popular with families because they use jet engines rather than propellers, making them safer for pull-behind sports. (Photo/Boating Atlanta)

Jet boats are popular with families because they use jet engines rather than propellers, making them safer for pull-behind sports. (Photo/Boating Atlanta)

Another trend is that many people dry-stack their boats at the marina, rather than towing it with a truck. Tew said Hartwell Marina offers dry stacking, and was one of the first marinas in Georgia to offer it. “That’s one of the bigger changes in this industry,” he said. “Not everybody is driving big trucks. Cars today, and some small trucks, can’t tow these heavy boats around. So a lot of people do away with the trailer completely and use us. They call us and we set their boat down in the water. It’s like valet parking.”

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Nathan Rhodes, who owns N&C Marine in Martin on Lake Hartwell, and Boating Atlanta on Lake Lanier, agrees pontoons are a hot item. "Pontoons have been hot for about eight years, and they're continuing to grow," Rhodes said. "Because of the performance packages they're putting on them, they're getting quicker, better handling. They're growing in popularity every year. We're seeing that same trend this year."

Rhodes said he has also seen "good growth in the jet boat market." "They're very popular with the younger generation with kids," he said. "They don't have a propeller down in the water, so they're safer for the family. They've become really popular, simply because they're safer."



**Shown is one of many tritoons available for rent at LaPrade's Marina on Lake Burton. (Photo/LaPrade's Marina)**

Rhodes said tritoons have largely replaced traditional ski boats, because they have the speed and agility of a ski boat. "They're still big party boats, but now they're faster and they perform a lot better because of the technology," he said. Rhodes also sells a lot of bass boats, especially with bass fishing in high school and college becoming a trend. "A lot of high schools are doing fishing tournaments, so we're selling a lot of boats to parents of high school kids, as well as college, because fishing has become real popular," he said.

Katie Brotherton, general manager at LaPrade's Marina on Lake Burton in Clarkesville, agrees that tritoons are a big thing these days. "More and more of the lake (residents) are buying tritoons," she said. "They can take a little more horsepower and you don't get that huge rocking you get with regular pontoons." Brotherton said boats are generally getting bigger, at least on Lake Burton. "People would normally buy a boat that's 22 feet long, and add a motor, it's two more feet, so that's 24 feet," she said. "But for whatever reason, people are buying bigger boats, and they're not going to fit in their boathouses."

Brotherton said wake surfing is fun for participants, but not so much for lake house owners. "A lot of homeowners are not very happy with wake boats, because they're tearing up docks, but I'm seeing more and more water sports on this lake," she said. "In the past, I'd see more families just boating, but now all these families have grown up and they're wake surfing and wake boarding and skiing. They're not just tubing anymore."

Brotherton said popular wake surfing boats are the Nautique and the Centurion, which is specifically for water sports. Brotherton said the Centurion is new to Lake Burton. "I had never seen that boat (Centurion) on this lake, or not as many as I've seen now," she said. "There are probably three or four on this lake now."

Brotherton said the beauty of a pontoon is that people can relax, and "have a little more room to spread out." But, with a tritoon and a "decent sized motor," she said, "You can pull kids all over, all day long."

**Courtesy [www.whitecountynews.net](http://www.whitecountynews.net)**

# Lake Living: The Dam That Changed Hartwell Forever

By Michael Hall

Fog used to settle in the bottomland in the 1940s and hang over the Savannah River as it meandered its way from Hart County to the Atlantic Ocean, blanketing the rolling foothills of Northeast Georgia and the farms that dotted the landscape.

Dirt roads crisscrossed the hills, connecting farms and communities like Sardis and Alford to places across the river in South Carolina and beyond via bridges like the Alford's Steel Bridge.

Dean Teasley walked those dirt roads as a child and teenager, heading to family and friends' homes or to town in Hartwell, where farmers and merchants would do business on weekends. He remembers vividly the fog from his days in the field, working first with a mule-drawn plow and later on a tractor.

"You could stand up on the hillside and see fog, the fog that went down the river," the now 80-year old Teasley recalls. "I can picture that in my mind right now. that fog would stay there until it warmed up, about 10 or 11 o'clock."

At that time, farmers were raising an ample amount of cotton in Hart County and the surrounding areas, Teasley said. It was a different time, a time when people sat on front porches until late into the evening talking about the day's work, or perhaps a little small-town gossip. Children found their entertainment through games they created, running through the woods or cooling off in the river with a dip.



"We didn't have TV until the mid-1950s here, so everyone sat on their front porch into the night and talked," Teasley remembers. "And of course, we listened to the radio a lot."

His family was so enthralled by the new technology that they drove out to see the first radio station built in Hart County when it opened.

The arrival of televisions in Hart County came with another major, modern development that forever altered the landscape and the course of history for Hart County and the surrounding counties.

The U.S. Army Corps of Engineers began construction on the Hartwell Dam in 1955, after the project was authorized by the Flood Control Act of 1950. The dam would not only control flooding in places down river like Augusta, but would also produce hydroelectric power via four hydroelectric generators with a combined 264-megawatt capacity. Room for a fifth generator was designed into the dam that would eventually span a total of more than 15,000 feet when the earthen and concrete structure was combined.

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The project meant the birth of Lake Hartwell, the 56,000-acre reservoir with more than 960 miles of shoreline we all know today. For Teasley's family and many others in Hart County, the dam project marked a major transition, one that was both welcomed and reviled at the same time. "Up until the dam was built, it was just a completely different county, you know," he said. "Everybody was farming. I don't know if I can tell you how many, but there were a lot of farmers and a good many had to move. A lot of folks from our area ended up in the Goldmine Airline area (of Hart County)."

Many of those farmers were less than enthusiastic about having to move from the land they had tilled, some for several generations, in the name of progress. Teasley remembers property being purchased by the Corps for \$75 to \$100 per acre. "A lot of those farmers thought they were ruined," he said. "Bottom land (by the river), that was prime land."

The feelings were mutual on the other side of the Savannah River as well. "In the Carolinas, there was an old woman who would bounce a few rifle balls off the bulldozers. That's the truth," Teasley said.

His family's land was where the Army Corps offices sit today, and where Watsadler Campground offers campers spectacular views of Lake Hartwell's big water. Teasley pointed out his family's property recently on aerial photographs taken of Hart County in 1938 by the Corps. He showed where roads, now submerged deep under the lake, used to wind through the farmland and where they crossed the Savannah River on bridges like the long and narrow span that carried motorists traveling Old Highway 29 into South Carolina, or the Alford's Steel Bridge, which was roughly where the dam is today.

The remnants of the Old Highway 29 bridge today rest silently under the lake not far from the Long Point Recreation Area, perhaps a healthy habitat for the thriving fish populations that attract many thousands of anglers every year.

"We traveled those bridges many times," Teasley said.

He pointed out in the aerial photos where the Tugaloo and Seneca rivers meet to form the Savannah River, an area now under Lake Hartwell, roughly 45 miles of the Tugaloo and Seneca stretching to the north. By 1957, Teasley was 18 and on his own working as a surveyor. Although much of his family's property was to be submerged upon the dam's completion, the construction presented an opportunity.

Teasley began surveying on the project and worked on it until it began operating in 1962. He was there when the first concrete was poured. "It just got taller and taller," Teasley said. "It was interesting for me because I got to see just about every phase of it."

Concrete-filled forms laid out by construction crews in 7- to 8-foot sections, little by little growing taller and eventually reaching its 204-foot apex and 1,900-foot length.

"They would pour 7- or 7-1/2-foot pours, then they would go in and wash it down. Then you do a new layout for the next set of forms for whatever the piece of equipment went in there," Teasley said. "It just slowly went up. They had viewing stands on both the Georgia and South Carolina side, and you would see people watching the construction."

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All the while, life in Hartwell went on much like it always had. Movies at the Emily or Judy theaters, complete with a drink and popcorn or candy, went for 26 cents. Basketball teams from the community schools peppered throughout Hart County competed for area championships. Farmers plowed their fields and went to town on Saturday to shop at retail staples like Bailes-Cobb or Gallant-Belk. Haircuts cost a quarter and teenagers found their entertainment at the local bowling alley or skating rink.

Slowly but surely, as farmers moved from where the lake would eventually be, homes, barns, churches and even the Alford School were razed. Cemeteries were moved and progress on the dam steadily pushed forward toward a new Hart County. Once the dam was finished, Teasley remembers it taking only about a year to fill up. “They were saying it would take several years, but it was a rainy season and it filled it right up,” Teasley said.

He remembers a smell of sulfur as vegetation rotted under the new conditions. People eventually began to get used to the new Hart County. As time passed, the vestiges of the old Hartwell gave way to a different sort of community. Farming and agriculture were still important cogs in the economic wheel, as they still are today, but a new sort of industry began to appear — tourism. Lake houses that only a couple of decades ago would have been in the middle of a field were built along the shoreline and with them came new residents and visitors.

“It brought a lot of people in over the years,” Teasley said of the lake. “We got a lot of people in from up North, from Florida and out from Atlanta. When we were growing up you pretty well knew every family in the whole county. If you knew one group of people, you could tie it in to someone else.”

Hart County continues to grow today. Several high-tech industries have moved in with the promise of thousands of new jobs emerging in the next five to 10 years. Subdivisions have popped up around the lake and downtown Hartwell remains a hub for shopping and dining. Hard feelings about the lake simmered for a while, Teasley said, but with time, many of the people who were angry realized they could still farm the land and maybe make a little extra money with real estate.

“It definitely changed Hart County,” he said. “It took several years for people to see the benefit. For a while, they only looked at the negative. But then they saw they could sell lots on the lake.”

**Courtesy [www.thenortheastgeorgian.com](http://www.thenortheastgeorgian.com)**

# Fishing Report

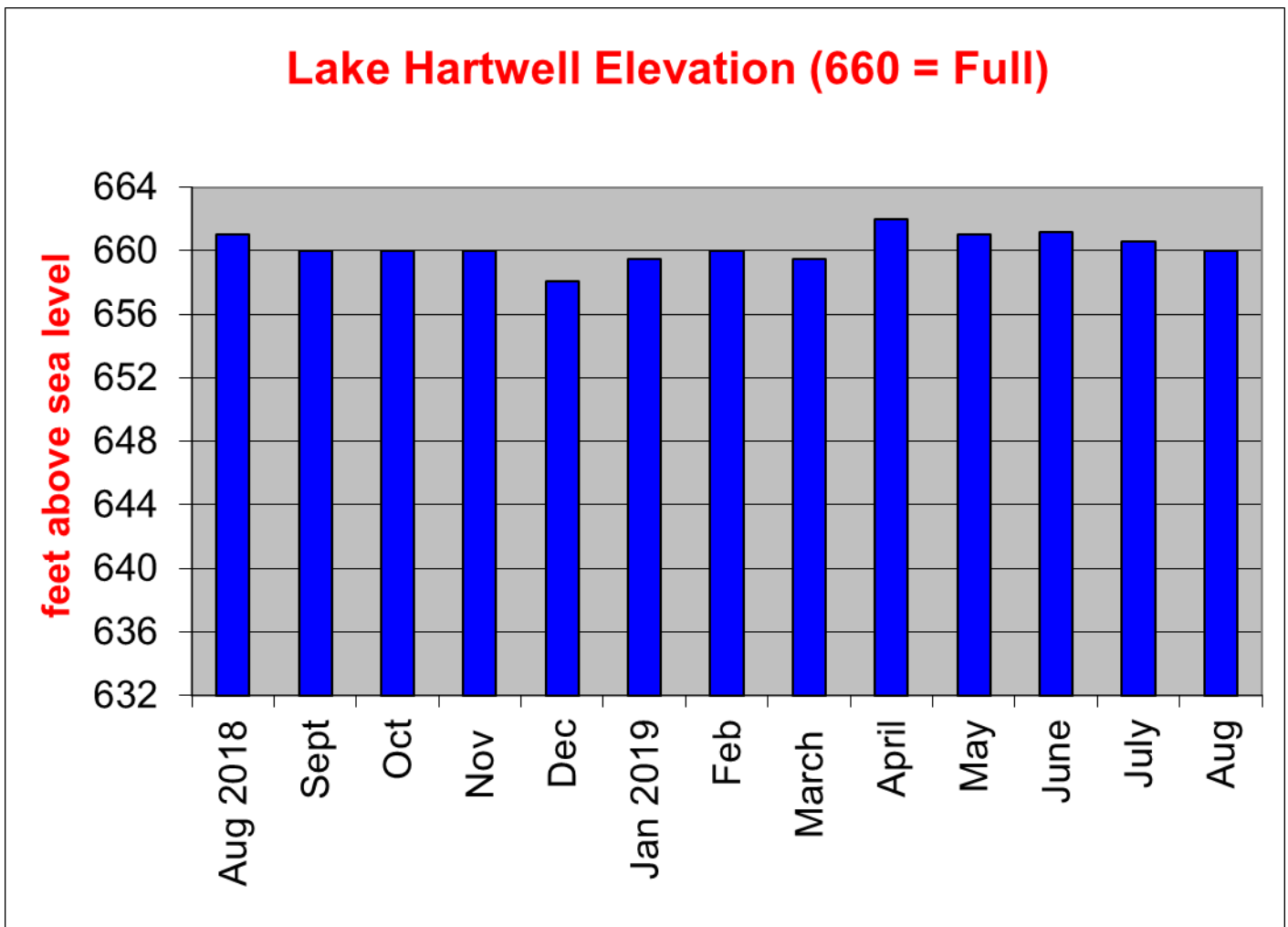
## Lake Hartwell August 1st 82 degrees

Bass fishing is fair. Top water early morning will be the ticket, but be prepared to cover water. As the day goes on, look for points and brush piles to have active fish. It is an early bite and after noon the traffic takes over. Bass feed on the secondary and primary points feeding on small baits. Go with the #5 Shad Raps and use the natural shad patterns. Now be ready to get off shore with Carolina rigs and drop shot rigs. These cooler days got a few fish moving and yet it will get hot again. The days are the tougher as the bite slows down tremendously so be ready to move offshore bite.



Watch the Lowrance sonar and Down Scan technology and many of the bass are dead on the bottom. Down Scan technology with the Fish Reveal up to 89% can spot these fish better than sonar. But, use the HIGH CHIRP to see them too.

Courtesy [www.havefunfishing.com](http://www.havefunfishing.com)





# Cherokee Town of Tugaloo

Tugaloo was a Cherokee town on the Tugaloo River, at the mouth of Toccoa Creek, near present-day Toccoa, Georgia and Travelers Rest <sup>[1]</sup> in Stephens County, Georgia.

The town's proper name, in Cherokee, was Dugiluyi, abbreviated to Dugilu. In English it was spelled variously as Tugaloo, Toogelah, Toogoola, etc. Its meaning in Cherokee is uncertain, but seems to refer to a *"place at the forks of a stream"*.

Tugaloo was one of the Chickamauga Cherokee "Lower Towns", the principal one being Keowee. The terms "Lower Towns" and "Lower Cherokee" were given by the English colonists to refer to the Cherokee who lived on the Keowee River, Tugaloo River, and other headstreams of the Savannah River. The terms correspond in general with the Eastern Dialect of Cherokee, which was originally spoken by what the English called the Lower Cherokee in the region of the Lower Towns.



**Bank of the Tugaloo River at Lake Hartwell near the Tugaloo State Park campground**

Gen. James Moore ordered an expedition into the lower Cherokee towns in 1715. The expedition, led by Col. Maurice Moore, left Fort Moore and arrived at Tugaloo on December 29, 1715. The expedition left Tugaloo on New Year's Day, 1716, for Nacoochee, and passed through Toccoa. Indian agent George Chicken was part of the expedition, and described Tugaloo as "the most ancient town in these parts." Col. Chicken convinced the Cherokee leaders to fight against the Savannas, Yuchis, and Apalachees. The Cherokees killed eleven Lower Creek ambassadors at Tugaloo, bringing the Cherokees into conflict with the Lower Creeks. This became known as the Tugaloo Massacre during the Yamasee War in 1716. By 1717, Theophilus Hastings operated a trading center among the Creeks at Tugaloo.

U.S. Special Agent to the Cherokees and Chickasaws, General Joseph Martin, was in the Tugaloo town in 1788, where he wrote a letter to Creek leader Alexander McGillivray. Martin sent McGillivray the resolutions of Congress pertaining to Cherokee affairs and expressed a desire for tensions between the United States and the Creek Nation to end. He begs McGillivray's assistance in recovering his horses that were purportedly stolen by Creeks and asks if McGillivray will allow several hundred families to settle in the Tombigbee area. The letter was intercepted, and when the letter was discovered, the North Carolina General Assembly launched an investigation into Martin's conduct. He was later exonerated when it turned out that he was acting as a spy on Patrick Henry's instructions to ferret out the nature of McGillivray's ties to the Spanish, who were then active in Florida.

In 1798, the Tugaloo village was one of the landmarks Benjamin Hawkins used as the boundary between the state of Georgia and the Creek Indians.

The area of Tugaloo and the nearby Estatoe village was the site of an archaeological expedition led by the University of Georgia in 1959.

Today the Tugaloo River is impounded by Hartwell Dam. The dam's reservoir, Lake Hartwell, floods the Tugaloo River to a few miles upriver of the old site of Tugaloo town.

# Green Pond Landing & Event Center to Close For Improvements

Anderson County, S.C. – Green Pond Landing & Event Center will be closed to the public August 1 – October 31. However, the single lane ramp at Green Pond will remain *open* during this period.

During the closure, Anderson County will be construct its fourth phase of improvements at Green Pond:

1. Launch Ramp turnaround expansion
2. ADA truck/trailer parking improvements
3. Roadway radii improvements
4. Perimeter Road straightening
5. Dual lane queue at top of ramp
6. Pour in place wall construction



Anderson County will begin its fifth phase of improvements at Green Pond in January 2020. At this time, *Anderson County Public Works* will begin building an amphitheater for fishing tournament weigh-ins. The launch ramps will remain open during this construction.

Since its opening on December 19, 2014, Green Pond has hosted fishing tournaments with a combined economic impact of \$56.1 million. By the end of 2022, that number will be almost \$100 million.

**Courtesy Anderson County**



**Visit our Lake Hartwell Informational Site  
[LakeHartwellLiving.com](http://LakeHartwellLiving.com)**

Interested in activities around the lake? [LakeHartwellLiving.com](http://LakeHartwellLiving.com) highlights current lake activities, events and news. You will find information concerning the corp of engineers, permit procedures and contact numbers for local service providers you may need. Also included are links to surrounding activities such as golf courses, water-fall hikes, campgrounds and marinas.



# Word Search for Kids: Fishing Theme



Hey kids, find and circle the words (listed below) that are related to FISHING.  
There are 9 down words, 8 across words, and 1 diagonal word.  
None of the words overlap. Good luck and have fun!

FISH, LAKE, BAIT, ANGLER, POND, WORMS, BOAT, FLYFISHING, HOOK,  
ROD, BASS, PIER, LICENSE, TROUT, LINE, POLE, SALMON, STREAM

W	J	B	O	A	T	W	M	S	T	N	R	R	V	M
O	G	F	K	D	P	I	V	S	X	T	R	O	U	T
R	X	P	O	C	X	I	B	A	Z	V	F	Q	O	F
M	Y	O	H	R	O	D	B	L	S	W	R	F	N	O
S	C	L	Q	M	O	A	E	M	N	L	O	L	C	R
A	E	E	A	H	F	A	C	O	G	A	K	Y	M	N
O	M	Z	D	P	A	I	U	N	Y	K	A	F	B	P
Z	B	X	T	R	Z	M	S	W	Z	E	J	I	J	O
Y	A	N	H	O	O	K	G	H	B	U	P	S	L	N
O	I	P	I	C	P	D	L	O	K	T	R	H	N	D
F	T	L	M	L	I	C	E	N	S	E	G	I	O	L
B	P	L	M	B	U	X	M	I	J	I	Q	N	P	E
A	Q	I	O	Q	S	T	R	E	A	M	L	G	K	N
S	Y	N	S	J	Z	E	P	Y	Z	G	J	D	M	P
S	Z	E	Q	A	N	G	L	E	R	Q	P	I	E	R

# BuyHartwellLake LLC

## 1-855-Buy-Lake



- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the most complete inventory and selection of properties listed on Lake Hartwell. Over 80 properties as of 4/1/2019
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- Homes and lots are listed in **three** MLS systems, Western Upstate SC, Greenville SC and GA MLS for maximum exposure.
- Our site [www.BuyHartwellLake.com](http://www.BuyHartwellLake.com) is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing purposes.
- All listings are submitted to 700+ websites including our flagship site [BuyHartwellLake.com](http://BuyHartwellLake.com). Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.

**Call us anytime to discuss your situation**  
**1-855-Buy-Lake**





**Patty and Don Cleveland**  
**864-940-2232**  
**Patty@buyhartwelllake.com**



- Members of SC Western Upstate, Greenville SC & the GA MLS
- Multi-Million Dollar Producers and Accredited Buyers Representative
- Specialization: We all specialize in property on and around Lake Hartwell, Lake Keowee and other surrounding lakes. We pride ourselves in keeping abreast of the market of both what is new and what has sold. We want to be well informed so as to give you the best service possible. Our motto is "If we don't take care of our customers, somebody else will".
- Personal: We have lived on Lake Hartwell for a number of years owning property in both Georgia and South Carolina. We know Hartwell! Whether you are looking to be on the lake or in a lake accessible area, we can help you. Once you narrow your search down, we can show you property by boat. If you are looking to sell, please let us meet with you and show you our marketing plan. Many of our clients are referred to us by previous clients. Let our dream of lake living be yours as well.

**Kyle Corbett**  
**864-376-9163**  
**Kyle@buyhartwelllake.com**



- Listing Specialist–Aggressive Marketing Plan for Lake Property&Homes with inclusion in three MLS Systems.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 26 years
- Licensed in SC and GA – Multi Million Dollar Producer
- I bought my first lake cabin in 1992 a few years after graduating from Clemson University. 25 years later I am married with three boys and we spend a great deal of our free time skiing, tubing, knee boarding and kayaking
- I have a marketing plan which is second to none and gives our sellers an upper hand when it comes to listing their property. As a result, my listing sales rate for homes is 36% GREATER than the market average. Why? Because we do more! My approach is based on years of experience, research and knowledge of buying trends. I do not just put sign in the yard and just walk away, I spend time everyday with every listing making sure it is best positioned to get maximum exposure. Allow me to determine the value of your lakefront property.

**Debbie Henderson**  
**404-313-4404**  
**Debbie@buyhartwelllake.com**



- Originally from the Midwest, my husband and I moved to Stone Mountain, GA in 1980 to start a new business and then to Snellville where we raised three children. We now have two grandchildren and a dog named Sir Alex Ferguson.
- After boating on Lake Lanier for many years, we moved to Martin, Georgia on quiet, peaceful Lake Hartwell in 2005. By water, we are near the "jumping rock."
- My husband builds custom lake and golf course homes. I've observed first-hand the building/selling process over the last 25 years.
- Licensed in Georgia & South Carolina to serve your buying and selling needs on Lake Hartwell and surrounding areas.
- Obtained an additional Accredited Buyers Representative designation in 2014.
- I would be delighted to help you buy or sell on Lake Hartwell!



**Judy Stevanovich**  
**864-276-7416**  
**Judy@buyhartwelllake.com**



- I was born and raised in Anderson. After a 32-year career in Corporate America and many relocations, I came home to Anderson in 2005.
- My Marketing, Sales, Finance, Human Resources, and Administration background in Corporate America has been immediately put to work in Real Estate.
- My husband Steve and I live in Stone Creek Cove in Anderson on the shores of gorgeous Lake Hartwell. Steve is an artist and when he is not in his studio there is only one place to look -- the golf course. We both love being in Anderson.
- I obtained my Accredited Buyer's Representative (ABR) and my Senior's Real Estate Specialist (SRES) certifications in 2014.
- My sub-company is the Upstate A Team and my slogan is "Real Estate With a Difference!" Call me today and you will be able to experience first hand the processes I have put in place to quickly find you the perfect property or determine the market value to sell the property you have today. For more info, see my website [www.upstateateam.com](http://www.upstateateam.com).
- Call me today and experience, "Real Estate With A Difference!"

**Larissa Pino**  
**864-376-2745**  
**Larissa@buyhartwelllake.com**



- I am originally from South Florida and I speak fluent Spanish. My husband and I have been married for 23 years and we have 3 beautiful children. My family and I moved to South Carolina approximately 10 years ago.
- I am licensed in South Carolina and Georgia. I ultimately chose to specialize in lakefront property because my family and I love spending time on Lake Hartwell and when you love something, it's easy for others to see how strongly you feel.
- I take pride in the fact that I am knowledgeable about Corps of Engineers rules and regulations, lake levels, and market conditions. I enjoy working with people and I am committed to working diligently for my clients and exceeding their expectations. I take time to listen and learn about my clients' wants and needs and strive to always act with the utmost professionalism and work using a very hands-on approach.
- Whether you are looking to buy or sell (on or off the lake), please feel free to contact me. I look forward to working with you and making your real estate dreams come true! See ya' on the Lake!

**Sarah Cleveland**  
**864-415-7448**  
**Sarah@buyhartwelllake.com**



- I have lived in South Carolina all of my life.
- My husband and I have been married for 27 years and have 2 sons that graduated from Clemson University. I have been around the Anderson/Clemson area for close to 30 years and have owned a condo on Lake Hartwell for the past 2 years.
- I have over 30 years experience in public education where I have worked with administrators, teachers, students and parents. I understand the importance of helping people reach their goals.
- Let me be the 1<sup>st</sup> to help you!



**Sylvia Pintado**  
**864-556-4436**  
**sylvia@buyhartwelllake.com**



- After being in Sales and Marketing in the print media industry for over 27 years, Sylvia Pintado has decided to follow her lifelong passion of becoming a Real Estate Professional.
- Sylvia has always been successful in achieving her personal as well as her professional goals because of her desire to help other people and do what is right. She is very easy to talk to and always willing to listen.
- Sylvia says “One of the most important transactions that people will do in their lifetime is the purchase of a home, my goal is to help them achieve that.”
- Sylvia is the wife of 27 years to Jesse Pintado and mother to three wonderful children, Jesse (25), Stephanie (23), and Eddie (21) and let’s not forget the dog Miley, she is the princess of the house!
- She says that it is with their love, support and faith in God that she maintains that motivation, dedication and discipline to do well and help others.
- She is truly excited to represent BuyHartwellLake LLC and assist you with any and all of your home buying or selling needs.

**Katie Tillman**  
**864-303-3469**  
**Katie@buyhartwelllake.com**



- After we sold our building downtown, we opened another restaurant at Stone Creek Cove on Lake Hartwell and operated that for 5 years. We sold that restaurant 5 or 6 years ago and decided to continue to develop the catering portion of our business. In that time, we have developed a thriving catering business that I continue to work, and am still an operating partner.
- I love Anderson, I have been here 30 years. I came here to work for the City in Downtown Development. I worked with the City for several years and then met my partner of 25 years, Val Lowe and we opened Friends Restaurant in Downtown Anderson. We operated the restaurant and catering company for 17 years.
- I have extensive contacts in the Anderson and surrounding business communities, and can use the skills I developed running a small business to help buy or sell your home or property.
- I live on the lake and have for 25 years. It is beautiful, tranquil and fun; I highly recommend it and would like to help anyone interested in owning lake property, make that so.





**Arielle Salley**  
**803-553-9219**  
**[Arielle@buyhartwelllake.com](mailto:Arielle@buyhartwelllake.com)**



Originally born in Massachusetts, I have been a South Carolina resident for the vast majority of my life. I am a graduate of the University of South Carolina Beaufort who fell in love with the Upstate 7 years ago when my husband and I moved to Anderson. My husband and I have been married for 10 years and now have a beautiful daughter.

Whether you are searching for a weekend getaway from a bustling life in the city or are considering making the upstate your next home, I am confident I can find the perfect place for you. I am attentive to my client's needs and work diligently to execute those goals. I am best suited for Lakefront properties as well as those in the surrounding upstate because I am knowledgeable in all this area has to offer. I partake in as many outdoor activities as time allows. I can point you in the direction of my favorite waterfalls, hiking/horseback riding trails, fly fishing locations, restaurants and some of the most impressive lakefront locations our area has to offer.

Searching for a new property or home is an exciting experience. I am dedicated to making this transition in your life as seamless as possible. I am currently licensed in South Carolina and Georgia. I look forward working with you and helping you discover some of the best kept secrets the Upstate has to offer!