

BuyHartwellLake

llc



1-855-BUY-LAKE



August 2018 Get Hooked On Lake Hartwell

Email your pictures of Hartwell to HartwellLakefront@gmail.com.
One will be selected every month for our cover.
This months picture courtesy of www.lakehartwellhydrosports.com

132 Winchester Drive Westminster SC \$159,000 - Absolutely perfect lake getaway. Well kept home features open living areas, vaulted ceiling, wall mounted electric fireplace in master bedroom, master bath with granite counter and tiled floor plus spacious lakeside screen porch and decks. A covered slip dock is in place with good water depth and a power pole at the shoreline with lights and electrical outlets. Water here is ideal for swimming right off the dock. Home comes FULLY furnished including the furniture in every room, refrigerator, washer, dryer, 3 flat screen TV's, grill and all kitchen dishes and utensils. Ready to move in and enjoy! Ample floored storage under the screen porch for all your lake toys. This property is meticulously kept and shows very well. Neighborhood has tennis, outdoor pool, indoor pool, basketball courts, boat ramp, and playground.



800 Dogwood Lane Townville SC \$135,000- Deep water lot with platform dock in place. Verbal approval from COE for a covered slip dock. Septic and water on site. Includes a nice size storage building with fenced in area. Convenient to I-85 and easy to show.



1852 Seven Forks Trail Martin GA \$299,900 - This lake home offers all the space you need to entertain family and friends. The main level has 3 br/2 ba and the lower level has 2 br/1 ba with a KITCHEN on each level. Hardy Board Siding, 9 foot ceilings, two fireplaces w/ gas logs, hardwood floors, over sized dining area and more. The lower level offers a nice size rec area with access to outside patio. A screened porch and deck offers ample outdoor living space. Basement has plenty of storage space. A large parking pad allows room for all your guests and is even big enough to turn around with your boat trailer. A path takes you down to a two story covered slip dock and some fun in the sun on Lake Hartwell.



551 Lake Place Dr #6 Lavonia GA \$24,000 - These town homes are the best kept secret on Lake Hartwell. Comfortably nestled at the end of a dead end street. This unit offers high ceilings with tile/hardwood/carpet flooring. The master is on the main level with a full bath. Open kitchen space with a nice size dining area overlooking the lake. The upstairs opens up to the lower level and includes 2 bedrooms and 1 full bath. A deck is on the lakeside for a grilling and a chilling. The paved sidewalk takes you down to a covered community dock. This little deal includes a boat slip with lift. Storage closet at entrance of town home. Approximately 10 minutes from I-85.



Lot 11 Tugaloo State Park Rd Lavonia GA \$100,000 - Large covered dock with 24 foot slip, oversized sundeck and 60 foot gangwalk in place on nice water with great views! Spacious one acre property features a low corp line and great spot for a walkout basement. Convenient location near I-85 and close to Lavonia GA, shopping, restaurants and shopping. Restricted area of nice homes.



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.

Wet'n Wild
LAKE HARTWELL

August 11th and 12th
Long Point Rec. Area
Old Hwy 29, Hartwell, GA

A \$5 ticket gets you in both days!
10-4pm

FAST BOATS
FOOD
KIDS ACTIVITIES
LOTS OF EXCITEMENT!

BLUE DOG CHEMICAL CO.
20 18
PRO WATERCROSS
NATIONAL TOUR
PRESENTED BY BROWARD MOTORSPORTS

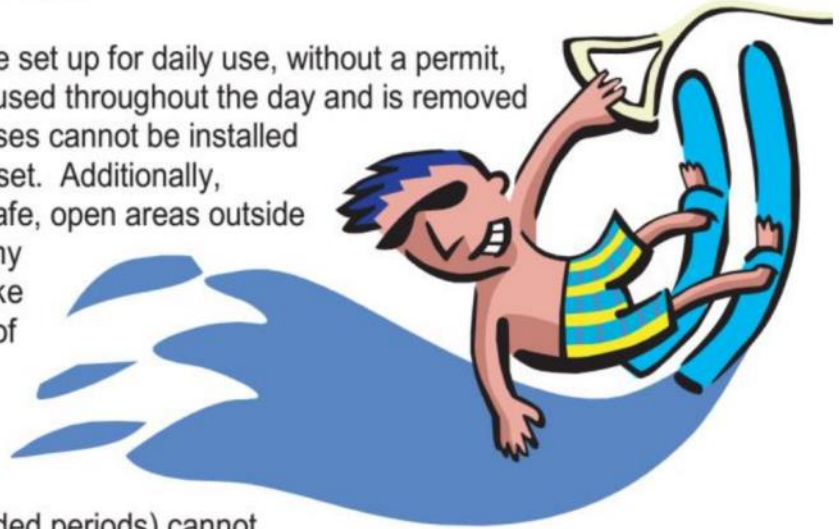
Presented by **HART COUNTY**
Chamber of Commerce

Wet and wild weekend in Hartwell, GA. is a two-day event featuring the Triple Crown of Watercross. This event will be the highlight of the summer. The schedule will include activities for everyone, such as wake boarding, kayaking and canoeing, stand up paddle boarding, inflatables, a stunt show and the Triple Crown of Watercross racing.

SLALOM SKI COURSES

Every summer, slalom ski courses begin to appear at various locations around Hartwell Lake which raises a variety of questions from lake users, such as: Is this course legal? Can I get a permit for one? Who can use these courses? The following information will not answer all possible questions, but will provide a better understanding of what is and is not allowed on Hartwell Lake in relation to slalom ski courses.

Individual slalom courses can be set up for daily use, without a permit, as long as the course is being actively used throughout the day and is removed at the end of each day. Individual courses cannot be installed before daylight or left in place after sunset. Additionally, individual courses must be located in safe, open areas outside of navigational channels. The U.S. Army Corps of Engineers staff at Hartwell Lake may require relocation and/or removal of courses they feel do not meet safety criteria.



Permits for seasonal slalom courses (courses left in place for extended periods) cannot be issued to private individuals or groups. Seasonal slalom courses can only be permitted to county, state or city entities. These courses do host organized events but are otherwise open for public use. There are currently four permitted courses on Hartwell Lake:

- ✓ Stephens County, GA – Located on the Tugaloo River approximately 1,000 ft. below Hwy. 123 fishing pier, permitted to the Toccoa/Stephens Co. Recreation Department.
- ✓ Hart County, GA – Located on Little Lightwood Log Creek, near Hwy 51 (Reed Creek Hwy) bridge, permitted to the Hart County Recreation Department.
- ✓ Pickens County, SC - Located on Twelve Mile Creek above Highway 133, permitted to the Clemson University Department of Campus Recreation.
- ✓ Anderson County, SC – Located off of the Seneca River in cove near buoy S58-A, permitted to the Anderson County Planning & Community Services Department.

Lake wide visitor safety is always one of the Corps primary concerns. In order to reduce the risk of an accident, individual courses left in place overnight will become subject to impoundment, which may result in fines and/or fees being assessed to the owner. Please exercise caution when participating in any water related activity on Hartwell.

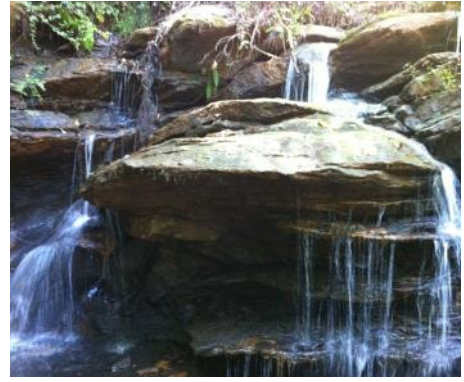


Visit our Lake Hartwell Informational Site
LakeHartwellLiving.com

Interested in activities around the lake? 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, waterfall hikes, campgrounds and marinas.

The Experimental Forest Bordering Lake Hartwell

Clemson's Experimental Forest is a wonderland of the truly wild, located on the very edge of a fairly large metropolitan region area near Clemson University. This is a wonderland of 17,500 acres and is a great place to take the kids with more level places for bikes and horseback riding as well as for hiking and other recreational activities. It is also a working forest used by Clemson students to help develop new forestry techniques and species.



It is so largely used by hunters and outdoorsmen to hunt deer, turkey and small game. It is also used for fishing in Lake Hartwell and Lake Isaqueena. There are black bear in the area, but there is no season. Thousands from the Clemson area use it for recreation as well as many students who get away from the classroom here for hiking and other recreational activities.

The experimental forest got started by the idea of Clemson Experimental Forest as part of the "Clemson Community Conservation Project" in 1934. It was started by Dr. George H. Aull, a Clemson College agricultural economist. The Project was funded by the Roosevelt Administration's New Deal programs, principally the Bankhead - Jones Farm Tenant Act. Nearly 30,000 acres of worn out farmlands around Clemson College were purchased under the project.

Depleted row-crop farm lands were planted with trees, eroded gullies were stabilized, Lake Isaqueena was built, fire towers and recreation facilities were constructed.

Clemson College began supervision of the lands in 1939 under an agreement with the Federal Government. In 1946 a forester, Norbert Goebel, was hired to manage the forestlands. Silvicultural practices (planting, thinning and harvests) to improve the timber production, wildlife habitat and water quality were started. In 1954, the project was deeded to Clemson College, through the efforts of U. S. Senators Charlie Daniel, Strom Thurmond, State Senator Edgar Brown and Dr. George H. Aull.

During World War II the forest was used by the Army Air Corps as a practice bombing range which led to one of its more interesting features. They filled the bombs with sand for weight and the sand came from Carolina beaches and were rich in sea salt. Through the years, the deer discovered this and started digging up the remaining bombs. Hunters in the area reported finding deer feeding on the salty sand with only their rears showing above where they had dug.

One cannot come here and not run into other visitors and mine was a typical experience about a mile from Lake Isaqueena. I ran into Elena and Jean-Paul Cane and their son Stefan, 10-months old in a baby carrier. The family were regular visitors to the area and enjoyed exploring the experimental forest.

One of the differences today is that all of the old fire roads have been converted to foot traffic as well as spaces for biking and horseback riding, There are also foot trails that are also used for all three means of travel. How many miles? No one knows for sure. So much of the area has been converted through the years and no one really kept up with it, much as they don't keep with visitor totals.

How to get there: Take U.S. 123 from Greenville to Clemson and get off on Six Mile Road at the Amtrak station. Turn right here and follow the highway past an arm of Lake Hartwell. Turn left on the Old Six Mile Road and follow it to the main parking area off Isaqueena Dam Road. Turn left here and you will be able to start the trail system.

Courtesy www.greenvilleonline.com

Enjoy Abernathy Park by Boat

This waterfront park is named in dedication to the City of Clemson's Mayor. It is a linear park of just over one half mile long and connecting the current Jaycee Park on College Avenue with the area behind the restaurants bordering Hwy 123.

This passive park encourages the use of the lake while extending the streetscape features on College Avenue. It is the natural area aspects of the park that are emphasized for public enjoyment. The Pavilion at Abernathy Park features an open air design with two restrooms, picnic tables and fireplace. There are courtesy docks for boaters to use. Restaurants, downtown and the Clemson campus are just a short walk away.



Address: 207 Keowee Trail Clemson, SC 29631

Phone: (864) 646-8755

Fishing Tournaments Bring Economic Boost

Another major fishing tournament is heading to the Upstate. Next April, Lake Hartwell will host the Bass Elite Series for the very first time.

In the last three and a half years, Anderson county officials said more than 100 fishing tournaments were held on Lake Hartwell and at least 30 were measured for economic impact.

With the construction of Green Pond Landing, the county has invested about five million dollars into the facilities, but has already made that back. With major tournaments like the BassMaster Classic and now the Elite Series, the economic impact for that time period is \$52 million. That's money people are spending here and it's staying in the community.

“For every dollar a tourist spends in the community, 52 cents stays in the hotel, 25 cents gets spent in retail stores, 20 cents in restaurants and about four cents at gas stations. So a lot of businesses benefit from having these tournaments at Green Pond Landing,” said Glenn Brill with Anderson County Tourism Division.

Right now Lake Hartwell is at full pool for the first time in years. That has also contributed to booming local businesses. One restaurant owner tells 7News he has seen a boost of 20 percent in sales and more people out on the water in the last few months.

As improvements continue on the facilities, the county hopes to continue positively impacting the economy.

Courtesy www.wspa.com

Fishing Report

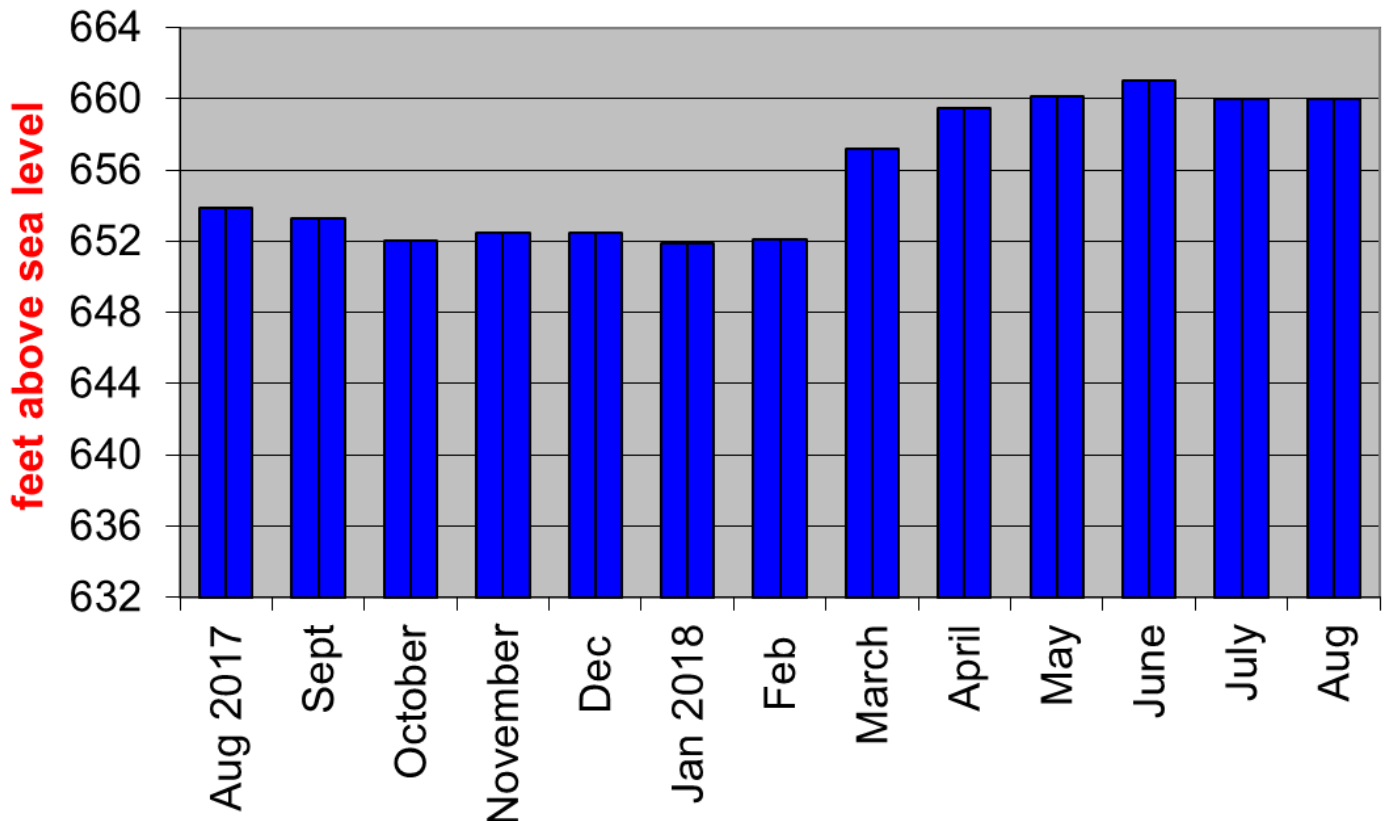
Lake Hartwell August 1st 81 degrees

Bass fishing is fair. High daytime temperatures are here and the fishing has been a challenge up and down the lake. Some of the small spots are roaming the banks early in the morning and late in the evening. The larger bass, both spots and largemouth have moved to the channel ledges on the main lake. These fish can be found by using the Lowrance Down Scan technology. Use the Rapala DT10 in the shad and green tiger colors. Cast Parallel to these ledges and use a slow to moderate retrieve once you achieve the ten foot depth. The Spy Baits are taking some fish but use light fluorocarbon line. Must have a Carolina Rig on ten pound test Suffix Siege line and a 1/4 to 3/8 ounce weight. The leader needs to be 18 to 20 inches long. Tie on a 4/0 or 5/0 wide gap VMC Hook and add a Zoom green pumpkin finesse worm. This will work well on a 6 1/2 foot or 7 foot medium heavy rod and a spinning reel. Bites will be subtle and sometimes on a little added weight it is all you will feel. Locate the ledges and fish this Carolina rig really slow after the sun comes up over the tree tops. A four inch Fat Albert Grub can work on a light lead head jig. Pearl and Black Silver Flake are both good choices in the grubs.



Courtesy www.havefunfishing.com

Lake Hartwell Elevation (660 = Full)



Lake Education Programs Available

The following programs are offered by the U.S. Army Corps of Engineers, Hartwell Lake Office as part of our ongoing effort to improve understanding and increase awareness relative to the many aspects of Hartwell Lake. Programs are presented by Hartwell Lake park rangers or managers at the Hartwell Lake Office auditorium, or off-site at your meeting or school location.



Powerplant Tours:

There are no public tours of the dam and powerplant at this time. Limited group tours may be arranged in advance for educational/school groups only. Tour size is limited.

Water Safety Programs:

Water safety programs are available upon request and are presented at the Hartwell Lake Office or at your location around the Hartwell Lake area. Program length varies from 10 minutes to 90 minutes depending upon your groups needs. Programs can be presented to adults or children. Water safety programs are a good idea for companies needing a safety program.

Presentations for Civic and Special Interest Groups:

Hartwell Dam & Lake staff are available to present programs to civic and special interest groups in the Hartwell Lake area. Let us know what type of program your organization is interested in and the length of time your group has. We recommend that you leave additional time for questions and answers.

School Programs:

Water safety programs are the most popular request we get for school programs, however we can typically cover other lake related subjects such as fish/fisheries management, environmental issues, hydropower, careers, and park, wildlife and forestry management. Please contact the lake office to discuss program possibilities.

Fishery Management On Hartwell

The purpose of the Corps of Engineers' fisheries management program is to help maintain a quality sport-fish population for the enjoyment of present and future fishermen. Corps of Engineers' management activities are coordinated with state, fishery agencies of both Georgia and South Carolina. During each spawning season, the Corps closely monitors lake temperatures and levels. Bass and crappie spawn in the spring when water temperatures approach 70°F, which at Hartwell Lake generally occurs during the third week in April. Because the fish spawn in shallow water, 1 - 8 feet deep, special care has to be taken to make sure that lake levels do not fluctuate too much and leave the eggs stranded. Therefore, from the time surface water temperatures reach 65°F until three weeks after the temperatures reach 70°F, Corps field personnel work with the Savannah District Hydropower Branch to keep the lake levels from fluctuating more than 6 inches. These efforts ensure that the bass and crappie will have the best conditions in which to reproduce.



Approximately every 5 years, the Georgia Department of Natural Resources, the South Carolina Department of Natural Resources, and the Corps of Engineers conduct a cooperative program to sample fish populations. All fish sampled are separated according to species and length and then weighed. With this data, estimates are made as to the number and types of fish per acre, the relative spawning success, the predator-to-prey relationship, and the general health of the total fish population. Fishery managers then use this information to decide on future stocking rates. In addition to this large survey, bass tournaments are randomly checked for the purpose of determining general population conditions.

To monitor water quality for both fish and public recreation, the Corps has established seven water quality sampling stations around the lake. In addition, a continuously recording, electronic sampling station has been installed downstream from the dam.

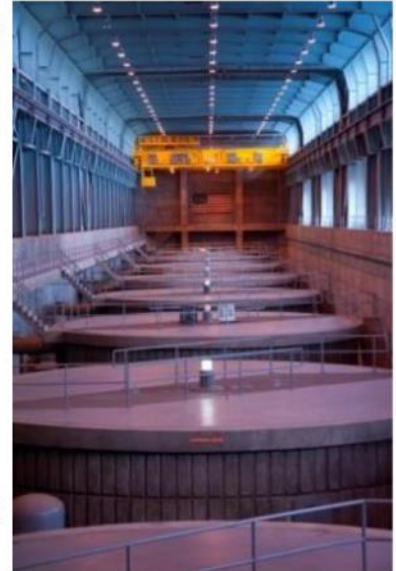
The Corps, in cooperation with South Carolina Department of Natural Resources, refurbishes fish attractor sites in Hartwell Lake with used Christmas trees from the after Christmas collection program. Trees are weighted with cement blocks and sunk at locations marked with buoys. A map showing fish attractor sites is available from the Hartwell Lake Office. The sunken trees increase protective cover for both young and adult fish and help to concentrate catchable-sized fish for the public. Also, decomposition of the trees helps in the production of phytoplankton, zooplankton and algae, which provide food for small fish.

Courtesy Corp of Engineers

Lake Russell Pump Back Units Help Maintain Lake Hartwell Levels

A unique feature of the Russell Project is its ability to pump water upstream from the Thurmond reservoir.

Like the power plants at Thurmond and Hartwell lakes, the Russell Dam power plant is a “peaking” hydropower facility, which uses kinetic energy from water releases to produce electricity. This produces hydropower which is marketed to private electric companies via the Southeastern Power Administration to meet the region’s peak demands for electrical power during times of high use. Examples of peak power demands include times such as hot summer afternoons and cold winter mornings and evenings.



However, in addition to the four conventional turbines already on line for power production at the Russell Dam, the power plant has four reversible pump-storage turbines, known as pump back units. The four pump back units at Russell Dam are different than regular generators in that at night, when electrical power demands are low, they can operate in reverse direction to pump water from below the dam back upstream into Russell Lake.

Then, the next day when peak power demand occurs and the price of electricity peaks, the additional water that has been stored overnight can be used to generate electricity. The Russell Project’s pump back capability is even more critical in periods of drought because it can make use of the same water over and over, limiting total water output from the reservoirs.

The Department of Energy’s Southeastern Power Administration in Elberton, Georgia, markets our hydropower to private utilities and electrical cooperatives, providing dependable, non-polluting power to consumers across the entire Southeast region.

With eight turbines operating at an installed capacity of 668 megawatts, the Richard B. Russell Dam and Lake is the largest Corps-operated hydropower-producing project east of the Mississippi and one of the largest hydropower plants in the Southeast.

Rashida Banks, Public Affairs Specialist COE

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	Q
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	O	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 largest inventory and selection of properties listed on Lake Hartwell. Over 100 properties as of 6/1/2018
- 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 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. 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.
- 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 1st 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.