

BuyHartwellLake

llc



1-855-BUY-LAKE



July 2019 Get Hooked On Lake Hartwell

Email your pictures of Hartwell to HartwellLakefront@gmail.com.
One will be selected every month for our cover.

**New Listings
Of the Month**

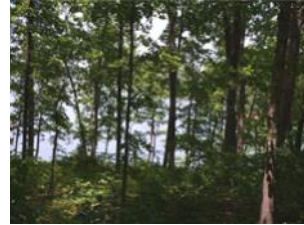


**BuyHartwellLake.com
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Lot C+D Springfield Rd Anderson SC \$245,000-Two BIG open water lots each with covered slip docks in place. Beautiful sailboat waters! 2+ acres total with gentle slope and Extremely deep water in front of dock. Power pole and light at shoreline. Very nice homes on the street, close to grocery stores and convenient to Anderson and Portman Marina. Perfect spot for swimming right off the dock. Survey and septic permits available, ready to build your dream full time home or weekend retreat. Being sold together at a discount but can be purchased individually for 150K(Lot C) and 155(Lot D).



Lot 15 South Shore Drive Fair Play SC \$125,000- Parkview South Subdivision is a small, quaint community conveniently located within five minutes of I-85. This lot offers a gentle slope to nice open views of Lake Hartwell. Verbal approval from Corp of Engineers for a covered slip dock.



3052 Springfield Villas Anderson SC \$139,900 -Waterfront WITH DEEDED BOAT SLIP and Water Views. Short level walk to the Deeded Boat Slip with Lift. Condo has had the majority of updates made - - new tile backsplash in kitchen, hardwood floors in living/dining/kitchen/hall. Large kitchen with newer dishwasher. The condo has 2 bedrooms with 1 and one-half baths. Off the living area is a terrific deck that will be a wonderful place to enjoy that afternoon cocktail. Custom bar on the deck has running cold water and a small fridge in the bar cabinet. Community includes swimming, golf and Local Pub and Eatery Restaurant located in the community clubhouse. Golf Membership and Pool Membership are included in fees.



Lot 7 Chandlers Trace Hartwell GA \$199,000 - Beautiful open views, deep water and short corp line come together to make this an ideal location to build your dream home. Less than 10 steps from dock to the corp line! A platform dock with 60 foot gangwalk and composite decking is in place with 20+ foot deep water at the swim ladder. Approved by corp for a maximum size dock if you like. Lakeside deck and built in grill already in place for immediate enjoyment. Hard to find lots like this anymore. Easy to walk.



571 Imperial Dr Martin GA \$349,000 - Gentle slope to deep water, riprap shore & very close Corp line! You'll love the updated kitchen with solid-surface countertops & SS appliances in this original LeTourneau steel home. The great room is light and bright with vaulted ceiling and hardwood floors. Three carpeted bedrooms and two tiled baths. French doors open to the screen porch and deck looking out to the lake. 20x24 one-car garage has plenty of space for jet skis, lake rafts, tools and more. Covered parking for your boat trailer. All of this on a large nicely wooded, low maintenance lot.



Q&A With The Corp Of Engineers



How can recreation be made a higher priority?

Project authorization mandates us to strive to balance project purposes. In order for any specific project purpose to be designated as a “higher” priority, legislation to amend or change the existing authorizations would have to be passed by Congress.

Major changes in operation of the reservoirs require careful study of the benefits and impacts associated with the proposed changes. The Savannah River Basin Comprehensive Study would produce the analyses needed to update operating rules and revise cost allocations among the purposes.

We know that actions taken in one area of the basin will likely impact other areas of the basin.

Who determines how much water can be taken out of the Savannah River?

The states of Georgia and South Carolina oversee and permit withdrawals from the water system. The Corps coordinates regularly with the states’ resource agencies on water management in order to gauge needs of upstream and downstream users. In addition to the states, we develop water management plans and procedures for the reservoirs with input from other federal natural resource agencies. These agencies are charged with enforcing federal laws related to water and aquatic ecosystems.

What do CFS and MSL stand for?

CFS stands for cubic feet per second. This is a measurement of flow rate. One cfs is equal to 450 gallons per minute. One million gallons per day = 1.547 cfs (daily average flow)

MSL equals Mean Seal Level and is a measurement of the height of water in the reservoir per foot. We use feet above mean sea level instead of depth because the bottoms of the reservoirs vary widely.

What is conservation storage?

Conservation storage is that portion of range of depth in the reservoirs designed to conserve, or store, water during normal periods for use during low flow periods. Other than flood risk management, the conservation pool fulfills the congressionally authorized purposes of water supply, water quality, downstream navigation, recreation, fish and wildlife management, and hydropower production.

The top of conservation storage marks the bottom of the “flood storage,” where excess water would be kept temporarily following heavy storms. Also, the bottom of conservation storage marks the top of the inactive storage pool – that part of the reservoir designed for storing sediment, typically holding lower quality water due to its depth.

Poker Run On Lake Hartwell to Benefit Meals On Wheels

The Hartwell Lake Poker Run benefiting Meals on Wheels will bring more than 200 boats to Hartwell Lake and Big Water Marina Thursday, Friday and Saturday, July 11-13

Entering its 10th year, the Hartwell Lake Poker Run kicks off the summer boating season in the area. Boaters from all over the Southeast will converge at Big Water Marina, then visit five different scenic locations on the lake to collect coupons. At the end of the day, boaters gather back at the marina for a drawing to award prizes.

The fun begins on Thursday evening, July 11 with a Welcome Party and Boat Showcase at Palmetto Distillery.

July 12 brings a Friday morning “fun run” to Clemson beginning at Big Water Marina and a kick-off party featuring a live auction and live music that night.

Saturday, July 13 is event day at Big Water Marina, and will feature live music from 11:00 am until..., including an after event party. Thursday, Friday and Saturday will offer great music, great food and a great time!



Register to participate in a weekend of sun and fun on the water. Your participation will help raise much-needed funds to feed elderly and disabled homebound residents of Anderson County.

Online registration is available through Sunday, July 7. After that date, onsite registration is required and the entry fee increases from \$85 to \$100.

Date/Time

Thursday, July 11, 2019 4:00pm to Saturday, July 13, 2019 11:59pm

Location

Big Water Marina
320 Big Water Road
Starr SC 29684

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Schedule of Events

Thursday, July 11

5:00 - 8:00 p.m.

Come and join us for the Welcome Party and Boat Showcase at Palmetto Distillery in downtown Anderson! Bring the family out to get a sneak peek at the participating boats and for the adults, tastings and tours are available at the distillery.

Friday, July 12

11:00 a.m.

Meet at Seneca River, Hwy. 24 bridge for the Boat Fun Run. You will ride to Clemson Marina for food, drinks and fun.

2:30 p.m.

Return to Big Water Marina for afternoon raft-up

5:00 p.m.

Registration Opens. Food and drinks provided by several vendors throughout the evening. **Reminder:** Participants, be sure to get your Vessel Safety Check Sticker

6:30 p.m.

Live Auction benefiting Meals on Wheels

7:00 p.m.

Captain's Meeting #1

Reminder: Each captain must attend 1 of 2 meetings offered and collect a Captain's Meeting card

7:30 p.m.

The Poker Run Kick-off Party featuring the Eric Scott Band!

Saturday, July 13

8:30 - 10:15 a.m.

Registration Opens.

Reminder: Registered Boat Participants, be sure to get your Vessel Safety Check Sticker

10:30 a.m.

Captain's Meeting #2

Reminder: Each captain must attend 1 of 2 meetings offered and collect a Captain's Meeting card

11:00 a.m. – 4:00 p.m.

Hartwell Lake Poker Run! Food, drinks and live music will be available all throughout the event at Big Water Marina.

4:00 – 6:00 p.m.

Boat Participants -Exchange stop coupons for drawing tickets at Big Water Marina.

Reminder: You must be in line and registered by 5:00 p.m.

4:00 – 6:00 p.m.

Fun at Big Water Marina including the "Poker is a Royal Flush" Olympics featuring stick horse races, Hula hoop competitions and balloon tossing. Drawings will also be held to award prizes donated by event sponsors and our food and drink vendors will be offering delicious food and beverages for the evening.

7:00 p.m.

Cash Prize Drawings will be held for all boat participants with drawing tickets.

7:30 p.m.

After Event Party featuring the Tailgate Homeboys!

Summer Heat Hits Striped Bass Hard

No one argues that summer heat in the South climbs well above the comfort level – for humans and animals. The beaming August sun makes the cooling waters of the Savannah District’s three reservoirs inviting for a cool dip or swift boat ride. But while the surface water feels cool to humans, some fish find it most uncomfortable – particularly striped bass and blueback herring.

During the summers of 2013 and 2018 Hartwell Lake officials discovered a large number of striped bass died during the hottest part of the season. Members of the public noticed the large sport fish floating on the surface. Since these were the first instances of fish kills in the history of the reservoir, their deaths caught the attention of Corps officials, representatives of the two states’ Department of Natural Resources and the public.

“Two things really impact striped bass in Hartwell,” James Sykes, fisheries biologist for the Savannah District’s reservoirs, said. “One is temperature and the other is dissolved oxygen.” While humans find most open water below body temperature “cool” fish don’t. Their body temperature matches the water temperature – and they must have it cooler.



Anthony Rabern (left) and Tony Anderson, biologist and technician with the Georgia Department of Natural Resources, retrieve data tracking information from tagged fish in Lake Hartwell on the Georgia-South Carolina state line.

As summer heat drags on, the surface of the reservoirs warms up during the day but doesn’t cool enough at night. By August the surface level is warmer than the lower levels, Sykes explained. In addition, the upper warm layer, exposed to the atmosphere, has plenty of dissolved oxygen, but the cool deep layer experiences an ever shrinking amount of oxygen as the summer progresses.

So fish, particularly striped bass and blueback herring progressively dive deeper. There they reach another obstacle – little oxygen at deep depth. It just doesn’t exist at greater depths naturally. The fish get caught between low-oxygen below and declining oxygen and high heat above, according to Anthony Rabern, also a fisheries biologist who works for the Georgia Department of Natural Resources. Rabern has spent years studying reservoirs and lakes in northeast Georgia, including Savannah’s Hartwell reservoir.

As the water warms and the deeper layer continues to lose oxygen, the zone of cool, oxygenated water in the reservoir gets smaller and smaller. In 2018, it finally disappeared altogether, Rabern discovered. Georgia DNR has an ongoing study of water quality in the fisheries of Hartwell Lake. Rabern heads the data-gathering effort.

Rabern and colleague Tony Anderson spend much of their time on Lake Hartwell tracking fish movements. They use tracking devices surgically implanted into 39 striped bass that send a signal that sensors attached to buoys in the reservoir to detect and record the fish as they move about the 55,900 acres of Hartwell Lake.

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The shrinking oxygen habitat for fish commonly occurs in Southeastern U.S. reservoirs, according to Rabern. “We call it ‘the bubble’ or ‘the summer squeeze,’” Sykes said. In most years the bubble is of sufficient size to support striped bass and blueback herring through the summer, but in 2018, according to Rabern’s data, ‘the bubble’ finally disappeared altogether.

Then the dead and dying fish floated to the surface near the dam grabbing the attention of anglers and the passing public. Biologists like Rabern and Sykes can detect when the bubble begins to shrink and know the fish will soon suffer distress. “It’s like a train,” Sykes said. “You can see it coming, but there’s not a lot you can do about it.”

Not all the bass died. Most managed to find safe haven somewhere else in Hartwell Lake. In order to find cool water with oxygen, some fish travel many miles. That includes one tracked striper nicknamed “The Wanderer,” a 12-pound specimen, which has passed receivers more than 4,000 times since its capture, tagging and release early this year. Some “pings” have happened more than 28 miles from The Wanderer’s release location. The study aims to find where the other locations in the reservoir that support fish in the summer may be.



Natural Resource Specialist Jess Fleming takes water quality measurements in Lake Hartwell on the Georgia-South Carolina state line. The Corps of Engineers shares water temperature and dissolved oxygen data with the Georgia Department of Natural Resources in an effort to learn more about fish habitat and survivability in the reservoir.

Besides fish movement, Sykes and Park Ranger Jess Fleming provide water quality data in the joint effort. The South Carolina Department of Natural Resources also contributes to the three-way partnership. They all want to determine the reasons behind the possible decline in heavy-weight bass populations. “Until about five years ago, folks would pull in 40 to 50-pound stripers from time-to-time,” Sykes said. “Those are very rare now.” Stripers grow about two pounds per year, Rabern explained.

Unusual rainfall or high water release rates in 2013 and 2018 may have factored into the loss of the bubble those years, Sykes speculated. In both years Lake Hartwell received well above average rainfall which led to higher discharge rates, according to project records. The root cause that led to the fish mortality in those years may remain a mystery for a while. However, Georgia and South Carolina continually stock Hartwell Lake and other reservoirs and lakes in the region with striped bass and other sport fish to replenish the population. Many of the stocked fish carry tags easily visible to anglers. Those tags include a message for reporting the catch, which also carries a small reward. The DNRs use the information about the catches to aid in their management of the fish population.

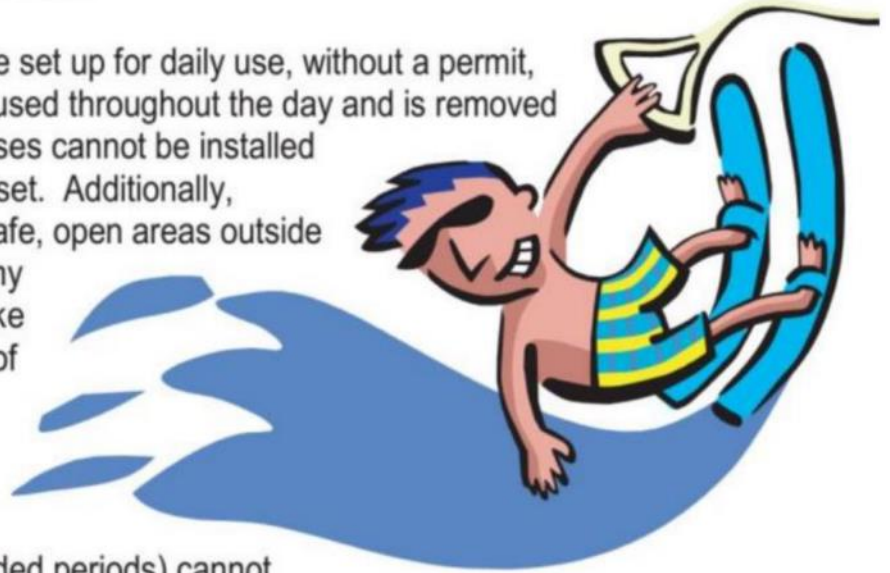
As the summer heats up, fishing will likely remain a popular pastime for those seeking relaxation and who want the challenge of finding and catching those elusive fish. It may take extra skill to find them, but an old American proverb says, “The worst day fishing beats the best day working.”

~ Billy Birdwell, Corporate Communications Office

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.

Fishing Report

Lake Hartwell July 1st 81 degrees

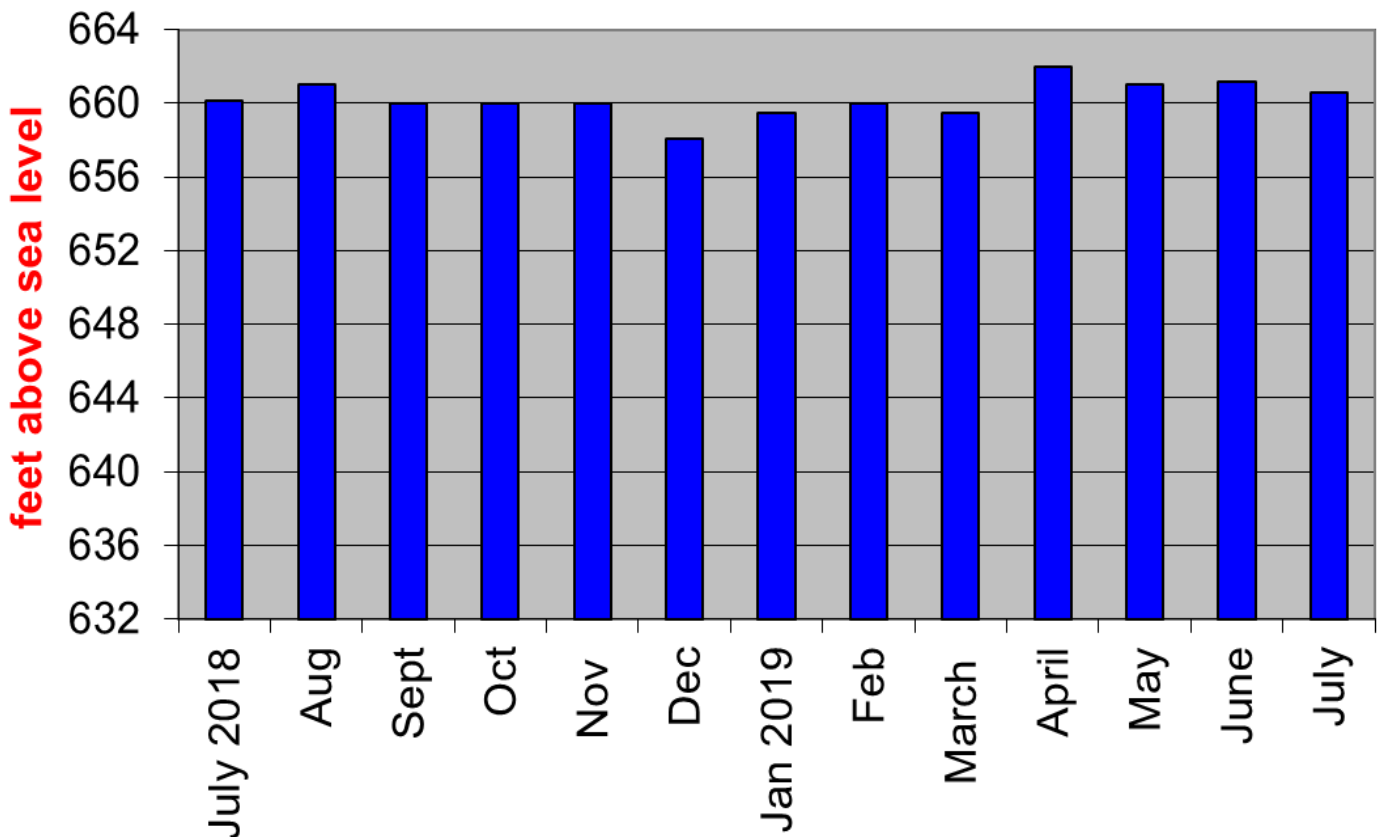
Bass fishing is fair. The increased weekend traffic and the lower lake levels are creating a few mud lines along the banks and some of the main lake points. Bass are being caught on the edges of these mud lines while cranking a Hot Mustard DT 6. Fish this pattern in the mornings and late afternoon hour. Also don't forget to continue fishing the big rocks that lay close to the deeper water. The fish will use these large rocks to hide from the sun and also to ambush their prey. A 1/4 ounce jig or a small chrome Rat L Trap or a #5 Shad Rap can work. These will be smaller fish.



This is when the Lowrance Structure Scan technology can do. Ride in front of the docks and stay out 80 feet. Set the Range to 80 feet and look for the brush and the fish will show up as small dots.

Courtesy www.havefunfishing.com

Lake Hartwell Elevation (660 = Full)



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

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.

Hydropower Generation on Hartwell

Hydropower Generation:

Hartwell Powerplant is referred to as a “peaking” plant – which means the powerplant is designed to supply dependable power during hours of “peak” daily demand. In addition to being a very clean energy source, another major advantage of hydropower is the availability to come “on-line” (begin producing power) within a few minutes. Other types of powerplants such as nuclear and fossil fuels often take several hours, at which point the peak demand has often passed. This ability to virtually produce power on demand during peak periods helps to reduce energy shortages (especially during the summer months) and makes hydropower, and the Hartwell Powerplant, an exceptional resource.

The original four generators were designed with a nameplate rating of 66,000 kW. In other words, under controlled conditions, each unit could produce up to 66,000 kW of electricity per hour (the latter installed 5th unit has a nameplate rating of 80,000 kW). However, the nameplate rating of the first four generators recently increased due to a “rehabilitation” or overhaul. The rehab increased the overall plant capacity from 344,000 kW to 422,000 kW, a 22.7% increase; this is equivalent to adding a 6th generator.



On average, the Hartwell Powerplant produces over 468 million-kilowatt hours per year. Revenues have exceeded \$330 million since 1962.

How Hydropower Works:

Hydroelectric power is produced when water from Hartwell Lake flows through the intake section of the dam by large pipes called “penstocks”. The penstocks are located approximately 100 ft. below the surface of the reservoir. Water flows through these 24 ft. in diameter penstocks at a rate of 2 – 3 million gallons per minute when generating. The force of the water rotates the “turbines” which resemble large water wheels or fan blades.



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, water-fall hikes, campgrounds and marinas.

For The Kids



July Fourth Word Search



ADAMS
AMERICA
BARBECUE
COLONIES
CONGRESS
DECLARATION
EQUALITY
FIREWORKS

FOURTH
FREEDOM
HOTDOGS
INDEPENDENCE
JEFFERSON
JULY
LIBERTY

NATION
PARADE
REVOLUTION
RIGHTS
STATES
THIRTEEN
UNITED

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 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.



Arielle Salley
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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!