

# BuyHartwellLake

llc



## 1-855-BUY-LAKE



### July 2018 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.

**728 Wilmac Dr Anderson SC \$497,500** - All brick lakefront home with water views from throughout the home. Short level walk to the the newer slip covered dock. Solid walnut plank floors in the living area and dining room enhance the touches of elegance you will find within this home including crown molding throughout. Sunroom with three walls of windows which provide great water views and massive deck with additional wrap arounds on each side. Kitchen with additional dining space has numerous upgrades including granite counters, new appliances and cabinets galore and a small room with built in cabinets which is currently being used as an office space. Oversized double garage allows for storage and workshop. A separate bonus room off the garage offers tons of possibilities. 2 nice sized guest bedrooms connected with a Jack-and-Jill bath complete with newer travertine counters. Immense master bedroom, plenty of room for a sitting area with in-suite bath which has new travertine counters.



**430 Dogwood Lane Townville SC \$110,000** - Clean and neat week-ender on Hartwell with deep water and convenient location just minutes off I-85. Low maintenance 3br home features a nice sunroom, lakeside deck and fenced yard. Dock sits in 10+ foot deep water. Approved for a longer gangwalk for even deeper water. Sold furnished and ready to enjoy! Owner leases to Duke power workers to use home while stationed for work a month in the early spring and a month in the fall for \$1,350 each time. Plenty to cover taxes and insurance for the year without cutting into the owners personal use time in the summer.



**401 Cherrwood Westminster SC \$465,000** - Stunning 5br log home on great water! Residence features open layout, soaring ceilings, granite kitchen counters with stainless appliances, wide plank wood floors, stone surround fireplace, master suite with deck access, master bath with two sinks and over sized walk in tile shower with two shower heads, large guest bedrooms, tiled floor recreation room with bar area plumbed for sink and full size refrigerator included. Covered front porch, large lakeside deck and covered patio with nice hot tub and outdoor shower. Paved golf cart path around side of home and a gentle short walk to the water. Dock has composite decking, boat lift, PWC float, two swim ladders, dock locker, two sun decks, power/water service and deep clean swimming water. Solar step lighting, rock sidewalk, two heat pumps (replaced in 2015).



**1029 Pintail Pt Anderson SC \$397,000** - Step in to the home and you will find a stunning staircase and hardwood floors throughout – no carpet in this home. Large great room with fireplace adjoins a large sunroom that overlooks the deck and the lake. Large galley style kitchen with an adjoining dining area updated with stainless appliances and granite counters. Guest bedroom and bath on the first level – large enough to be a master if one-level living is needed . Upstairs you will find the “official” master bedroom with a gigantic master bath that boasts two sinks in individual cabinets and a separate shower and tub. Around the corner from the master is a guest room with an immense guest bath. Space for storage in and over the garage. The deck provides lots of room for entertaining and enjoying the peace and serenity of this area. Short level walk to the covered slip dock on deep water – always water in this area even when lake levels are down.





**New Listings  
Of the Month**



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



**Lot 15/16 South River Trail Martin GA \$134,900** - Nicely wooded 1.70 acre lot with 180' of frontage on Lake Hartwell. Includes a covered slip dock. Survey, Soil Survey and Septic Permit on file. Easy to walk lot with 6' path to the water. Beautiful lake view!



**Lot 17 Melody Lane Hartwell GA \$97,000** - Spacious 1.38 acre lot with level building site and gentle slope to the water. Roughed driveway in place plus a composite platform dock on great water. Nice upscale neighborhood less than 5 minutes from Hartwell GA. Low traffic quiet end of street location. Subject to corp review, possible to have a full covered slip dock. Priced to move!



**103 Providence Villas Anderson SC \$249,900** - Gorgeous lakefront condo with over 2000 SF of living space AND A DEEDED BOAT SLIP. 3BR/2.5 Baths plus a loft in the master and a bonus room on the main level. Great water views and a unit which has been TOTALLY updated. Family room with sliding glass doors onto one of two patios and natural stone double sided fireplace which is shared with the adjoining dining room. Dining room has a built in cabinet for storage and a bar that joins the kitchen for easy serving. Galley style kitchen designed for max cooking efficiency. All new stainless steel appliances, newer cabinets and granite counters make this a cooking lovers dream. Also on the main level is a bonus room, den, additional sleeping space or office. Master has an in-suite bath which has been totally updated including a walk in tile shower, new cabinets, countertops, etc. There is also a loft in the master which can be used as an office, for storage, studio, etc.



**Lot 6 Currahee Place Toccoa GA \$127,000** - Completely cleared 3/4 acre well maintained grass lake lot with very gentle slope to the dock. Excellent close corp line will allow you to build near the water for exceptional lake views. This is an extremely easy lot to walk and must be seen in person to appreciate how a home could be placed on the property with minimum grading or clearing. Great open water! Plenty of space at dock and per corp inspection could qualify for a covered slip dock with max length gangwalk.



**103 Wilderness Lane Anderson SC \$275,000** - SAILBOAT WATERS with wide, open views can be yours on this level .62 acre lot. You will love the sandy beach on this point lot. Verbal approval for Maximum size dock. Minimum 1800 sq.ft. on main level. Restricted subdivision with underground utilities.



# 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 Sea 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.



# INT League Stops on Hartwell July 21-22

**SOUTH CAROLINA INT TOUR**

**SUMMER 2018**

**Waterski, Wakeboard, Wake Surf, Wakeskate & Kneeboard Competitions**  
Awards for all divisions  
beginner-open.  
Fun for the whole family!

**PRESENTED BY** [WWW.INTLEAGUE.COM/SOUTHCAROLINA](http://WWW.INTLEAGUE.COM/SOUTHCAROLINA)

## **Singing Pines Recreation Area - Events take place all day!**

Take I-85 to Exit 14. Head east on Hwy 187. At the first traffic light turn left, still on Hwy 187. Go approximately 2-3 miles and turn right toward Sadler's Creek State Park, staying on Hwy 187 for about 8 miles. At the four way intersection turn right onto Hwy 29 south. About 2.4 miles take slight right into Singing Pines Recreation Center (There may be an entrance fee into the park)

# Fireworks Over the Lake - ClemsonFest 2018

**Date:** July 3, 2018

**Time:** 5:00 PM - 10:00 PM EDT

**Location:** 1569 18 Mile Rd Central, SC 29630

**Gate opens at 5pm and continues until 10pm. Fireworks begin at 9:30pm.**

This community Independence celebration will bring up to 7,000 people to enjoy the music of the Carolina Coast Band. The Band, sponsored by The Independent Mail newspaper, will perform from 6pm to close. This award winning band has many tributes for its performances, including Carolina Beach Music Festival Beach Band of the Year. It sets the standard for Carolina shag music performances. The Band will offer a few of its original tunes. "I Love Beach Music" and "Carolina Girls" along with a wide selection of songs from other artists including Wilson Pickett, Van Morrison and the Beach Boys.



At 9:30pm, the Band gives way to a spectacular fireworks show before returning to close out the event. In keeping with the Independence Day theme, the Boy Scouts of Troop 161 will do a flag raising ceremony at 5:50pm and will return at dusk for the flag lowering and playing of taps. The first thousand people will receive a small American flag distributed by the Boy Scouts of Troop 161. The flags are a gift to the public from Tri County ACE Hardware of Clemson.

Food vendor offerings range from barbeque, grilled chicken and sweet potato fries to ice cream, shaved ice, kettle corn and funnel cakes.

**ClemsonFest Admission** \$5 per person or \$10 per carload



**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, waterfall hikes, campgrounds and marinas.



# Corps of Engineers to expand parking at Broyles Recreation Area on Lake Hartwell

The U. S. Army Corps of Engineers' Hartwell Lake Project Office will begin construction of an additional parking area at Broyles Recreation Area in Anderson County, South Carolina, beginning the week of April 30, with completion anticipated by July 1. The area will remain open for public use during the duration of the project.

“The construction of additional boat trailer and single car parking will better accommodate the current levels of public use at this very popular picnic and access area,” Kenneth Bedenbaugh, Hartwell Lake Program Manager said. “We urge the public to use the utmost caution and maintain awareness of construction activity while in the park.”

The construction area will be clearly marked with construction fencing and the public should not enter the construction zone at any time.



## Spillway Gate Test at Dam

It was a spectacular sight at Lake Hartwell June 19th when the Corps of Engineers opened the spillway gates for safety testing. They ended up opening all 12 gates simultaneously despite earlier plans to only open one or two gates at a time.

Spectators, who started gathering along the spillway hours before the test were thrilled.



“It’s amazing with all that dam water being let out,” joked one man.

A woman with her family said, “It’s a rare experience to see them open the floodgates so we didn’t want to miss it.”

Stephen Peterson, Deputy Commander for Savannah District Corps of Engineers says Tuesday’s test is a flood control measure that ensures the gates work properly and can be activated in the event of an emergency.

He says, “It’s really important to us from an engineering standpoint to get this test done and really it’s a validation to the public that our equipment will operate exactly as planned in any case and any scenario.” As for the impact of the test, Peterson says they’re lowering the water level by less than a quarter of an inch so there’s not much of an impact for Lake Hartwell. But it is a crucial test that must be performed to comply with the Corps of Engineers’ Dam Safety Program.

## Fishing Guide for Hartwell, Richard B. Russell & J. Strom Thurmond Lakes

Species	Best Fishing Temperature	Natural Food & Feeding Time	Best Season	Peak Hours	Area	Depth	Lures & Baits
<b>Largemouth Bass</b>	65 - 75°	Crustaceans, insects, crayfish, frogs, fish. Feed mostly during the day.	April - early June	Dusk & dawn	Shoreline	1 - 4'	Plastic worms, spinner baits, plugs
			Late June - September	Dusk & dawn	Day = Deep water	15 - 35'	Plastic worms, spoons, jigs
					Night = Shallow water	1 - 8'	
			October - November & March	Daylight	Shallow	1 - 8'	Plastic worms, plugs, spinner baits
December - February	10 a.m. - 4 p.m.	Deep water	20 - 50'	Plastic worms, spoons, jigs			
<b>Hybrid Bass</b>	55 - 70°	Fish, insects. Feed during day.	March - May	Day	Tributary headwaters, open water near the dam	1 - 15'	Blueback Herring, minnows, jigs, plugs, spoons
			June - September	Day	Deep water	15 - 40'	Blueback Herring, minnows, jigs, spoons
				Dawn, dusk & night	Points on flats with deep water access, bridges	2 - 15'	Blueback Herring, minnows, jigs, plugs, spoons
			October - November	Early & late	Open water	Surface	Blueback Herring, jigs, plugs, spoons
Dec - Feb	Day	Open water near creek beds or islands	20 - 50'	Blueback Herring, jigs, spoons			
<b>Bluegill</b>	65 - 75°	Insects, vegetation, larvae, snails, fish. Feed in daylight.	April - June	Day	Weeds & brush	1 - 5'	Worms, crickets, spinners, flies
			July - August	Dusk & dawn	Weeds, rocks, brush	10 - 12'	Worms
			March & September - October	Day	Weeds & brush	3 - 8'	Worms
			November - February	Day	Brush & rocks	10 - 15'	Worms
<b>Crappie</b>	60 - 75°	Mollusks, insects, crayfish, shad, minnows. Feed mostly during the day.	April - June	Dawn & late afternoon	Brush, steep banks	3 - 8'	Minnows, jigs, spinners
			July - August	Night	Submerged brush	10 - 35'	Minnows, jigs, spinners
			September - October & March	Dusk	Brush	5 - 15'	Minnows, jigs, spinners
			November - February	Day	Submerged brush	10 - 30'	Minnows, jigs, spinners
<b>Striped Bass</b>	55 - 70°	Fish, insects. Feed during day.	March - May	Day	Tributary headwaters, open water near the dam	1 - 15'	Blueback Herring, minnows, jigs, plugs, spoons
			June - September	Day	Deep water	15 - 40'	Blueback Herring, minnows, jigs, spoons
				Dawn, dusk & night	Points on flats with deep water access, bridges	2 - 15'	Blueback Herring, minnows, jigs, plugs, spoons
			October - November	Early & late	Open water	Surface	Blueback Herring, jigs, plugs, spoons
Dec - Feb	Day	Open water near creek beds or islands	20 - 50'	Blueback Herring, jigs, spoons			
<b>White Bass</b>	55 - 70°	Crustaceans, insects, shad, minnows, crayfish. Feed most actively at dusk & dawn.	March - April	Day	Headwaters, rip rap	2 - 8'	Minnows, jigs, small spoons, spinners
			June - August	Dusk & dawn	Open waters	Surface	Minnows, jigs, small spoons, spinners
			September & May	Day	Steep banks	3 - 15'	Minnows, jigs, small spoons, spinners
			October - February	Day	Windy points	Surface	Minnows, jigs, small spoons, spinners
<b>Channel Catfish</b>	60 - 75°	Insects, larvae, crayfish, snails, clams, worms. Feed mostly at night.	April - June	Dusk & dawn	Coves	1 - 8'	Worms, crayfish, minnows, cut bait, stink bait
			July - August	Night	Flats off channels	6 - 18'	Worms, crayfish, minnows, cut bait, stink bait
			September - October	Dusk & dawn	Mud flats	6 - 12'	Worms, crayfish, minnows, cut bait, stink bait
			November - February	Night	Channels & holes	15 - 40'	Worms, crayfish, minnows, cut bait, stink bait
			March	Day	Flats	6 - 12'	Worms, crayfish, minnows, cut bait, stink bait
<b>Trout*</b> *Hartwell tailwater only	65°	Insects, larvae, snails, fish, crayfish.	March - May	Day	Riffles, channels	0 - 4'	Worms, crickets, flies, spinners, corn
			June - August	Dawn	Riffles, channels, deep holes	1 - 6'	Worms, crickets, flies, spinners, corn
			September - November	Day	Riffles, channels	1 - 6'	Worms, crickets, flies, spinners, corn
			December - February	Day	Deep holes	4 - 12'	Crickets, spinners, sinking flies



# New 45 Million Dollar Lake Condo Development About To Break Ground

Reservations are now being accepted for the opportunity to purchase condominiums in a resort lodge to be built on the shore of Lake Hartwell directly across from Clemson's campus.

Lakeside Lodge Clemson will feature 116 residences with a mix of studio, 2-bedroom, and 3-bedroom condos, and the resort will include a lobby bar with food service, a pool and hot tub, walking paths, fire pit, meeting space, and fitness facilities.



Condo owners at Lakeside Lodge Clemson also will have the option of generating income while they are away by utilizing the resort's short-term rental program to lease their units.

"We see Lakeside Lodge as the best of both worlds. Owners can enjoy being in Clemson on game day or any other day of the year, plus they are right on Lake Hartwell with all of the amenities they could want," said Leighton Cubbage, chairman of Allie Capital LLC, one of the developers of the project.

"And when they aren't using their condo, we can rent it for them so they have the opportunity to generate income," Cubbage said. "We have a similar development in Asheville that has been a big hit, and we believe Clemson is the perfect location for this project, especially with its easy access to the mountains of Western North Carolina and downtown Greenville and Anderson."



Cubbage is part of a local team bringing Lakeside Lodge Clemson to reality. In addition to Cubbage, the development team is comprised of Allie Capital partner Steve Mudge along with Southern Resort Group and Sundog Development Company. The same team is behind three other real estate projects, including the successful Residences at Biltmore in Asheville, which is a similar condo resort project, and two residential developments – Falls at Meehan in Pendleton, South Carolina, and Creekside Village in Weaverville, North Carolina.

The developers have assembled a group of about 30 lead investors, the majority of whom are Upstate South Carolina business leaders with strong ties to Clemson University.

For more information on the reservation process, interested buyers can visit the website at [www.LakesideLodgeClemson.com](http://www.LakesideLodgeClemson.com).

courtesy [www.greenvillebusinessmag.com](http://www.greenvillebusinessmag.com)

# Fishing Report

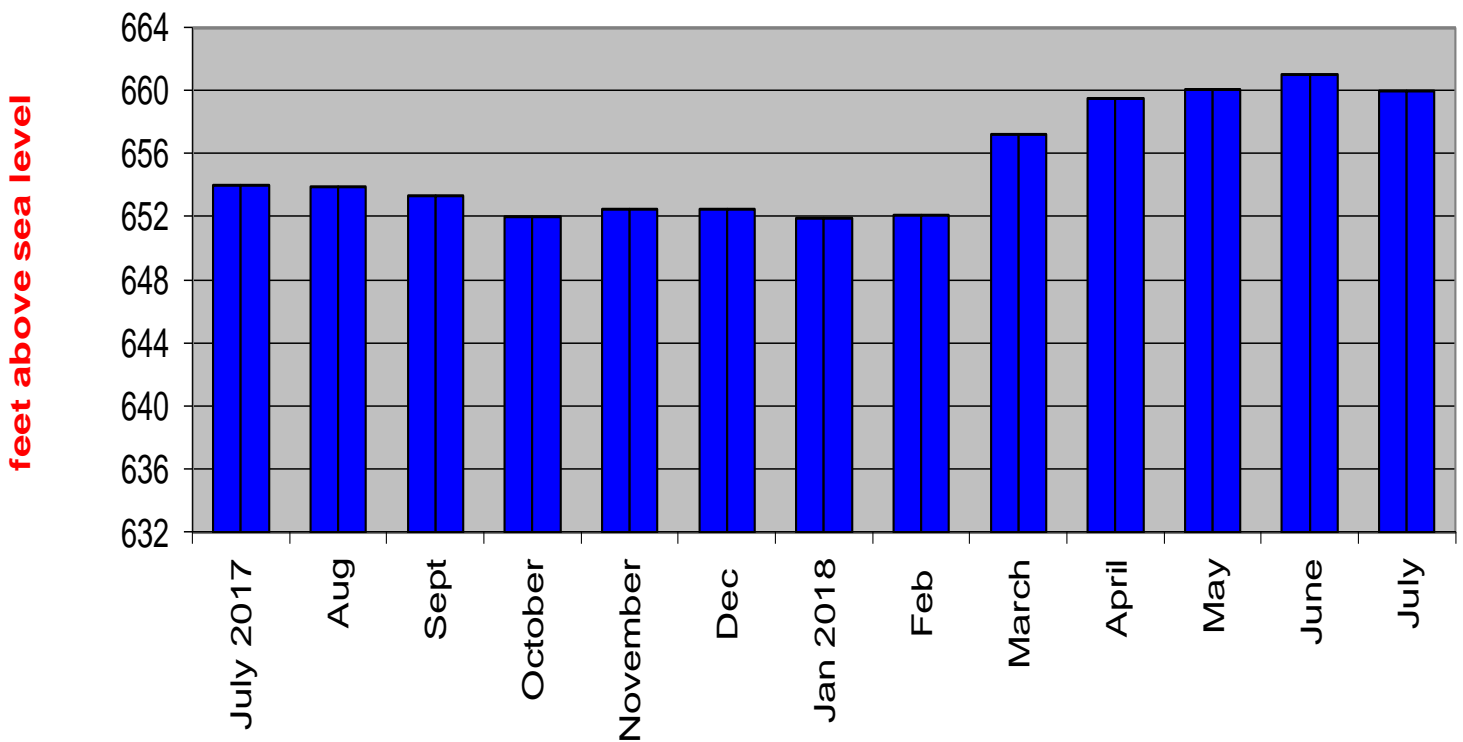
## Lake Hartwell July 1st 81 degrees

Bass fishing is fair. Best fishing is occurring early in the morning, safe light until about 9:30 until 10:00 a.m. and then again from 5:00 p.m. until dark. The fish seem to be more active during these periods and the spotted bass are roaming main lake points and the banks. Small crank baits like the Number 5 RS Shad Raps are working early and late. Jointed Shad Raps and Glass Shad Raps are also working in waters from three to five feet deep. Throw these crank baits within about five feet of the bank and use a slow to medium retrieve. Largemouth are holding tight to the lay downs and docks. Use a zoom red shad u tail worm on a Weedless Wonder led head The bass are biting real light on some days and won't take the entire bait in their mouth at first so add some Jacks Juice to the bag as soon as you but the baits.



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

## Lake Hartwell Elevation (660 = Full)





# Support the Lake!



## LAKE HARTWELL ASSOCIATION, INC

*for the sake of the lake*

PO Box 2122 • Anderson, South Carolina 29622  
864-224-LAKE (5253) • [www.LakeHartwellAssociation.org](http://www.LakeHartwellAssociation.org)

Lake Hartwell Association cares about preserving the water quality and quantity, as well as the beauty and recreational opportunities of Lake Hartwell. We welcome individuals, families, and businesses to come together for this important cause.

*Remember: LHA is a 501©3 non-profit, so dues and donations are tax-deductible. Our EIN is 57-0893639.*

All LHA Members receive these benefits:

- Knowing that your support helps protect Lake Hartwell, a valuable resource to Georgia and South Carolina
- Newsletter — LHA quarterly newsletter mailed directly to you
- Email news items that pertain to the lake
- Opportunities to attend LHA Membership Meetings and hear expert guest speakers
- Notices regarding important information, meetings and hearings regarding Lake Hartwell
- Program participation — easy to get involved with the planning and execution of the annual Lake Hartwell Clean-up and water recreation safety programs.

### PERSONAL MEMBERSHIPS

FAMILY	CAPTAIN'S CLUB	ADMIRAL'S CLUB	COMMODORE'S CLUB
All basic benefits listed above	All basic benefits PLUS... license plate frame	All basic benefits PLUS... license plate frame and \$30 Credit for LHA logo items	All basic benefits PLUS... license plate frame and \$50 Credit for LHA logo items
<b>\$40</b>	<b>\$55</b>	<b>\$100</b>	<b>\$200</b>

### COMMUNITY AND BUSINESS PARTNER MEMBERSHIPS

MEMBER	SILVER	GOLD
All basic benefits listed above PLUS Company Name on LHA website	All basic benefits PLUS Company Name, logo and website link on LHA website AND listing in LHA Quarterly Newsletter	All basic benefits PLUS Company Name, logo and website link on LHA website AND business card size ad in LHA Newsletter
<b>\$100</b>	<b>\$250</b>	<b>\$500</b>

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

THANK YOU FOR  
YOU SUPPORT!

Name(s) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone # \_\_\_\_\_ Email \_\_\_\_\_

### CHECK CATEGORY

- Personal Memberships:  Family \$40     Captain's Club \$55     Admiral's Club \$100     Commodore's Club \$200  
Business Memberships:  Member \$100     Silver \$250     Gold \$500

*Mail your check or money order to:*

Lake Hartwell Association  
PO Box 2122  
Anderson, SC 29622

*Or, to make a secure payment online, visit:*

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

# 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.

The rotating turbine causes the 41-inch diameter generator shaft to spin, which then causes the rotor to turn (the rotor is a series of magnets where the magnetic field is created). The rotor turns inside the “stator” – a stationary part of the generator made of copper coils of wire called “windings”. Electricity is produced as the rotor spins past (inside of) these windings.

The generators create electricity in the form of volts. By means of transformers, the electric current produced is “stepped up” or increased in voltage from 13,800 volts to 230,000 volts for transmission to power companies or decreased in voltage for use in powerplant operations. Water used in generating the power is discharged into the river below the dam, where it can be “reused” for additional purposes such as water supply and water quality needs of the Savannah River Basin.

## **Where Does the Power Go?**

Power produced at Hartwell and all other Corps operated powerplants in the southeast, is marketed by the Department of Energy’s Southeastern Power Administration (SEPA). Power is sold through SEPA to private power companies and public cooperatives in the Southeastern U.S. and from there to customers of those companies. Although electricity is not sold directly to the consumer, the underlying goal of all Corps hydroelectric projects is to provide power to consumers at the lowest possible rates. Rates are set by the marketing agency and approved by the Federal Energy Regulatory Commission. Revenue from Corps powerplants is returned to the U.S. Treasury.



# 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 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](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.