

BuyHartwellLake

llc



1-855-BUY-LAKE



June 2019 Get Hooked On Lake Hartwell

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



1054 Seven Forks Road Martin GA \$115,000 - Nearly 2 acres of beautiful hardwoods and conveniently located just off Hwy 328 near I -85. 193 feet of lake frontage with a slip dock on great water. With corp approval, should not be an issue getting a larger dock if required. Nice area of lakefront homes and terrific water right off the dock to ski, swim or fish.



488 lakeside Trail Martin GA \$198,000 - Stick built cottage in a great neighborhood with nice lake views and deep water. Home is situated on a low maintenance lot with hardwood floors, open kitchen/dining/living areas plus 3 bedrooms and 1.5 bathrooms all on one level. Large lakeside glass doors lead to the spacious wraparound deck overlooking the water. Gentle easy to walk path leads to the covered dock on beautiful water. Hard to find single family home on good water for under 200K, will not last long.



Lot 14 Waites Lane Anderson SC \$125,000 - Sailboat waters! Easy building site and level walk to the lake. Dock in place on protected cove overlooking big water. Great area of Hartwell to build your weekend getaway or full time residence. Restricted area of nice homes. Convenient to Portman Marina, grocery stores, restaurants, shopping and I-85.



428 Broyles Point Townville SC \$414,900 - This meticulous one level ranch style home sits on nearly an acre where you can enjoy the peace and quiet that this beautiful lake has to offer. This home is very spacious with 3 bedrooms and 2.5 baths. The open concept layout of this home and natural light, perfectly frames the breathtaking views of Lake Hartwell from each room and throughout most of the home. The expansive deck is perfect for entertaining guests and the level walk to your covered slip dock is a bonus that cannot be compared.



2104 Woodside Dr Anderson SC \$157,500 - Walk in this adorable cottage and on the main level you will find a large living area with fireplace, a nice size dining room, a huge kitchen/breakfast area, a laundry room, 2 bedrooms, one bath and a bonus room off the dining area that would be perfect for an office or exercise room. The family room is very large with a fireplace and adjoins the formal dining room. From the dining room walk into the wonderful kitchen which includes all newer stainless-steel appliances, granite counters, and an island with room for barstools. Huge master suite with full bath including a tiled walk in shower. All appliances including and washer are part of sale.



370 Little Powder Bag Rd Hartwell GA \$350,000 - The perfect lakefront retreat! Secluded 3.46 acre property with long private driveway leading to a rustic home in a beautiful setting. House features high wood ceilings with exposed beams, wide plank wood floor and a nice kitchen with plenty of cabinets and oversized serving bar. The great room offers stunning lake views plus a rock surround fireplace. The master suite is on the main level with two more bedrooms upstairs which both have vaulted wood ceilings and private decks. A spacious unfinished basement is ready to add another bedroom and rec room. Covered slip dock sitting in an awesome swimming cove with miles of open lake views. Residence has a circular drive, wraparound deck and





Lot 8B Blackjack Cove Rd \$47,500 - Beautiful Lot with a gentle slope just around the corner from Deep water Lake Hartwell, nestled inside a beautiful lakefront community with expansive views of the lake throughout the neighborhood. This lot is spacious and located within a picturesque and peaceful neighborhood. Perfect for a family home or even a weekend cabin close to the water. A beautiful creek runs behind the property and into Lake Hartwell.



125 Rivershores Rd Westminster SC \$275,000 - A true rustic lakefront retreat! Attractive custom built home on nearly an acre with metal roof, rock surround fireplace, vaulted great room ceiling, open kitchen, serving bar, pantry, large wrap around deck, lower level patio and a covered aluminum dock with 24 foot slip situated in a deep water cove (10+ feet under the swim ladder). 30 x 20 two car garage plus a single attached carport for your boat or jet skis. Very private setting with over 350 feet of corp frontage. Most furniture and all appliances included. HVAC and water heater replaced less than four years ago.



117 Wilderness Way Lane Anderson SC \$160,000 - PRICED TO SELL! This 1.94 acre lot comes with a covered slip dock, septic tank in place and cleared building site. WOW! We can recommend a builder to make your dreams come true of living on Lake Hartwell. You will love the open pasture land as you drive to this lot. Tranquil setting, level lot, close to Big Water Marina, off sailboat waters... Need I say more?



563 Chase Landing Martin GA \$240,000 - Now this is the ideal little lake cottage. FURNISHED! Cozy and quaint with hardwood floors, fireplace, open dining/living area, grilling deck and more. Over sized bonus room to back of house ideal for extra sleeping space, play area, etc.. Privately situated on .53 acre with a path that takes you down to a covered slip dock with boat lift. You are off the Tugaloo River of Lake Hartwell near buoy T 95.



Lot 18 South Shore Dr Fair Play SC \$125,000 - This lot is the perfect place to build your dream home. Park View South is a well planned subdivision on the shores of Hartwell just over the South Carolina line. Park View South is a restricted subdivision, and the surrounding homes make up a neighborhood you will want to be a part of. This lot is at the end of South Shore road, very private, close Corp line, and a short level walk to your covered slip dock, in really deep water and endless views. (verbal approval from the COE for a covered slip dock, and underbrush permits. This lot is right off exit one on I-85



92 Mutual Drive, Anderson, SC \$99,900- This property is a perfect location for your office. Medical, Professional or others, adjacent to the health campus, High traffic counts and one of the fastest growing areas of the county. Convenient to Anderson and also I-85 to Greenville. Cardinal Professional park has curbing, parking and is fully landscaped. Priced to sell.



Q&A With The Corp Of Engineers



Why doesn't the Corps remove the stumps sticking out at low water?

We remove or mark all stumps or other hazards located within marked navigational channels. During extreme low water conditions, thousands of small trees, sand bars, and stumps are exposed, creating hazards for recreational boaters. The vast majority of these hazards are away from the marked channels. Our public safety programs remind users to exercise caution during these low water periods.

If boaters should find a hazard within the channel, notify the project office for the reservoir and the hazard will be checked as soon as possible. We cannot mark or remove all stumps exposed by unpredictable and constantly changing water conditions. (Hartwell: 888-893-0678 or 706-856-0300; Russell: 800-944-7207 or 706-213-3400; Thurmond: 800-533-3478 or 864-333-1100)

What ramps are usable during these low water conditions?

Information is available from the Project Offices (Hartwell: 888-893-0678 or 706-856-0300; Russell: 800-944-7207 or 706-213-3400; Thurmond: 800-533-3478 or 864-333-1100) or on the Web at: www.sas.usace.army.mil. Choose "Lake Information" from the drop-down menu. We regularly update this information.

Where can I read more about water management in the Savannah River Basin?

Visit the Savannah River water management page, <http://water.sas.usace.army.mil>. There you can find near real-time reservoir levels, information about drought levels, and a schematic of the reservoir system. The page also contains links to a variety of websites with additional information. The public can also receive email updates via this blog, Balancing the Basin. To subscribe, enter a valid email address in the subscribe box at the top of the blog on the homepage.

What are the authorized purposes of the Corps' dam and reservoir projects?

U.S. Army Corps of Engineers projects on the Savannah River are "multi-purpose." These projects were authorized by Congress to support: water supply, water quality, hydropower production, flood risk management (originally called flood control), downstream navigation, recreation, and fish and wildlife management. During periods of severe drought, water supply and water quality are the Corps' foremost priorities, both in the reservoirs and downstream.

Kids Summer Camp on the Lake

The YMCA day camp is located on beautiful Lake Hartwell at 178 Greentree Road, Anderson, SC 29625. Your child will enjoy a wide range of activities: archery, canoeing on Lake Hartwell, STEM projects, Summer Camp Readers Program, arts and crafts, and nature hikes all in a fun and safe environment. Campers will also have weekly opportunities to enjoy our pool facilities at the main YMCA building. Also, because the YMCA is a Christian organization we believe it is important to teach our campers about the message of Christ so during Friendship Circle time we have a daily devotion. The themes of our two week sessions will encompass the YMCA's core values which are Faith, Honesty, Caring, Respect and Responsibility. **All staff is trained in CPR, First Aid, Child Abuse Prevention, and Blood Borne Pathogens. All staff has completed the 26 hour SC Health & Safety Pre-service course. We maintain a 1:12 ratio.**

Our camp is open Monday through Friday from 7:30 AM until 6:00 PM with Breakfast and Lunch served daily.

Registration: Begins Monday, May 6th – Sunday, June 9th. Late registration is June 3rd-15th with a \$10 late fee per child.

Camp Dates: Monday, June 10th – Friday, August 16th (Closed Friday, July 4th).

Age Groups:

- Elementary School – rising 1st graders through rising 5th graders
- Middle school – rising 6th graders
- Counselor in Training – the CIT program is for a limited number of 7th & 8th graders



The purpose of the CIT program is for our middle school campers to experience what it means to be a counselor at the summer day camp and also to help teach them leadership skills. This program is available only through a written essay/interview because there are a limited number of positions.

Cost: The weekly rate is \$85 per child for YMCA members, \$95 per child per week for non-members. Scholarship Assistance is available. NO ABC BLOCK GRANT.

One-time registration fee of \$60 per child. The first 200 children to register will receive a free camp t-shirt!

Clemson Development on Lake Hartwell Would Bring Apartments, Restaurants and More

The site of an old Holiday Inn hotel along Tiger Boulevard in Clemson could soon be home to restaurants, apartments and retail space. Clemson Dockside LP submitted a proposal this week to the Clemson planning commission for a planned development on a 5.1-acre site which has 450 feet of frontage along Lake Hartwell.

The proposal includes 322 residential units ranging from studios to five-bedroom apartments, 14,000 square feet of restaurant space, 8,000 square feet of retail, a six-story parking garage and a boardwalk along the lake. The property, across from the Hampton Inn hotel, has been vacant for more than a decade. "It is the gateway to the city coming off of the water," said Brent Little, the manager for Clemson Dockside LP. "Clemson is on the water, but there is not really a public place for everyone to go and enjoy that, so we are dedicating the vast majority of first-floor space to the public realm."

Little said his long-term plan is for the boardwalk on the property to connect with Abernathy Park, across from Keowee Trail. Julie Ibrahim, owner of The Tiger Sports Shop, has owned the property at 894 Tiger Boulevard since 2012. She said she is excited about how the development can open up what has been private property for residents to enjoy along the lake. She envisions people eating dinner along the dock with a patio view of "purple and orange sunsets." "I feel confident in what they have proposed,"



Ibrahim said of the development company, Fountain Residential Partners. "It is important to me that whatever goes in has my support as I've been a longtime resident of the city. I feel an obligation to put something there that will benefit all members of the Clemson community and the city itself."

Ibrahim said she has been working with Fountain Residential Partners for more than three months on the proposal. Little, who is the president of Fountain Residential Partners, said it is an \$80 million project. Over half of the units, 63.4%, would be studios, and one and two-bedroom units that Little said would target graduates, the local workforce and retirees. The remaining units would target students. Little estimates that single-bedroom units would start at a little more than \$1,000 a month in rent. The architectural firm Looney Ricks Kiss designed the look of the development, with inspiration from the Hotel del Coronado in San Diego, California, and Disney's Coronado Springs Resort, Little said. The project will be given a first review during the June 10 planning commission meeting at 6 p.m. The city has scheduled an informal public meeting on the project 4-6 p.m. June 11. Little's goal is to begin construction in the first quarter of 2020.

Ibrahim listed the land for \$7.9 million and is selling it to the developer. Ibrahim said the land is currently under contract as the development company goes through the planning process. Little said his firm has held and operated some developments for more than five years, but he said he is also open to selling the Clemson development in the future. "We are blessed in that our capital investors don't need to sell the property," he said. "If it makes sense to hold on to it, then we will do that."

The property is zoned in a community business, or "CP-2," district, where the maximum allowable building height is 40 feet or 65 feet for a hotel. The project is going through the planned development process because Little is requesting to build to 65 feet, city planner Art Holbrooks said by email. Planned developments require both planning commission and city council approval. Ibrahim hopes the development will remind people of the property's older days when it was a social gathering spot for the city.



Hartwell Lake
POKER RUN
Benefiting Meals on Wheels – Anderson

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, June 6-7-8

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, June 6 with a Welcome Party and Boat Showcase at Palmetto Distillery.

June 7 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, June 8 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, May 19th. After that date, onsite registration is required and the entry fee increases from \$85 to \$100.

Thursday, June 06, 2019 4:00pm to Saturday, June 08, 2019

Big Water Marina
320 Big Water Road
Starr SC 29684

Register at <https://secure.qgiv.com/for/mow/event/800392>

(Continued next page)



Schedule of Events

Thursday, June 6

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, June 7

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, June 8

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

Fishing Report

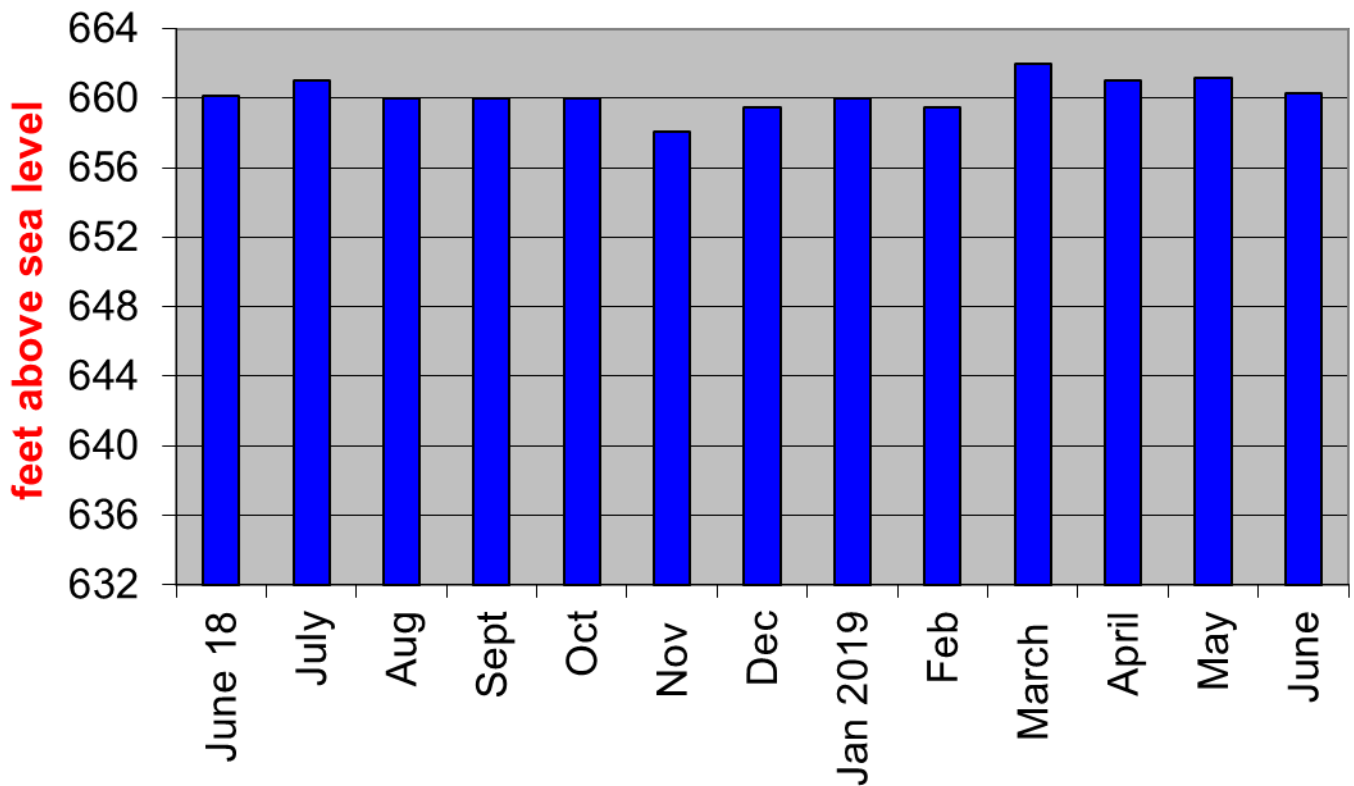
Lake Hartwell June 1st 79 degrees

Bass fishing is good. The top water bite is good early in the morning using the Pop R's and Chug Bugs to catch the bass still in the shallow water. Work the docks mid creeks and use the Lowrance Structure Scan technology to see the fish that are under the docks. Go to the plastics early concentrating on lay down trees and stumps. Be careful not to fish the plastic baits too early. Use the #5 and #7 pearl and shad colored Shad Raps and Rapala DT 10 shad crank baits. Use these baits on wind blown points and the rip rap. Carolina rigged green pumpkin lizards are catching nice spotted bass all day. Small chunk rock is the key while fishing the Carolina Rig. Use the Zoom Super Flukes in pearl and baby bass around rock and wood. Start off with the faster moving crank baits in the morning and then move to the slower moving plastics as they day heats up.



Courtesy www.havefunfishing.com

Lake Hartwell Elevation (660 = Full)





FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

LAKE HARTWELL OLYMPIC & SPRINT TRIATHLON

BELL FAMILY YMCA
Proceeds Benefit YMCA Scholarship Fund

When:

Saturday, June 29, 2019

Start Time:

7:00am

Location:

Big Oak Recreation Area

5823 Dam Road

Hartwell, Ga 30643

Registration:

Go to goraceproductions.com to register for this event



BELL FAMILY YMCA
281 Opal Street Ext.
Hartwell, Ga 30643
706.856.9622
www.gapiedmontymca.org



25th Annual Death Valley Open Water Swim Meet



Host Club:	CLEMSON AQUATIC TEAM																												
Meet Director:	Mary Beth Kurz-Edsall	meetdirector@clemsonaquaticteam.org	864-506-5576																										
Meet Referee:	John Heeney	heeneyltd@mac.com	864-367-9151																										
Meet Entries To:	Mary Beth Kurz-Edsall	meetdirector@clemsonaquaticteam.org	864-506-5576																										
Safety Marshal:	Curt Kurz-Edsall	edsallsc@gmail.com	864-884-8769																										
Facility:	<p>East Beach, Hartwell Lake, at the CU Rowing Facility, 522 East Beach Drive, Clemson SC 29634 GPS Co-ordinates: Lat: 34.677159, Long: -82.854853. Water depth depends on the spring rains, start will be 5-14 feet, and the rest of the course is 25-50 feet. Water temperature is expected to be in the low 80°F range.</p> <p>On-campus parking will be available. Please pay close attention to the parking attendants at the meet. Failure to comply with parking regulations will lead to ticketing by Clemson University Parking Services.</p> <p>Stadium seating is plentiful near the start and finish of the race. A grass area is available for tailgate type tent set-up. Spectators and swimmers are encouraged to bring chairs. There is additional viewing available on a dyke area along a portion of the course.</p> <p>Operation of a drone, or any other flying apparatus, is prohibited over the venue (race course, athlete/coach areas, spectator areas and open ceiling locker rooms) any time athletes, coaches, officials and/or spectators are present. The program & events committee granted a waiver for this meet; authorized operation of a drone is only permitted by the meet host.</p>																												
Time of Meet:	<table border="1"> <thead> <tr> <th>Distance</th> <th>Events</th> <th>Check-In</th> <th>Pre-race Meeting</th> <th>Event start not before*</th> </tr> </thead> <tbody> <tr> <td>5K</td> <td>Open 5K Jim Keogh Senior 15-18 5K Christine Jennings 13-14 5K</td> <td>6:30 am</td> <td>7:30 am</td> <td>8:00 am</td> </tr> <tr> <td>3K</td> <td>Open 3K Jacque Grossman 11-12 3K</td> <td>8:00 am</td> <td>9:45 am</td> <td>10:15 am</td> </tr> <tr> <td>1K</td> <td>Open 1K 10&U 1K</td> <td>10:30 am</td> <td>11:15 am</td> <td>11:45 am</td> </tr> <tr> <td>Half K</td> <td>Open 0.5K</td> <td>10:30 am</td> <td>11:15 am</td> <td>12:30 pm</td> </tr> </tbody> </table> <p>* Updated estimated start times, based on number of entries, will be publicized after entries are received and at least 2 days before the event date.</p>				Distance	Events	Check-In	Pre-race Meeting	Event start not before*	5K	Open 5K Jim Keogh Senior 15-18 5K Christine Jennings 13-14 5K	6:30 am	7:30 am	8:00 am	3K	Open 3K Jacque Grossman 11-12 3K	8:00 am	9:45 am	10:15 am	1K	Open 1K 10&U 1K	10:30 am	11:15 am	11:45 am	Half K	Open 0.5K	10:30 am	11:15 am	12:30 pm
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Entries: TEAM Entries:	<p>For team entries, only electronic entries using Standard Data Interchange format (SDIF/SD3) will be accepted.</p> <p>Electronic files must be submitted by this deadline to meetdirector@clemsonaquaticteam.org. In order for your entries to be considered complete, the final Summary Sheet must be signed and e-mailed to the same address no later than 11:59 pm on May 29, 2019.</p> <p>Your payment in full (checks payable to Clemson Aquatic Team) should be submitted to the Clerk of Course prior to the start of the first event.</p> <p>If mail for the Summary Sheet and check is preferred, it must be received prior to the start of the meet and mailed to: Mary Beth Kurz, 103 E. Brookwood Dr, Clemson SC 29631</p>																												
Entries: INDIVIDUALS Other Information:	<p>If you are not a current USA Swimming <i>Athlete</i> member, you MUST register using an electronic entry form and pay their fee electronically. See: http://www.deathvalleyopenwater.org</p> <p>Hospitality for athletes after each swim is included in the entry fee. A meal ticket, to be redeemed at Concessions, is also included in the entry fee. Additional concessions are available for sale to swimmers and spectators.</p> <p>Meet t-shirts will be available for purchase (they are NOT included in the entry fee).</p> <p>Hotel contact information can be found on the CAT website: http://www.clemsonaquaticteam.org and click on CAT Hosted Meets tab, then on the Hotels link for details.</p> <p>There are no locker rooms.</p>																												

Lakeside Fireworks



**PRE-4TH
FIREWORKS
CELEBRATION**

Saturday, June 29th

Big Oaks Recreation Area
Food, music, activities, and more begins at 6 pm
Fireworks display begins around 9 pm

HART COUNTY
Chamber of Commerce

Pre-4th Fireworks Celebration! Bring a chair and find a spot for the big fireworks display. There will be food vendors, music, and kid's activities on site. The fun starts at 6pm, the fireworks display will start after dark (around 9:15ish)! If you want to see the fireworks from your boat just head over to the dam around dusk.



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.

Play it Safe Around Water this Summer

Before you head out for a day on or near the water, the U.S. Army Corps of Engineers (USACE) Savannah District encourages you to ensure you have life jackets for everyone and that you wear them.

Last year Savannah District recorded seven fatalities on the lakes it manages, including Hartwell, Richard B. Russell and J. Strom Thurmond. Five of the seven fatalities occurred in undesignated swimming areas.

In the last 10 years, 88 percent of all USACE public water-related fatalities were men and 68 percent were between the ages of 20 and 60, according to data compiled by the USACE National Operations Center for Water Safety.

The center also reports that 84 percent of all public water-related fatalities involved people not wearing life jackets and found that the greatest number of water-related fatalities involved people swimming in areas not designated for swimming. In addition, 27 percent of boating fatalities involved people falling overboard.



Several people who drown never intended to be in the water; they unexpectedly fell from a boat or dock into the water. When this happens, a person will reflexively gasp and can inhale up to one liter of water and drown in less than a minute.

Even a strong swimmer can drown from a fall into cold water because it causes an involuntary gasp (or torso) reflex. A life jacket can help save your life by allowing time for rescue. Some researchers consider cold water anything lower than normal body temperature of 98.6°F.

Others get into trouble swimming out to retrieve a boat that floated away, or swimming in association with a boat. Swimming in natural waters is not the same as swimming in a pool. Even strong swimmers can get into trouble and be gone within seconds.

It takes an average of 60 seconds for an adult to drown and just 20 seconds for a child to drown. Swimming ability also decreases with age.

Safety tips:

Swim at a designated swim beach. These areas have been inspected to provide a safe swimming environment. At all USACE beaches you swim at your own risk, so adults please watch your children because most people drowned within 10 feet of safety. Many shorelines at USACE lake and river projects have drop offs and you can be in water over your head instantly or pulled under by the current.

Always wear the right size and type of life jacket for the activity you are enjoying. Life jackets worn ... nobody mourns. Learn more at www.PleaseWearIt.com.

Courtesy corp of engineers

Word Search for Kids: Fishing Theme



Hey kids, find and circle the words (listed below) that are related to FISHING.

There are 9 down words, 8 across words, and 1 diagonal word.

None of the words overlap. Good luck and have fun!

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

W	J	B	O	A	T	W	M	S	T	N	R	R	V	M
O	G	F	K	D	P	I	V	S	X	T	R	O	U	T
R	X	P	O	C	X	I	B	A	Z	V	F	Q	O	F
M	Y	O	H	R	O	D	B	L	S	W	R	F	N	O
S	C	L	Q	M	O	A	E	M	N	L	O	L	C	R
A	E	E	A	H	F	A	C	O	G	A	K	Y	M	N
O	M	Z	D	P	A	I	U	N	Y	K	A	F	B	P
Z	B	X	T	R	Z	M	S	W	Z	E	J	I	J	O
Y	A	N	H	O	O	K	G	H	B	U	P	S	L	N
O	I	P	I	C	P	D	L	O	K	T	R	H	N	D
F	T	L	M	L	I	C	E	N	S	E	G	I	O	L
B	P	L	M	B	U	X	M	I	J	I	Q	N	P	E
A	O	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 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
803-553-9219
Arielle@buyhartwelllake.com



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

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

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