

BuyHartwellLake

llc



1-855-BUY-LAKE



June 2018 Get Hooked On Lake Hartwell

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

1020 Edgewater Trail Toccoa GA \$325,000 -Edgewater Trail Toccoa, GA \$325,000 - Must see, best lake lot with 143' of lake frontage in beautiful, prestigious Currahee Club! If you want a lake lot that comes with all the amenities of a prestigious club this is the one for you. Comes with its own double-slip covered dock. Lakefront property with gorgeous views and covered 2-slip dock situated in the finest development on Lake Hartwell. Property has a gentle slope and an easy walk from the homesite to the shoreline. Underbrushing to the dock is under way. Currahee Club Golf Course was named by Golf Digest as a top 50 golf course in the US. Amenities include swimming pool, tennis courts, workout facilities, playground, basketball, volleyball, bocce ball & hiking trl. Social Membership included.



1258 Tugaloo Heights Circle Fair Play SC \$115,000 - This is quite the Catch! Do not let this one get away! Handyman Special! Doublewide on deep water with Platform Dock in Place. This property needs some TLC and is therefore being sold as-is and no value is being given to it! However, it is a 1990 Fleetwood Doublewide with lots of potential and it has already been de-titled. In addition, the sale includes a detached garage which is in pretty decent condition. Whether you want to fix it up or haul it off, you cannot beat the price!



14030 Richardson Pt Seneca SC \$549,900 - On the main level is a splendid master suite with bay window and walk in closet. The master bath has dual vanities, garden tub and separate shower. Living room features a real wood burning fireplace where you are sure to sit back and relax. Walk out the doors that lead to the sunroom which features screened windows in case you'd like to enjoy the breeze! Roomy kitchen overlooks the dining room area and french doors lead to an uncovered deck. There's a loft or study area overlooking the living area, an additional bedroom, bonus room and full bath. Basement has 2 rec rooms, full bathroom and unfinished area that can be used as a workshop, storage or parking your lake toys! Gentle walk to the lake leads you to a beachy area great for swimming and floating, but there's also a large platform dock which sits in deep water year round!



Lot 27 Deerfield Lane Seneca SC \$36,000 - Great bargain for a one acre lakefront lot with dock in place plus a cleared drive to the build site. Nice corp line and views. Quiet dead end street of well kept homes. Close to Seneca or Clemson and located in a quiet neighborhood of well kept homes. Great opportunity!!



492 Gambrell Road Townville SC \$26,000 - Great value for a lake lot with dock already in place! 2/3 acre property 140 feet of road frontage along with 178 feet of corp frontage. Nice creek behind property, dock is offset from the back left corner for better water. Convenient to I-85 exit 11. Unrestricted and no HOA dues.



739 Lovers Lane Toccoa GA \$309,900 - Welcome to your private retreat nestled in the trees on 5+ acres just past the main entrance to Cross Creek subdivision. The entry to this grand homes welcomes you to a huge greatroom with vaulted ceiling, exposed beams and gas-log fireplace. Hardwood floors throughout. The kitchen is light & bright with granite countertops, tile backsplash and white cabinets. Separate mud/laundry room with sink & storage. Dining room easily seats 12. Master on the main with double vanity, walk-in closet, jetted tub and separate shower. Bonus room and separate storage/pantry/craft room. Plenty of parking with an attached one-car garage, separate detached two-car garage with an unfinished room above and covered RV shed. Very private yet just minutes to shopping!



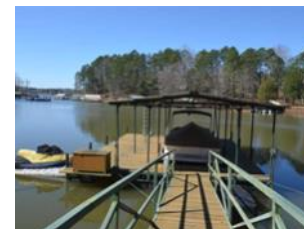
3064 Springfield Villas Anderson SC \$219,900—Get ready to enjoy the summer on gorgeous Lake Hartwell in this stunning condo with deeded boat slip This beautiful end unit condo has been meticulously updated. Hardwood floors, tile, and newer carpet. Open floor plan. Kitchen has all new cabinets, granite counters, stainless appliances, and overlooks dining area with tray ceiling and large living area with fireplace. From the living area step onto the wrap around deck which comes complete with a hot tub. Up one short flight of stairs you will find 3 bedrooms and two baths. A deck is off the master to enjoy that morning cup of coffee. Downstairs bonus/rec room AND A 2-CAR GARAGE. Storage space galore - - much more than many single family homes. Just a short walk or golf cart ride to the deeded boat slip which has a Hydro Hoist boat lift and two Hydro Port PWC lifts.



510 Rainbow Rd Seneca SC \$359,000—7br home just 5 min from the Clemson campus with slip dock in place on nice water. Home features a kitchen with tile floor and solid surface counters along with two ovens, built in microwave and breakfast area, great room offers wood floors and a two sided fireplace. Lakeside sunroom connects to a large deck. Three bedrooms and two baths are upstairs along with four bedrooms and two more bathrooms on the lower level plus rec room. 160 feet of lake front, easy walk from the home to the dock. Perfect full time residence for a University employee or as a summer time/game weekend retreat. Boat in minutes to the Clemson Marina or tie up at the Clemson downtown courtesy docks! Shared dock, left slip belongs to this property and the right slip belongs to the vacant lot to the right. Currently a student rental grossing \$3,850 per month



449 Shelor Ferry Fair Play SC \$189,000 - This is quite a CATCH! This lake cottage comes completely FURNISHED (minus personal items). Immaculate 3 br/2 ba, newly painted inside, sun porch, screened porch, deck, garage, storage shed. The gently sloping lot takes you down to a covered slip dock with jet ski lift. The owner is willing to sell all her toys in a separate transaction-2005 pontoon, 2001 jet ski-3 seater, 4 wheeler, lawn mower. Also available (separately from the lake home) across the street from this property is 3 acres with power, water and septic for \$30,000. Excellent land for garden or to build on. 3 acre plat in associated docs. Quarterly pest control. Water at dock. Electric to gang walk.



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.

Lake Hartwell Pre July 4th Fireworks and Festival

Hartwell's
**Pre-4th
Weekend**
Saturday June 23rd

Bell Family YMCA **Lake Hartwell Triathlon**

Big Oaks Recreation Area
Hartwell Dam
Go to goraceproductions.com

Saturday Night 6-9:30pm

Fireworks Show

Big Oaks Recreation Area-Hartwell Dam

- Community Band Concert
- Food vendors
- Fireworks at 9:15pm



Hosted by Hart County Chamber

Hartwell's
**Pre-4th
Weekend**
June 23rd



Saturday 8:30am-3:30pm

Arts & Crafts Festival
Hosted by Hartwell Service League



- Over 100 Art & Craft Vendors
- Entertainment
- Food
- Kids' Activities

CHILDREN'S PARADE @ 10am

The BIGGEST Show of the Year!



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.

Hartwell Olympic Triathlon

USAT SANCTIONED:

The Hartwell YMCA Olympic Triathlon is a USA Triathlon sanctioned race.

CUT-OFF TIME:

All participants must complete the race in under 4 hours minutes. Race officials reserve the right to pull a participant off the course if it appears as though that participant will not be able to meet the above time requirements. This is a safety issue, our permits, volunteers, police, ems, etc are only reserved for the above time restrictions.

MINIMUM AGE:

Entry in the Hartwell YMCA Olympic Triathlon is open to individuals 14 years of age or older.

TIMING SYSTEM:

The Hartwell YMCA Olympic Triathlon will be timed using the ChampionChip Timing System. (5 splits provided)

AWARD CATEGORIES:

INDIVIDUAL AWARDS

- Overall (M & F)
- Age Groups (M & F): 14-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75 & Over
- Clydesdale
- Athena
- Novice (M & F)

SWIM:

The swim takes place in Lake Hartwell. The course is 1500 meters clockwise with buoys being placed at 150-200 meter intervals.

BIKE:

The bike course is a 40k loop on rolling hills

RUN:

The 10k run is an out and back course, fairly flat, with aid stations each mile.

Full info and registration at <http://goraceproductions.com/races/2017-hartwell-ymca-olympic-triathlon/>

Jun 23, 2018 7:00AM Hartwell YMCA Olympic Triathlon

Location: 5823 Dam Rd, Hartwell, GA 30643





24th Annual Death Valley Open Water Swim Meet & SC LSC Open Water Championship June 9, 2018

Held under the sanction of USA Swimming issued by SC Swimming: Sanction Number SC-18107OW

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 (pools, athlete/coach areas, spectator areas, and open ceiling locker rooms) any time athletes, coaches, officials and/or spectators are present.</p>		

- For the general meet all swimmers and teams must be currently registered ATHLETE members of USA Swimming. Parent, Coach or Official members of USA Swimming MUST register for a One-Meet membership.
- For an additional \$15 fee, non-USA Swimming athletes may register for a USA Swimming One-Meet Membership
- Only SC LSC registered swimmers are eligible to compete in the State Championship events. Age will be based on the swimmer's age on the first day of the meet.

Please contact the Meet Director with any questions about athlete eligibility.

- \$25 facility fee (includes cap and swimmer hospitality)
- \$2 per swimmer SCLSC Travel Fund/Program Fee (both in & out-of-state swimmers pay this fee)
- \$2 per out-of-state/SCLSC swimmer Travel Fund/Program Fee (out-of-state swimmers only pay this added fee)
- \$2 per swimmer SCLSC Sports Development Fee
- \$1 Jennifer Smith Scholarship Fund
- \$10 per each individual event
- \$12 per each deck entry

\$15 for single meet registration of athletes not registered with USA-S as Athletes.

Coaches, Officials and other non-athlete members of USA-S MUST use for single meet registration at <http://www.deathvalleyopenwater.org>.

Each swimmer can enter up to 4 events. SC LSC Swimmers are eligible to enter the championship events and open events. Out of LSC and single meet USA-S members are only eligible to enter the open events.

All races are out and back, swum along a buoyed line (kept to the right of the swimmers) that follows the east shore of Hartwell Lake. Buoys are placed every 100 meters along the course. Additional markers are placed at 50, 150 and 250 meters (half-K turn) to aid in the half-K. The finish shoot and line are clearly marked. At the 1K mark, the course makes a slight dog-leg left. At this point there is a set of two buoys forming a gate through which swimmers must pass on the out portion only of the 3K and 5K races. On the return portion, swimmers simply keep the course to their right.

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



Schedule of Events

Friday, June 8

- 11 a.m. Boat Fun Run - Meet at Seneca River, Hwy. 24 bridge - Ride to Clemson Marina for food, drinks and fun
- 2:30 p.m. Return to Big Water Marina for afternoon raft-up
- 5 p.m. Registration Opens - Food and drinks available - Get your Vessel Safety Check Sticker
- 6:30 p.m. Live Auction benefiting Meals on Wheels
- 7 p.m. **Captain's Meeting #1**
(Each captain must attend 1 of 2 meetings offered)
- 7:30 p.m. Kick off party with The Eric Scott Band

Saturday, June

- 8:30 - 10:15 a.m. Registration - Get your Vessel Safety Check Sticker
- 10:30 a.m. **Captain's Meeting #2**
(Each captain must attend 1 of 2 meetings offered)
- 11 a.m. Food and retail vendors open
- 11 a.m.- 4 p.m. Hartwell Lake Poker Run - See Captain's Book for details
- Day-long Food, drinks and music at Big Water Marina - Corey Stevenson Band and Radio Rebellion playing live from 11 a.m. on
- 4 - 6 p.m. Card playing at Big Water Marina
(Must be in line and registered by 5:00 p.m.)
- 5 p.m. Deadline to be in line and register to play cards
- 6 p.m. Awards
- 6:30 p.m. After Event Party with Tailgate Homeboys

The Hartwell Lake Poker Run began in 2010, and it has proven to be the premier lake event of each summer. Nearly 200 boats participate in a day of sun and fun on the water, and raise more than \$60,000 each year to feed elderly, disabled and homebound neighbors who receive Meals on Wheels services in Anderson County.

Visit www.hartwelllakepokerrun.com for full details and registration

Fishing Report

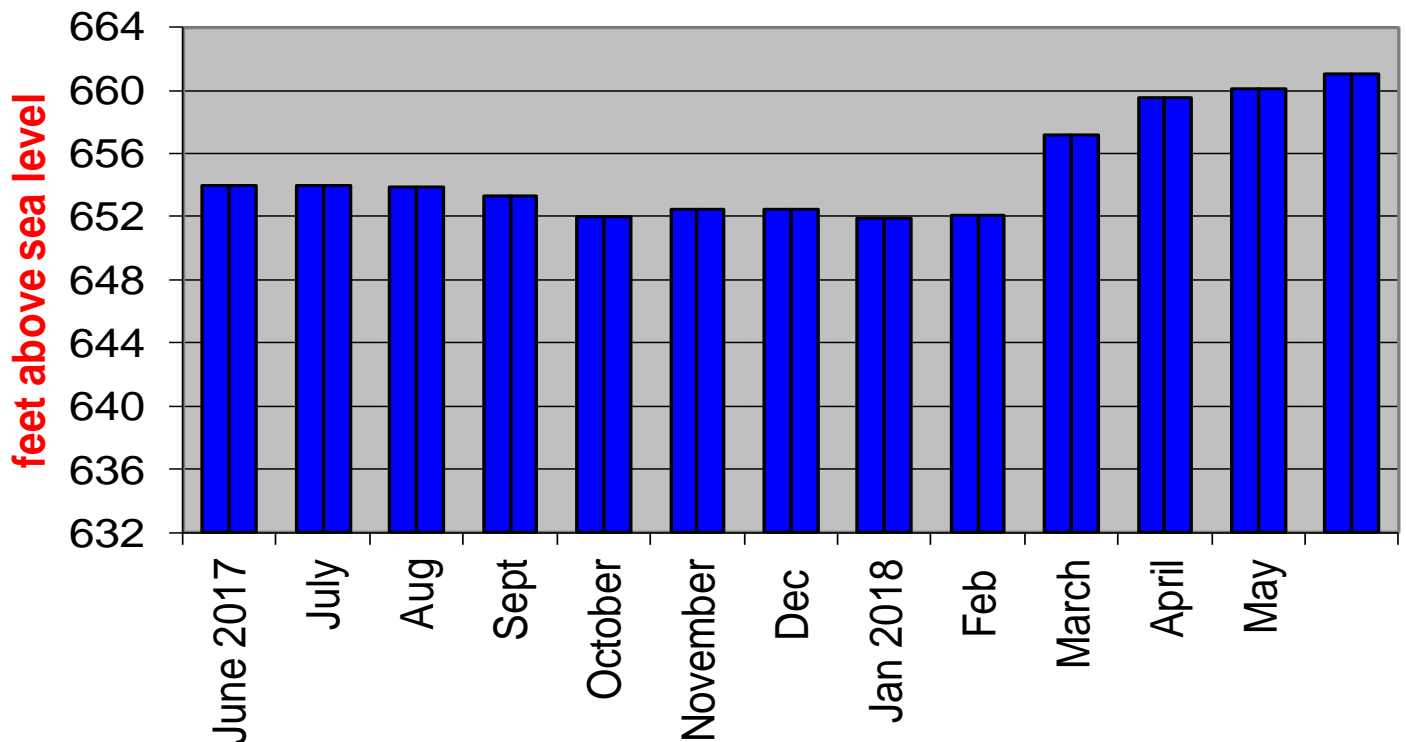
Lake Hartwell June 1st 78 degrees

Bass fishing is good. Use the weightless Trick worm as the primary bait. Zoom offers several choices: Trick worm, lizards, U Tale, Dead Ringer. Green pumpkin, June bug, and black sapphire are some good colors to try. This rig normally works best with a #5 crane swivel about 8 inches above the worm on a Gamakatsu EWG 3/0 hook. Use a pearl Zoom Super Fluke and work it close to the surface and make it jump out of the water occasionally. Beware the hybrids and striper will grab this bait too. Small crank baits like a Rapala #4 Shad Rap RS or 1/4 ounce Rat L Trap can be fished in between visible targets and there are a lot of trees along the banks holding bass. Try fire tiger, chrome blue and gold black. Can't catch them on anything else, go to the Carolina with a 4 foot leader and any green colors of small 4 inch Zoom lizards. And keep the Texas rigs also as a primary bait. For the Carolina rig, use a half ounce sinker on 17 pound main line and 18 inch leader of 12 or 14 pound line.



Courtesy www.havefunfishing.com

Lake Hartwell Elevation (660 = Full)



YMCA Lake Hartwell Summer Camp

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.

Sessions:

1. June 11th – 22nd
2. June 25th– July 6th (closed July 4th)
3. July 9th– 20th
4. July 23rd – August 3rd
5. August 6th – 17th

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 \$80 for YMCA members, \$90 per week for non-members.

One-time registration fee of \$50. The first 150 children to register will receive a free camp t-shirt!

For registration www.andersonareaymca.org/child-development

INT League Stops on Hartwell June 2nd and 3rd

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

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)

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	O	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
Q	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	O	N	P	E
A	O	I	O	O	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	O	A	N	G	L	E	R	O	P	I	E	R

BuyHartwellLake LLC

1-855-Buy-Lake



- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of properties listed on Lake Hartwell. Over 100 properties as of 5/1/2018
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- Homes and lots are listed in **three** MLS systems, Western Upstate SC, Greenville SC and GA MLS for maximum exposure.
- Our site www.BuyHartwellLake.com is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing purposes.
- All listings are submitted to 700+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.

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



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



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

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



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

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



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



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



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

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



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

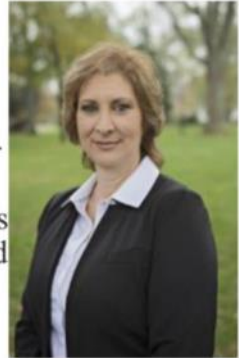
Sarah Cleveland
864-415-7448
Sarah@buyhartwelllake.com



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



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



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

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



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