

BuyHartwellLake

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1-855-BUY-LAKE



February 2018 Get Hooked On Lake Hartwell

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



19 Melody Point Hartwell GA \$139,000 - Nice gentle slope 1+ acre lot and a composite dock in place with 60 foot gang walk in very deep sailboat waters. 196 feet of lake frontage. Great spot to swim right off the dock. 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 covered slip dock.



11B Hartwell Villas Anderson SC \$154,500 - Awesome 3 bedroom 2 bath condo. Totally updated unit. Living/dining spacious covered deck with an incredible lake view. Bedrooms are nice size, and bathrooms are fully updated with cedar ceilings. Hartwell Villas is spread over 30 acres with 2000' of shoreline. Complex has 3 courtesy docks for weekend use, and private docks that are based on availability. Hartwell Villas is located in the big water area of the lake. Close to the dam and around the corner from Big Water Marina. Complex has on site boat storage, pool, pool house with pavilion, fire place, tennis courts, basketball goals and next to Saddlers Creek State Park.



151 Rivershores Road Westminster SC \$262,500 - Stunning lakefront retreat! Lot forms a point and has 249 feet of lake frontage. Gorgeous water views from the home and a gentle slope to the covered slip dock on deep water. Residence has a vaulted wood ceiling, wood walls, fireplace, recreation room, lakeside screen porch with wood ceiling and a spacious lower deck featuring built sitting areas and hot tub. If great water and views are a priority, this property is a must see! Comes with storage building for all your lake toys.



200 Valley Dr Townville SC \$245,000 - Peaceful retreat nestled within a lakefront community. Home features a front and back covered full length porch. The front porch overlooks a large open yard as the back porch overlooks the above ground pool with a new wood deck. Included is a 10x16 wooden storage building. Inside you have 2 master bedrooms upstairs, one guest bedroom downstairs. One full bathroom downstairs and 2 full bathrooms upstairs plus bonus room and storage room. Newly remodeled eat in kitchen with ceramic tile, new granite counter tops and new cabinets with a lazy Susan and a large pantry. In the living room sit back and relax next to a wood burning fireplace. There is a concrete slab for wood cutting outside. (Wood splitter conveys with the sale of the home). Just 5 minutes



3064 Springfield Villas Anderson SC \$219,900 - Stunning condo with deeded boat slip complete with lifts. Property is located in Stone Creek Cove, the only lakefront community in Anderson with golf and swimming - memberships are part of ownership. 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 and stainless appliances and overlooks dining area with tray ceiling and large living area with fireplace and remote controlled gas logs. 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. There is a deck off the master to enjoy that morning cup of coffee. Downstairs you will find a bonus/recreation room and 2 car garage. Just a short walk to the deeded boat slip which has a Hydro Hoist boat lift and two Hydro Port PWC lifts.



593 Cooper Valley Martin GA \$340,000 - Meticulous residence with open concept living areas, hardwood floors, fireplace, soaring great room ceiling, granite center island in kitchen, master suite with oversized bathroom, jetted tub and double sinks, tiled recreation room with bead board paneling exposed wood beams, heated garage/workshop/storage, nice water views, covered front porch, concrete patio and lakeside deck. Easy walk to the dock with 10 foot deep water at full pool and very simple roll in/out system along with built in steps and flip up metal swim ladder. Electric sockets, light pole and water faucet at the shoreline. Great spot for swimming! Dual terraced steps in the private fenced back yard. Beautiful landscape of flowering shrubs, trees and evergreen ground cover. Plenty of storage closets. Quiet area of nice homes and large .83 acre lot.



1497 Fennell Rd Anderson SC \$139,000 - Covered composite deck slip dock in place on great DEEP water! Perfect swimming water right at the dock. Nice area and just 5 minutes from I-85 exit 14. Already fully cleared and graded for your home or mobile. 100 feet of lake frontage and an attractive white rail fence along the road. Concrete cart path in place with electric and water service to shoreline. Close to Clemson or Anderson and only 20 minutes by boat to the Clemson football games. Fantastic opportunity!! Easy to walk, path at back left of lot leads to the concrete cart path, follow down to dock.



141 Shawnee Trail Toccoa GA \$335,000 - Main living area that includes a fireplace, hardwood floors and glass doors expanding the backside allowing for open views. Kitchen adjoins the living area and offers nice size floor cabinets for extra storage. A deck sits right off the main living area. Also on the main level is 2 bedrooms and 2 baths. The master offers a second fireplace and glass doors to a comfortable screened porch on the lake side which can also be accessed via the deck. Downstairs rec area along with a 3rd bedroom and full bath. Ample outdoor sitting areas with a patio on the lower level along with a second deck on the back side. Nicely landscaped. A gentle slope takes you down to a covered slip dock.



303 Cedar Street Lavonia GA \$279,000 - Enjoy Lake Hartwell in this 3 bedroom, 3 bath home. As soon as you walk in the front door, your eye is drawn to the large family room with fireplace and out to the large deck. Lots of room for family and friends here! Walk out from the FR to the screen porch. Kitchen includes all appliances. Laundry is just off the kitchen. Master on the main with a dressing area, large walk-in closet and full bathroom. Split bedroom plan with the other bedroom and full bath on the other side of the house. There's an additional room for an office/library. Full basement downstairs with a bedroom and full bath. A large unfinished rec room comes with the pool table. Covered slip dock with PWC lift. 2-car attached garage for storage. A great place to enjoy Lake Life!



Q&A With The Corp Of Engineers



During drought conditions, is power generation reduced? Can water be released in other ways so that power is not produced?

During drought conditions, we only generate electricity when we release water required to meet downstream needs. Generating electricity is strictly incidental to the release of water for other purposes once any reservoir reaches drought level 1 of the Savannah River Basin Drought Plan. We always pass water through the dams' turbines as we make required releases. To do otherwise would be to waste the energy potential of sending water downstream. This not only allows us to provide low-cost, clean energy to communities, it also allows us to keep strong control of the outflow, thus protecting downstream homes and businesses. We only discharge water through the flood gates in very rare circumstances – either as a result of long-term extreme rain, or when conducting a short test of the floodgates.

In an extreme, multi-year drought, reservoir levels could reach (but never have) levels below the turbine intakes (called penstocks). In this case it is possible to release water through sluices located near the bottom of the dams. However, the water being released from the bottom of the reservoirs' inactive storage would be of lower quality. It has low levels of dissolved oxygen, plus high levels of silt and other deposits.

The sale of electricity generated through the dams repays the American taxpayers for building and operating the dam and lake projects. Even so, we must cut back power generation during drought. During drought we only generate electricity from Thurmond and Hartwell dams while meeting downstream water needs. We rely heavily on the Russell Dam's pump-back capabilities to generate power while retaining water in the reservoir system.

What determines how much water is discharged from the dam during generation?

All releases from our dams are made through the turbines which in turn generate electricity. The amount of water released from the reservoir system depends on the status of the system. During normal reservoir levels (no drought condition) we set the amount of outflow based on hydro-power needs in the basin. During flood management, we set the amount of outflow based on minimizing downstream flood damages while maximizing the use of flood storage per the Water Control Plans. During drought, the amount of outflow is set to balance impacts to the project purposes both upstream and downstream. The drought level sets the total amount of outflow from the reservoir system. We also attempt to keep Hartwell Lake and Thurmond Lake in balance with each other.

Please note that we do not generate electricity around the clock. We carefully schedule power production to maximize benefits to the public. Many hours of the day we have no power generation, and therefore, no water discharges.

Our outflows are measured in cubic feet per second and are averaged over a period of time, typically a day or a week. Some hours will have very high rates but other hours will have no discharge.

Volunteer Opportunities On Lake Hartwell

We need your help! As a volunteer, you can:

- Work outdoors
- Meet new people
- Learn alongside knowledgeable professionals
- Achieve a proud sense of contributing to the future of the nation
- Plus, it's just plain fun!

Making a Difference!!!

Leave a legacy by volunteering to preserve the recreation and natural resources at U.S. Army Corps of Engineers lakes.

In this era of government downsizing, agencies have become increasingly reliant on the assistance of private citizens. These volunteers play a vital role for the U.S. Army Corps of Engineers at Hartwell Lake. Lake Hartwell is located near Anderson, SC; however, located far enough out of the city to provide a truly natural environment yet very accessible to many large metropolitan areas, including Atlanta, GA and Greenville, SC. As a volunteer, you will be part of a team that works together to conserve our nation's recreation resources keeping valuable assets accessible to the public. In many cases, volunteer park hosts, and park gate attendants, are the first contact the public has with the U.S. Army Corps of Engineers.

Everyone can Leave a Legacy of Service

Anyone can volunteer at U.S. Army Corps of Engineers facilities: **Scout units, civic organizations, local businesses, youth centers, school groups, retirees, and more.** All of these volunteers assist us in building and maintaining our recreational facilities, as well as developing natural areas where animals and plants can thrive.

You can become part of the team and help us meet our missions for the nation. We need volunteers for a wide variety of operational activities including:

- Water safety programs
- Adopt-A-Park program
- Park attendant/hosts
- Tree plantings
- Trail work
- Wildlife nesting program
- Community outreach
- Park Watch
- Shoreline and park clean-up
- Fish attractors
- Clerical administrative assistance
- Buoy inspections
- Assist with the life jacket loaner program
- Marking timber
- Visitor center operations
- Boat patrol with park rangers
- Updating Bulletin Boards in Parks



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Volunteer Village

If you do not live in the area, volunteer campsites may be available at our Volunteer Village or certain designated campsites in our campgrounds. Volunteers work a minimum of 25 hours per week for a single, and 35 hours per week for a couple and are provided a campsite (with full hook-ups) during their commitment to our team, however, must have their own self contained RV. Time commitments are flexible, but we prefer those who can commit for a minimum of 6 months.

If you are interested in a fun and challenging experience as a U.S. Army Corps of Engineers Volunteer, please contact Volunteer Coordinator Dale Bowen by email or phone at (706) 856-0348 or (888) 893-0678 ext. 348 for information.



Volunteer Application for Natural Resources Agencies

If you're interested in volunteer opportunities at other U.S. Army Corps of Engineers projects visit the U.S. Army Corps of Engineers Volunteer Program Nationwide Volunteer Clearinghouse website, or call the volunteer hotline at 1-800-VOL-TEER

Hartwell Lake Clean-up, Green-up

The 2018 Hartwell Lake Clean-up, Green-up Campaign will take place this Spring, and will coincide with Earth Day. The Savannah District U.S. Army Corps of Engineers' Hartwell Lake Office and the Lake Hartwell Association (LHA) invite local residents, scout groups, civic clubs, and other potential volunteers to join year-round efforts in maintaining a clean and inviting environment for all lake visitors. As always, your help is needed! Volunteers from scout groups, civic clubs, local residents, businesses, family units and friends of the lake are needed to pick up litter and other non-natural debris on and around Hartwell Lake.

Potential volunteers can sign up and/or obtain a list of adoptable areas by contacting Dale Bowen at 888-893-0678, ext. 348 or at thomas.d.bowen@usace.army.mil

More details on the campaign will be provided soon.

Courtesy Corp of Engineers

50th Anniversary Celebration at 2018 Classic on Hartwell

It's been called the "Test of the Best" bass anglers, the "Super Bowl of Bass Fishing" and the "World Championship of Fishing." By any name, the Bassmaster Classic became the salvation of Ray Scott's Bass Anglers Sportsman Society (B.A.S.S.) when the tournament was launched 47 years ago.

Now known as the GEICO Bassmaster Classic presented by DICK'S Sporting Goods, the annual bass tournament began modestly with just 24 competitors in October 1971. Arkansas angler Bobby Murray won the inaugural Classic, held on Lake Mead, Nevada.

Scott recalls that the lakeside weigh-ins attracted only a handful of spectators. More important than crowds, however, were the two-dozen outdoor writers who attended at Scott's invitation. Their articles in major publications across the United States lent legitimacy to the fledgling, mainly southern, sport of tournament bass fishing.



Founded 50 years ago, B.A.S.S. struggled for attention in the beginning. The B.A.S.S. Tournament Trail — the first national fishing circuit — was popular among bass anglers but lacked broader exposure until Scott and then-Bassmaster Magazine editor Bob Cobb concocted the season-ending championship.

"It was the turning point," said former tournament director Harold Sharp, now deceased. "It's become the thing everybody points to. It's as high as an angler can go." B.A.S.S. membership grew rapidly after that first Classic, and the event itself quickly became the most important event in sportfishing. Many industry insiders consider the birth of B.A.S.S. and its tournament circuits to mark the beginning of the modern era of bass fishing and the spark that ignited an economic boom in sportfishing.

When the 48th Classic takes place March 16-18 on Lake Hartwell at Anderson, S.C., it will be unrecognizable compared to its meager beginnings. From 24 outdoor writers who were paired with the pros in 1971, the Classic press corps has grown to more than 200 credentialed media representatives from throughout the United States, as well as Canada, Japan, Australia and the United Kingdom.

The prize for claiming the first Classic crown was \$10,000, winner take all. The event today pays out \$1 million to the 52 qualifiers, including \$300,000 to the champion.

Weigh-ins for the first 10 Bassmaster Classics were held at lakeside, but as crowds grew, Scott decided to move weigh-ins indoors, beginning in his hometown of Montgomery, Ala., in 1981. A boat and tackle show was added that year.

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“The Classic Outdoors Expo presented by DICK’S Sporting Goods has become a highlight of Classic Week for thousands of fans,” said B.A.S.S. CEO Bruce Akin, who noted that the combined attendance at Classic venues has averaged more than 100,000 for the past six years.

“It has become the biggest and most important consumer tackle show in the nation,” Akin added, “and numerous manufacturers have chosen the Outdoors Expo to debut new lures, rods, reels, boats and motors for the coming season.”



The Expo will be held March 16-18 and cover 250,000 square feet of floor space in the TD Convention Center in Greenville, S.C. Weigh-ins will be in the Bon Secours Wellness Arena in downtown Greenville those days. Attendance at weigh-ins in 2015, the last time the Classic was held in Greenville and Anderson, exceeded 10,000 on weekend afternoons.

Early morning takeoffs, when the pro anglers head out for a day of fishing, have become popular activities for fans, as well. More than 2,000 braved the 10-degree temperature to witness the opening takeoff at Green Pond Landing at Anderson on Hartwell in February 2015.



One of the biggest developments in the evolution of the Classic has been its impact on local economies. Las Vegas barely noticed that 60 or so people were in town for a three-day tournament in 1971. In Greenville next month, more than 4,000 room nights have already been booked just for anglers, expo exhibitors, B.A.S.S. staff and others associated with the event.

Fans traveling from throughout the nation will bring that total to 11,000 room nights, according to Michael Mulone, director of Event and Tourism Partnerships for B.A.S.S. Altogether, Mulone said, economic impact for the Greenville/Anderson area is expected to exceed \$24 million.

Courtesy Basszone.com

Bridge Clearances on Lake Hartwell

Use this information as an approximation only. Always slow down and insure you have adequate clearance before proceeding under a bridge. Not all bridges are represented. All clearances are at **Full Pool** which is **660' Elevation**. Clearance must be corrected for variations in lake level from full pool. Clearances are given in feet. Wind and wave action also need to be considered when navigating under bridges. The information on this page may contain errors. The information on this page may contain errors.



<u>BRIDGE</u>	<u>HIGHWAY</u>	<u>BRIDGE ELEVATION</u>	<u>CLEARANCE</u>
SENECA RIVER	SC 24	672.5	12.5'
SENECA RIVER	I-85	676.5	16.5'
SENECA RIVER	SC 37 & RR	669.5	9.5'
SENECA RIVER	SC 28	671.5	11.5'
SENECA RIVER	US 123 & 76	670.0	10.0'
26-MILE CREEK	SC 24	671.5	11.5'
26-MILE CREEK	SC 71	667.5	7.5'
26-MILE CREEK	US 76 & SC 28	670.0	10.0'
26-MILE CREEK	US 178	669.5	9.5'
TUGALOO RIVER	I-85	671.0	11.0'
TUGALOO RIVER	US 123	671.0	11.0'
TUGALOO RIVER	GA 184 & SC 160	668.5	8.5'
23-MILE CREEK	I-85	681.0	21.0'
23-MILE CREEK	SC 71	668.5	8.5'
KEOWEE RIVER	SC 27	668.0	8.0'
LIGHTWOOD LOG CREEK	GA 51 & GA 77	669.5	9.5'
FAIR PLAY CREEK	I-85	671.0	11.0'
CONERROSS CREEK	S-184	668.0	8.0'
MARTIN CREEK	S-65	668.0	8.0'
SENECA CREEK	S-210	668.0	8.0'

Fishing Report

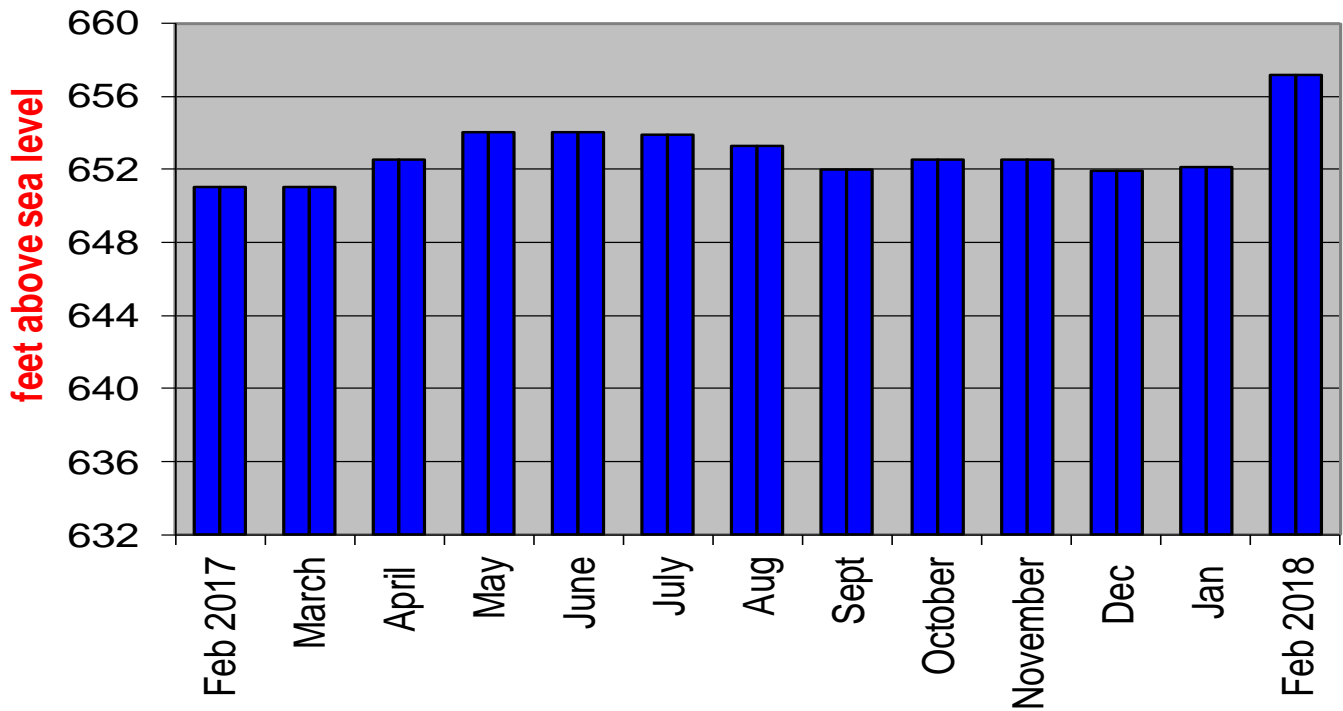
Lake Hartwell March 1st 65 degrees

Bass fishing is fair. Use the small Fish Head Spin with a small Zoom Fluke trailer. Also use the Rattle Back jigs in black and blue or all black 1/2 ounce jig and a larger Pro Pork Trailer by Uncle Josh. Cast to the banks cover and work baits tight. Afternoons are better for faster moving baits with a Rebel Deep Wee R in silver and blue back on points. Spoons are fair in the creeks. Anglers are using the Alabama rig with limited success with small Zoom Flukes as trailers. The Zoom blue pumpkin lizard on a Texas rig has been fair on deep docks and points. Add a glass rattle in the lizard. A dark Strike King jig in black or browns and a crawfish Uncle Josh trailer, in matching colors can get strikes. But fish the baits slowly.

Based on the Fish and Gamer Forecaster, the middle morning is good and there is a very good to excellent midafternoon feeding period this weekend.



Lake Hartwell Elevation (660 = Full)



Whitewater Rafting Opportunities Along Hartwell

The Twelve Mile River is a 30-mile tributary of Lake Hartwell in Pickens County, South Carolina. Characterized by sections of whitewater rapids and flatwater, the Twelve Mile River is ideal for paddlers of all skill levels. Whitewater paddlers can experience a nearly two-mile-long stretch of Class II-III rapids, while beginners will find lake-like paddling conditions as the river enters Lake Hartwell. With nearby historic landmarks, scenic waterfalls, hiking trails, fishing opportunities, and parks, the Twelve Mile River offers an abundance of recreation opportunities. The Clemson Experimental Forest borders the River as it enters Lake Hartwell, offering activities from boating and fishing to hunting and biking.



Recreation opportunities along the Twelve Mile have significantly increased during the last few years. Future plans include two new riverside parks that will continue to improve recreational access to the river. Pickens County has been a key partner in the improvement of recreation along this scenic river. Unofficial river accesses are ones that are widely used, however, are not officially constructed river accesses. While the Twelve Mile River can be accessed under any SCDOT-maintained road, the accesses included on the map are ones that are most often used and family-friendly. There are many great options at all skill levels for a fantastic day on the river. Learn how you can protect this and other hometown rivers.

For more information including maps, put in areas and detailed description of rapid sections, visit www.gopaddlesc.com/waterways/trail/twelvemile-creek



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.

For The Kids



Word Search



See how many of these newspaper related words you can find in the puzzle.
The words can be forward, backward or diagonal.

Created by Sue Lindlauf
Grand Forks Herald 2013

- | | | | |
|------------|-------------|-----------|----------------|
| 1. HOLIDAY | 5. GREEN | 9. CLOVER | 13. LEPRECHAUN |
| 2. SAINT | 6. SHAMROCK | 10. LUCK | 14. RAINBOW |
| 3. PATRICK | 7. FOUR | 11. POT | 15. MARCH |
| 4. IRISH | 8. LEAF | 12. GOLD | 16. SEVENTEEN |

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 20 million dollars as of 1/1/2018
- 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
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sylvia@buyhartwelllake.com



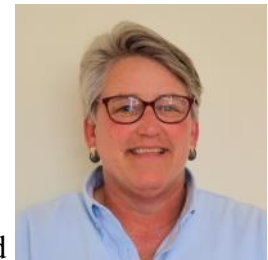
- After being in Sales and Marketing in the print media industry for over 27 years, Sylvia Pintado has decided to follow her lifelong passion of becoming a Real Estate Professional.
- Sylvia has always been successful in achieving her personal as well as her professional goals because of her desire to 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.

Lisa Topping
864-207-1552
Lisa@buyhartwelllake.com



- I am a native of Florida and began my real estate career in Orlando in 2004 working with a prominent builder. I moved to Georgia in 2008 and my husband & I have lived on Lake Hartwell for the past several years. We enjoy all of the activities our beautiful lake has to offer year round.
- I pride myself on having a nurturing personality and have always felt fulfilled helping others. Whether you are a first-time or seasoned home buyer or seller, I would be delighted to help you reach your goals.
- I enjoy meeting new people and helping them through the home transaction process.
- When you trust me as your real estate expert, expect a professional partner who values communication and provides honest answers to your questions and concerns. I will represent your interests with dedication and commitment.

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.