

BuyHartwellLake

llc



1-855-BUY-LAKE



May 2019 Get Hooked On Lake Hartwell

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

330 Dixie Creek Hartwell GA \$375,000 - Gorgeous like new lake-front residence situated in a very private quiet setting with nice stream bordering the property. Home features soaring ceilings, hardwood floors, spacious kitchen with granite counters and stainless appliances, open layout, stone surround fireplace, screen porch, master suite with massive walk in closet and great views of the lake from the home. Gentle short slope to the double covered slip dock sitting in deep water. A full unfinished basement is already wired, partially walled and has been plumbed for another bathroom. Enough space for a rec room and a 4th bedroom. Lake fed irrigation and alarm system in place. Most all furniture and electronics plus appliances are included!



510 Arrowhead Lavonia GA \$475,000 - Stunning 4,000 sq foot like new home featuring almost 2,000 sq feet of Brazilian hardwood floors, open great room, cathedral ceiling, spacious kitchen with granite counters, walk in pantry, wall oven and tiled backsplash. Master suite is over 900 sq feet offering a private lakeside covered deck, 20x10 walk in closet, walk in tile shower and 10 foot ceilings. Lower level has a den, three more bedrooms plus a second kitchen. Rec room boast two custom wrap around bars with unique beer bottle cap surface and plenty of room for a TV area and pool table. Concrete path in place to the covered slip dock on nice water. Great spot for swimming or fishing. A large covered deck, lower level patio, wrap around porch, circular driveway, workshop and a 35x23 insulated garage complete this home.



1200 Blue Heron Trail Anderson SC \$259,900 - Brick home at the end of a quiet cul de sac with seasonal views of Lake Hartwell. Large living room with big picture window, dining area with room for 12 or more and huge kitchen with custom cabinets. French doors from dining area open to 12x11 suroom that looks out to the private backyard. The master on the main level has a walk-in closet, double-sink, jetted tub and separate shower. Split bedroom plan with two additional bedrooms and bath on the opposite side of the house. Double car garage with work bench, storage, sink and half bath (shower and toilet). Partially finished basement has a separate private entrance from the back of the home and has been wired for kitchen appliances, has an additional room that is currently used as a bedroom and a full bath.



309 Harbor Drive Anderson SC \$289,000- This Picturesque property is 2 bedrooms, 2 bathrooms, Cathedral ceilings, open floor plan. Fenced in back yard with a large deck. This is an ideal community for retirement or someone just looking for a home in a peaceful community. Home is low maintenance yet boasts the luxurious waterfront living lifestyle. Located steps away (or a golf cart ride) to the beautiful Portman Marina, The Galley Restaurant and Nami's. Portman Marina is currently undergoing a multi-million dollar renovation project which will also be beneficial to the buyer.



Q&A With The Corp Of Engineers



If there is a problem with dissolved oxygen in the river, will you correct it with outflows from the reservoirs?

Our current outflows already help correct dissolved oxygen problems in the Savannah River although late summer quality remains a problem. Because dissolved oxygen is less of a problem in the cooler winter months, our drought plan now allows for reducing outflows down to 3,100 cubic feet per second for November through January when we reach drought level 3.

Before we deepen the Savannah Harbor we will install an oxygen injection system into the harbor to mitigate for additional loss of dissolved oxygen due to the harbor expansion. This injection system, in the form of Speece cones, will prevent the need to increase water flows to maintain current dissolved oxygen levels in the harbor.

Isn't there sufficient storage capacity with all three reservoirs to reduce the winter drawdown from 4 feet to 2 feet?

Stakeholders often suggest the Corps should limit the amount of winter-draw down to 2 feet instead of four. They argue that when Thurmond Dam and Lake were built, a 4-foot winter drawdown was established to make room for excess runoff above Thurmond. But afterward Hartwell and Russell reservoirs were constructed upstream. These reservoirs provide more flood storage space because their collection capacity combines with Thurmond.

Indeed, with the construction of Hartwell and Russell there is more flood storage available in the basin. The question now becomes: is this additional storage capacity enough to decrease the amount we draw down the reservoirs in the winter? The answer may very well be 'yes,' but since so much has changed since 1954 we don't have enough data (yet) to answer that question definitively.

For example, we know human development, especially development of urban areas, changes the rainfall-runoff ratio. That is, in areas where porous soil is replaced with concrete roads, parking lots and buildings, less water soaks into the ground and more water fills the reservoirs. Cultivated lands, such as farm land also changes this ratio.

Another example of change since 1954 is the pendulum swing of the dry-wet periods. Although we are generally receiving about the same annual amount of precipitation from 60 years ago, the wet and dry swings tend to be more extreme. When rainfall intensity is high in short periods, greater amounts of flood storage may be necessary.

We need to examine these kinds of conditions before making the case to reallocate flood storage. Because of all the unknowns, the prudent approach is to assess current conditions and how they affect impacts of probable excessive rainfall.

For these reasons we have taken initiative to implement a flood-storage assessment that will provide the information needed to make an informed decision on the amount of winter drawdown required. We recently secured \$240,000 for this study. The assessment will provide data to help us reevaluate how much flood-storage is needed in the reservoirs. The study began October 2013 and we expect it to take about a year. Results of the assessment could demonstrate that less than 4 feet of drawdown is sufficient each winter; or it could confirm that a 4-foot drawdown (or perhaps more) is needed in the basin as it exists today.

Lake Hartwell Charity Music Festival

H.Y.D.R.A. of Hart County, Inc. is hosting its 7th annual Lake Hartwell Music Festival to be held on Saturday, May 25th 2019 at the end of old 29/Long Point Hartwell, GA!
Mark your calendars for the Saturday of Memorial Day weekend to Party with a Purpose for H.Y.D.R.A. on Lake Hartwell. This years lineup will have a large variety of music.



8:00 - 10:00 PM TOM PETTY TRIBUTE BAND THE WILDFLOWERS
7:00 - 8:00 PM DIAMONDBACK
6:00 - 7:00 PM KATE HOBSON
5:00 - 6:00 PM JON HERSHELL
4:00 - 5:00 PM BIG TEACH
3:00 - 4:00 PM HCHS JAZZ BAND
2:00 - 3:00 PM BRAD EVANS
1:00 - 2:00 PM PHIL DUNCAN

*Party With
A Purpose
A Benefit For
HYDRA*

Party with a purpose

We are excited to have The Wildflowers Americas #1 tribute to Tom Petty & The Heartbreakers ! Who doesn't love Tom Petty? bassist Darryell Stone asked himself one day in 2012 while listening to the radio. There was only one answer he could imagine, Nobody. Stone polled friends, family and fellow musicians how they felt about Petty. The result was always the same. Everyone loves Tom Petty.

One of these fellow musicians just happened to be Tom Pettys doppelganger, guitarist and lead vocalist Jonathan Guthrie. Guthrie was an avid fan and had always fantasized about being a Heartbreaker. As two seasoned musicians and Tom Petty & The Heartbreakers fans, there was really only one thing for them to do form a Tom Petty tribute band.

It wasn't hard for Stone and Guthrie to find skilled musicians excited about playing in a Tom Petty tribute band. Drummer Steve Lucas, formerly of Feverdog and a band mate of Stones local band, Theatrix, quickly signed on. Lucas brought with him his M-80s band mate Glenn Freeman. Freeman, who boasts of seeing multiple Tom Petty concerts in the 80s, brought an instrumental cornucopia to the group with keyboards, harmonica, guitar and backing vocals. Lead guitarist Curt Granger rounded out the lineup. With 30+ years experience in Birmingham's local music scene, Granger has played in such circuit bands as Pyrate, Scream Sophie, and his own solo project, as well as creating a line of world-renowned boutique guitar amplifiers.

Equipped with decades of experience and a passion for Tom Pettys magic way with songs, The Wildflowers bring music lovers of all stripes what they adore. More Tom Petty & The Heartbreakers. Combining the abundance of 8 live bands, food and retail vendors, activities, snacks, crafts, and the beautiful waters of Lake Hartwell as a backdrop, this will be an amazing holiday-weekend event! The excitement begins at 1:00 p.m. Bring the family, some chairs, and a cooler (no glass allowed). This is a party with a purpose; all proceeds will benefit H.Y.D.R.A. Hart Youth Development Resource Association, H.Y.D.R.A., offers year-round programs that provide support, education, and encouragement for our youth.

Tickets are \$15 in advance and \$20 at the gate. Kids 10 and under get in free.
Tickets are Non-Refundable. Show is Rain or Shine.

Get tickets online at <http://www.lakehartwellmusicfestival.com>

ACC Rowing Championships to be held on Lake Hartwell next May 17-18

The Clemson rowing program and Lake Hartwell are set to host the 2019 ACC Rowing Championship for the tenth straight year May 17-18. The Tigers will compete against eight schools in five 2,000-meter sprints, with preliminary heats scheduled for the morning and finals for the afternoon. The 20th iteration of the ACC Championship will be broadcast on ACC Network Extra.

Three conference schools are ranked in the top 20 of the USRowing/CRCA Coaches Poll heading into the weekend, with Virginia being the highest at No. 10, followed by Duke at No. 17 and Syracuse at No. 19.

Lane assignments for the finals will be determined by the finishing order from the qualifying heats. The grand finals of each event will feature the top three finishers from each heat, and will culminate with the First Varsity 8+ showdown. An awards ceremony honoring the team champion and All-ACC individuals will follow shortly after.

All races are free and open to the public. Event location is 529 East Beach Rd., Clemson, SC 29631. See www.clemson.com/sports/rowing for schedule and times.



Fishing Report

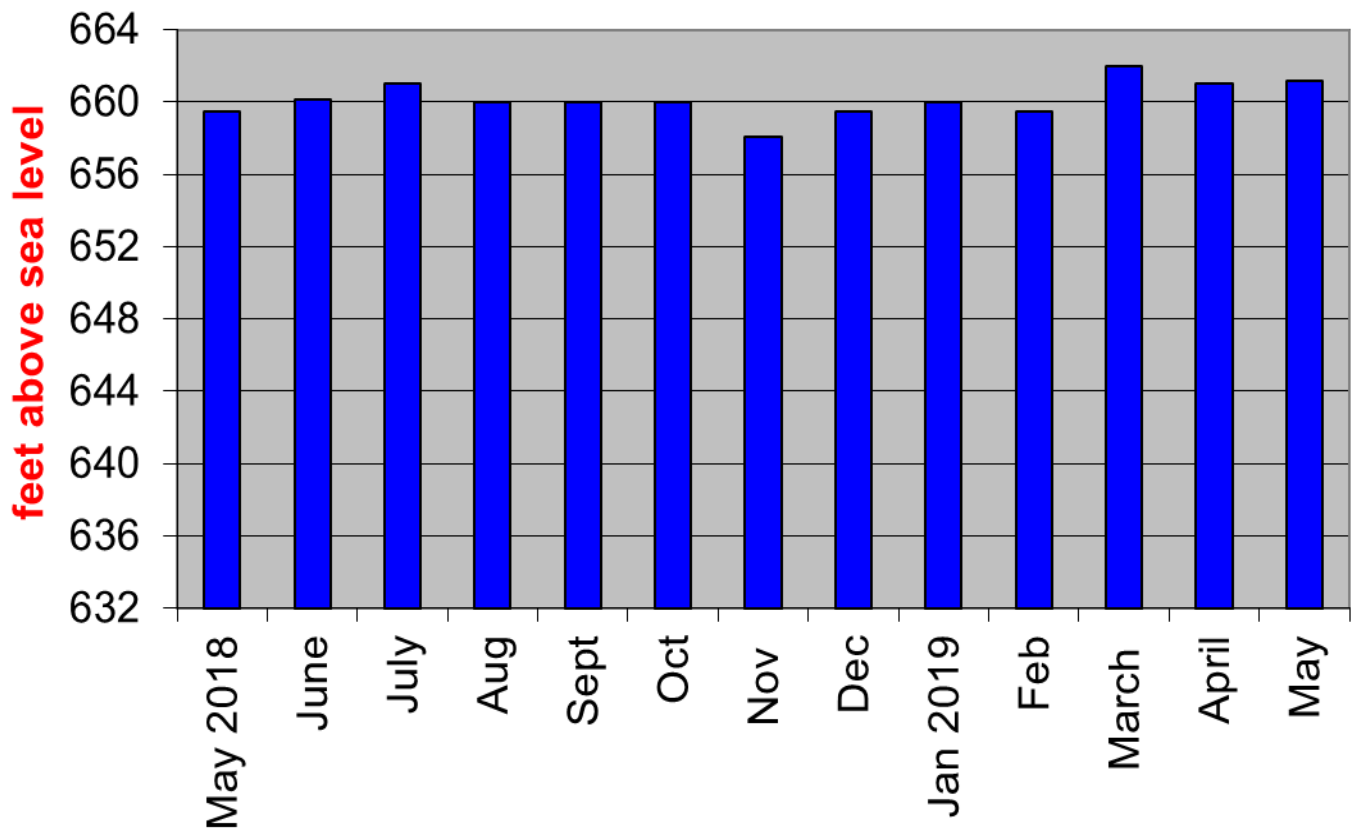
Lake Hartwell May 1st 74 degrees

Bass fishing is fair. Stay away from the rivers as the water is much stained. Down lake use a buzz bait and be sure to use a stinger hook. Lots of fish have been short striking this bait. Zoom baby bass Super Flukes and pearl Senkos are working on the blow throughs and on any sand bank. A trick worm and a Super Fluke ready for the shallow fish on any wood and on the small points in the creek. Try the RA Shad Reel Action swim 3inch soft baits Multi color grub. Down lake try the Stanley 3/8 ounce all white spinnerbaits in the pockets and around wood. Use the Scrounger and a small pearl Fluke trailer on any wood, points and rocks.



Courtesy www.havefunfishing.com

Lake Hartwell Elevation (660 = Full)



Save the date!

MAY 4th, 2019
Hartwell, GA



Register:

www.active.com

41st Annual

Lake Hartwell

5K Run/Walk & 10k Run - 8:30 AM

Dam Run

Big Oaks Recreation Area

Hartwell Dam on Hwy 29

Please note, no Race Day Registration!

Hosted by the Hart County Running Club and the Hart County Chamber of Commerce. For more information call 706-376-8590



Join us for the 41st Annual Lake Hartwell Dam 5K and 10K. Run through 2 states. The 5K starts in South Carolina and runs back into Georgia. The 10K starts in Georgia, runs into South Carolina and then back across the Dam into Georgia.

Parking: Free Parking is available at the Corps of Engineer office area. Restrooms available.

Timing and Results: Finish line management and results provided by Classic Race Services with results posted to www.classicraceservices.com, www.active.com, www.coolrunning.com and www.athlinks.com

Dragon Boat Races to Benefit Cancer Research

**Join us for Dragon Boat Upstate Festival 2019
Saturday, May 4.**

The Dragon Boat Upstate Festival, now in its 13th year, has raised more than \$3 million in support of local families and hosts more than 1,000 visitors and team members during the annual event. Paddlers, volunteers and supporters enjoy a day at the lake while supporting cancer research and survivorship programs through the Cancer Institute at GHS.



It's easy to start a Dragon Boat team. All you have to do is pay the \$25 registration fee per person (fee increases to \$30 beginning on Thursday, April 4, 2019). Participants must be 16 years of age or older and your team must raise a minimum of \$3,500 to participate on race day.

Sponsors, please note that your first 25 paddlers are exempt from paying this registration fee and you will need to contact Louise Mariani for your discount code.

The Dragon Boat Upstate Festival, now in its ninth year, has raised over \$1.3 million to date in support of local families and hosts more than 1,500 visitors and team members during the annual event. Paddlers, volunteers and supporters enjoy a day at the lake while supporting cancer research, rehabilitation programs through the Center for Integrative Oncology and Survivorship and other cancer services at the GHS Cancer Institute. - See more at: <http://www.dragonboatupstatesc.org/faf/help/helpEventInfo.asp?ievent=1124192#sthash.RNjtxYdY.dpuf>



HOW DOES THE RACE WORK?

Twenty (20) paddlers and one (1) drummer all work together (along with a professional oarsman) to race on the waters of Lake Hartwell.

Each team can participate in a racing how-to seminar and one hour of practice time during the week of the festival. See the Captain's Information page for the Practice Week Schedule.

Each race is on a 220-meter straight course and will take about two to three minutes to complete the race.

Racing divisions will be determined from the combined times of the morning and afternoon races.

The teams will be ranked according to combined times and then grouped into three competitive divisions with an equal number of teams in each division. The three fastest teams in each division will have the opportunity to race each other for their division championship. In addition to crowning the festival champion, there will be recognition of winners in various categories. It is recommended that each team have 25 participants: 20 paddlers, 1 drummer, and 4 alternates. One person must be registered as the Team Captain and an additional Co-Captain can be assigned to your team

For full details, registration, donation and volunteer info: http://donate.ghsGiving.org/site/TR?fr_id=1170&pg=entry

Shoreline Management Plan to be Updated

The U.S. Army Corps of Engineers (Corps), Savannah District, seeks public comments on the “Draft” 2019 Hartwell Project Shoreline Management Plan (SMP). The SMP provides guidance and information for the public regarding which facilities/activities can be authorized on public lands and waters adjacent to Hartwell Lake. The Corps last formally revised the SMP in 2007.



**US Army Corps
of Engineers.**

The Draft SMP and a chart highlighting the proposed changes is posted on the Hartwell Project website at <https://go.usa.gov/xEt5j> for easy access and review. Public comments will be accepted for 30 days and comments may be submitted via email from the Hartwell Project web site or by mail from April 15 – May 15, 2019. Public comments will be used to help the Corps finalize a new 2019 Hartwell Project SMP to be released later this year. Public comments were instrumental in shaping the “Draft” 2019 SMP.

For additional information, interested persons may contact Zach Harkness, toll-free, at 888-893-0678, ext. 310 or email the project office at cesas-op-h@usace.army.mil.

Lake Home Owners, Did You Know?

It’s a sellers market for homes on Hartwell! This is the lowest spring inventory of lake houses since 2007. Call us anytime at 855.BUY.LAKE for a professional evaluation of your home or lots value in todays market. The lake is full and buyers are out in full force!



**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.

Striped bass tracking project to begin on Lake Hartwell

Striped bass fishing is a favorite pastime for many Lake Hartwell anglers. For more than 40 years, the striped bass population in Lake Hartwell has been maintained by stocking small fish into the lake each spring. Given enough time and “groceries,” these striped bass can reach weights of 40 pounds or more.

However, over the last few years, Lake Hartwell anglers have expressed concern about the declining numbers of striped bass in the lake. “We attribute the decline in the striped bass population to low levels of dissolved oxygen found down deep where striped bass live during the summertime,” Georgia DNR fisheries biologist Anthony Rabern said. “Droughts and floods can have a strong influence on water quality in the lake, especially during the summer months.”



Due to low oxygen levels last September, fisheries biologists from both the Georgia Department of Natural Resources' Wildlife Resources Division and the South Carolina Department of Natural Resources documented a major die-off of striped bass.

To determine how striped bass in Lake Hartwell respond to harsh summertime conditions when these low oxygen levels occur, DNR biologists are surgically-implanting small radio transmitters into 40 striped bass this winter and will track their movements for the next 12 to 36 months. “One of the goals for this project is to determine the seasonal migration patterns of striped bass in Lake Hartwell, and identify potential areas in the lake where summertime water quality may be better suited for their survival,” Project Leader Anthony Rabern said. “Another goal is to determine how many striped bass may actually die during the course of the year from either natural causes or from being harvested by anglers.”

It might be possible that some anglers will catch one of these striped bass that has an internal transmitter. If you catch a striped bass with a 3-inch long filament protruding from its belly, the DNR encourages you to report the tag number by calling (888) 824-7472 and to release the fish alive, if possible, so officials can continue to track the fish. If the fish is harvested, instructions will be provided on how to return the transmitter.

This project would not be possible without the combined efforts of both state DNRs, and the support of the U.S. Army Corps of Engineers. “In the long run,” Rabern said, “we will use the results from this study to make Lake Hartwell the best fishing destination it can be.”

For more information about the Lake Hartwell Striped Bass Telemetry Project, contact Rabern, at (706) 947-1507.

courtesy www.albanyherald.com

Challenge of the Centuries Bike Race

Held on Saturday and Sunday of Memorial Day weekend, the Challenge of the Centuries is a 28 year old annual event held on the weekend before Memorial Day. Rides of 35, 100K and 100 miles are held on Saturday and Sunday with riders leaving at 8 am each day from the Hartwell YMCA. Sponsored by the Hartwell Kiwanis Club the ride has annually 350 to 400 riders and each year has numerous riders who are repeat riders.

On Saturday

On Saturday the ride heads east with all three rides crossing the massive Hartwell Lake dam. Bikes are only permitted to cross the dam, about 2 miles, this one time each year. Each ride goes into South Carolina on gentle terrain of the Piedmont of North East Georgia. The rides on Saturday are: Smith-McGee Sojourn 39.7 miles, Ruckersville Ramble 67.3 miles, and Calhoun Falls Century 99.6 miles



On Sunday

On Sunday the ride heads west and north and is more challenging for the long rides. On Sunday you can do: Ridge View Venture 31.2 miles Pleasant Hill Ride 59.3 miles Assault on Dick's Hill 98.9 miles

Register online at imATHLETE.com or this year we have added bikereg.com. Take your pick. Just search for Challenge of the Centuries. Register online, it's quick and convenient. A small processing fee is charged if you choose this method. It is the only method to register in advance using a credit or debit card. Sorry we don't take credit cards at the door. The 2018 Challenge of the Centuries bicycle ride registration is now open. Save \$10 by registering before May.

Family members are welcome to wait for their riders at the YMCA, where inside and outside camping is available, or to meet their riders at the various SAG stops along the routes. Also we expect to have the outdoor pool open in the afternoon after the Saturday ride.

Come Friday night if you wish to set up camp and register between 6:30–8:00 p.m. There's space to camp on the soccer field with near-



by toilets. Indoor camping and the showers are inside the YMCA gym. Air conditioning has now been added to the gym. If you have people in your group who are not riding there will be a car show on the square Saturday morning. Directions from I-85 north of Atlanta: Take the Exit 177 off of Interstate I-85 (this is near the GA-SC border), and go south on GA Hwy. 77 which leads to Hartwell (approximately 12 miles away). In Hartwell, turn right onto US-29/GA-8/Athens Street. Go 0.8 miles, then turn left onto Opal Extension.

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 70 properties as of 4/1/2019
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- Homes and lots are listed in **three** MLS systems, Western Upstate SC, Greenville SC and GA MLS for maximum exposure.
- Our site www.BuyHartwellLake.com is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing purposes.
- All listings are submitted to 700+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.

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



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



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

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



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

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



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



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



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

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



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

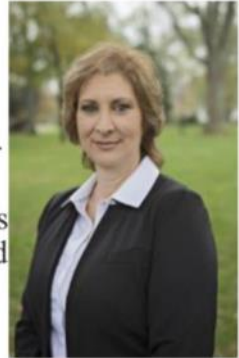
Sarah Cleveland
864-415-7448
Sarah@buyhartwelllake.com



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



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



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

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



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



Arielle Salley
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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!