

# BuyHartwellLake

llc



## 1-855-BUY-LAKE



### September 2018 Get Hooked On Lake Hartwell

Email your pictures of Hartwell to [HartwellLakefront@gmail.com](mailto:HartwellLakefront@gmail.com).  
One will be selected every month for our cover.



**518 Lake Harbor Trail Martin GA \$112,000** - Newer 3BR/2BA with hardwood floors in the living/family room. Eat-in kitchen, appliances included. Spacious bathrooms with tile floors. Big front porch welcomes you to this ranch home located in a Lake Hartwell community. Deck off the kitchen for grilling and a nice, big backyard. City water. Home has access to boat ramp and community dock -- great fishing here! Enjoy the covered pavilion picnic area or head out on the open lake. Minutes to charming towns of Toccoa & Lavonia.



**286 Penny Lane Townville SC \$379,000**- Beautiful lakefront residence on a 1+ acre lot featuring soaring vaulted ceiling, expansive hardwood floors, great room with fireplace and water views, open kitchen offering stainless appliances, serving bar and granite counters. Lakeside master suite with whirlpool tub, granite counters, travertine flooring, double sinks plus a walk in closet. Lower level has a recreation room with wet bar, wine rack, cabinets, 4th bedroom and a 3rd bathroom with travertine floors. Newly added spacious composite lakefront deck with metal railings and hot tub. Level walk to the covered slip dock with power, boat lift, 24 foot slip, 60 foot gangwalk, storage locker and fantastic swimming water. Outdoor shower, new architectural shingle roof put on in 2018, two car garage with separate workshop area and new appliances. Close by boat to Portman Marina.



**1229 Sunset Ln Anderson SC \$499,000** - Level lot with 305 ft of Corp frontage, sandy beach, and covered slip dock on open sailboat waters! As soon as you walk into this comfortable ranch style home you will be amazed by the gorgeous lake views. The kitchen includes corian countertops and all appliances are included in the sale. The sunroom is ginormous and a lovely wood burning fireplace (propane also available) is in the living room for you and your family to keep warm in the winter or relax in your beautiful 18x18 screened porch with vaulted wood ceilings. The master bedroom features a large walk in closet, updated bathroom, as well as french doors that lead to your private balcony overlooking the lake. The outdoor area is phenomenal and includes a 2 car detached garage and another additional garage and carport for all your lake toys!



**125 Cabin Cove Rd Anderson SC \$164,000** - Location, location, location! This deep water property is conveniently located 7 miles from Clemson University and only 2 miles from Portman Marina by water. The covered slip dock is currently sitting in 22 feet of water and boasts endless views of the lake. Sit on your dock and fish any time as the owner states this is an excellent fishing hole for catching bass and striper! The land has been partially cleared, electric and water are already in place and septic permit is on file with DHEC - this property is **READY TO BUILD!** Very private location at the end of the road and unrestricted!





**Lot 20 North Shores Westminster SC \$100,000**—Nice gentle slope lot with great building site, 191 feet of lake frontage and has been approved for a max size dock. Property features plenty of attractive hardwood trees and a easy walk to the lake from the corp line. Located in a wonderful lakefront subdivision of fine residences but without the HOA fees. Convenient to Westminster SC, Seneca SC, Toccoa GA and just 30 min to Clemson.



**Lot 43B Bidgeport West Union SC \$70,000** -Beautiful 1.29 acre Keowee lakefront lot in Crystal Falls subdivision. Property has been under brushed, driveway cut in and path cleared to the proposed dock site. Great gentle slope building site among attractive hardwoods. Quiet and private end of street location. Convenient to Seneca/Clemson and close to shopping, restaurants and hospital. Fantastic opportunity on Keowee at this price! Easy to walk, pull in the drive and look towards the left for the yellow sign that marks the path to the lake.



**Lot 11 Tugaloo State Park Rd Lavonia GA \$100,000** - Large covered dock with 24 foot slip, oversized sundeck and 60 foot gangwalk in place on nice water with great views! Spacious one acre property features 171 feet of lake frontage, low corp line and great spot for a walkout basement. Convenient location near I-85 and close to Lavonia GA for shopping and restaurants Restricted area of nice homes.



**132 Freeman Dr Hartwell GA \$395,000** - Beautiful custom lakefront home featuring high wood ceilings, wide plank wood floors, open kitchen with spacious serving bar, stainless appliances and solid surface countertops. Great room has a stone fireplace and access to the lakeside screen porch which runs the entire width of the home. Master offers lake views plus three closets, garden tub and walk in tile surround shower. In-law suit/ guest apartment complete with its own bathroom, laundry room kitchen. Easy gentle slope the the covered slip dock in place with storage locker, PWC float, light pole and attractive riprap shoreline. Unfinished upstairs area currently used for storage but could be finished to make a kids bunk room, office or hobby space. Work out room, circular drive, covered front porch, large storage building and new A/C unit in 2014. Sold mostly furnished.



**1011 Prater Lane Townville SC \$216,900** - The Blue Heron, the perfect lake home: Great View, Gentle slope to water, lots of light, wide open floor plan so it's easy for everyone to gather, minutes from I-85, Clemson, grocery store, restaurants, Good water, the perfect place to beach your pontoon, great swimming. This 3 bedroom 2 bath cottage is fully updated: light, bright and inviting, features: granite counters, granite vanities, wood floor throughout the main level and tile throughout the walkout basement. Master has a LARGE bedroom/ sitting room and a LARGE dressing/bathroom area. Home also features an attic space just for the kids. There is an air hockey and pool table up there ready to go. There are two deck areas, one right off the large screened porch. This deck is covered, and is the perfect place to visit with friends while you are cooking on the gas grill, or just enjoying the lake view. The second deck is right off the master bedroom.



**New Listings  
Of the Month**



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

**1020 Edgewater Trl Toccoa, GA \$295,000** - 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 home-site 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, play-



**Open House Sunday, September 2, 2018  
11am - 2pm**



**510 Rainbow Rd, Seneca, SC 29678 • \$349,000**

7br home just 5 min from Clemson with slip dock in place. Fireplace, sunroom and rec room. Boat in minutes to Clemson Marina or tie up at the Clemson downtown courtesy docks! Close enough to stadium to hear the crowd! Previously rented to Clemson students for \$3,850 a month. From Clemson, Hwy 93 over lake, left on Seneca Creek Road, right on Hickory Lane, left on Rainbow Road; last home on right.



Kyle Corbett  
(864) 376-9163  
hartwelllakefront@gmail.com  
www.buyhartwelllake.com



**Visit our Lake Hartwell Informational Site  
[LakeHartwellLiving.com](http://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.

# Q&A With The Corp Of Engineers



## **Who demands that the Corps of Engineers release at least 3,800 cubic feet per second (cfs) from the reservoir system?**

We developed the drought plan with input from state and federal natural resource agencies, from municipalities in the Savannah River basin, and from the general public. It was agreed during the 2006 revision that as a drought progressed and reservoir levels dropped, we would reduce outflows in stages or tiers, with 3,800 cfs as the minimum needed to meet downstream water supply and water quality needs. Without an extensive study to help us reach other conclusions, we can't make a logical change beyond this level.

## **Why are the reservoirs expected to provide the water volume to mitigate for pollution? Why not hold the industries that discharge into the river to higher standards for cleaning the water before releasing?**

As the saying goes, "The solution to pollution is dilution." Releases from the reservoir system dilute the industrial and municipal wastes discharged into the Savannah River. The states base their permitting rules on these established outflows. This helps ensure clean water for others further downstream – in both states.

The states set the volume of treated waste water discharged into the river and issue permits for those discharges. The states also set water quality standards for the river and enforce those standards on industry and cities. It is also important to keep in mind that industries downstream are currently in the process of establishing practices that will result in the discharge of cleaner water. But the processes cost millions of dollars and take time to develop.

## **What other federal natural resource agencies influence your decisions on water management and what concerns do they have?**

We often confer with three other federal agencies: the Fish and Wildlife Service, the NOAA National Marine Fisheries Service, and the Environmental Protection Agency.

The Fish and Wildlife Service has said that low flows can impact the water quality of backwater habitats, habitats that are important for bass and fishing. Reduced flows will cause salty water to move upriver, impacting highly productive freshwater marshes at the Savannah National Wildlife Refuge and the ducks that use the freshwater habitat. And the FWS is concerned that shortnose sturgeon will be cut off from the gravel bars in the river.

The NOAA National Marine Fisheries Service has written that balancing the flow carefully in the Savannah River is very important for protection and restoration of ocean, estuarine and riverine ecosystems, fisheries, and wildlife populations. Available rocky shoal spawning habitat was reduced by more than 95 percent due to blockage of upstream migrations when dams on the river were built. Carefully regulating the Savannah River's flow in important remaining spawning and maturation habitats is critical for protection of all species, particularly shortnose and Atlantic sturgeon.

The EPA has said that each surface water body [such as the reservoirs on the Savannah River] is designated by its benefits, such as: fishing, recreation, public water supply, agriculture, industrial use or navigation. Each benefit has corresponding criteria to ensure that the water is biologically healthy and doesn't have excessive levels of toxins or other pollutants. To protect fisheries, both Georgia and South Carolina require an average of 5 milligrams per liter (mg/L) of dissolved oxygen in their freshwaters – and 6 mg/L in trout streams.

# Corp Boundary Markings On Hartwell

Maintaining the Boundary The boundary line around Hartwell Lake is simply a property line that designates the land purchased for the purpose of the Hartwell Project. Just as your property line delineates the property you are responsible for, the Corps boundary line delineates the land the Corps of Engineers is responsible for. As is the case with most private property, the Corps boundary is established with “monuments” - iron pins and concrete posts. The Hartwell Project has 840 miles of boundary line designated by 9800 monuments.

The line has been established by survey with each monument identified by coordinates (latitude and longitude). Additionally, each pin and monument is assigned a specific “pin number” and mapped accordingly. The markings most familiar to adjacent landowners, in relation to the Corps line, are the orange marks on trees around the lake. These painted trees DO NOT designate the exact line, but rather “witness” or mark the general proximity of the boundary line. There are four separate symbols used that represent different information.



A brochure is available from the Hartwell Lake Office explaining these markings and their meanings. These markings have two primary purposes - to inform lake users and adjacent landowners of the approximate Corps line location.

Why is it important that adjacent landowners know where the Corps line is located? As stewards of the public land around Hartwell Lake, it is the Corps responsibility to maintain and protect the land that has been entrusted to us. Part of this stewardship includes annual surveys of the Corps line to identify and resolve encroachments and to reestablish missing or damaged monuments. An encroachment is a structure or improvement that extends over, across, in or upon Corps managed land that has not been approved. Encroachment resolution typically requires the removal of the encroaching structure. Knowing where your property lines are - including the common boundary you share with the Corps - can prevent costly corrections.

To prevent the possibilities of encroachments, we encourage all adjacent landowners to have their property surveyed by registered land surveyors prior to constructing homes, out-buildings, or any other improvements. Surveys should tie into the established Corps boundary. Park rangers are available (by appointment) to meet on-site to discuss the Corps boundary and provide documented boundary line information.

Courtesy COE

# Fishing Report

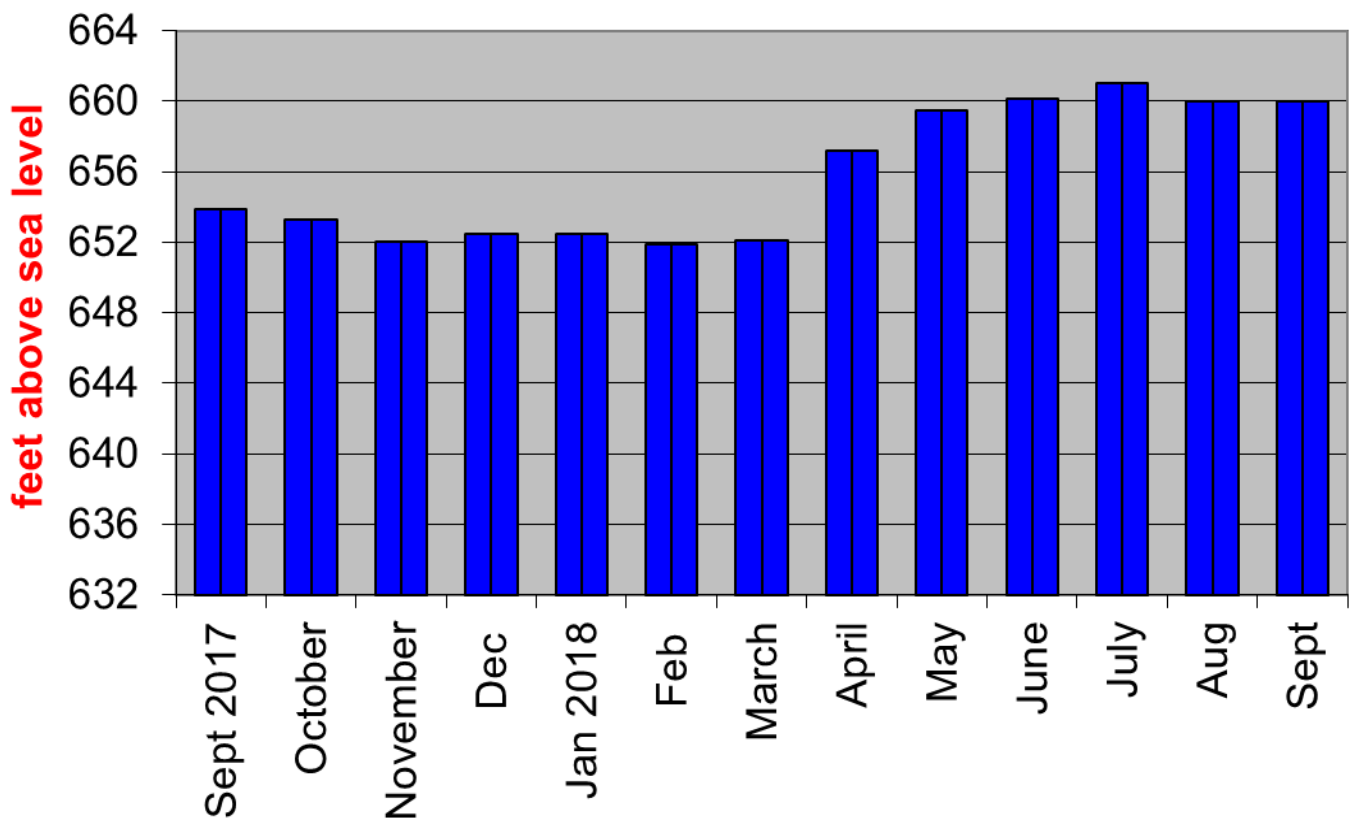
## Lake Hartwell September 1st 81 degrees

Bass fishing is fair. The high water levels have more fish scattered and they stay spread out. Plan to run and gun for the top water bite with flukes and walking baits. The more offshore brush and humps on the main lake in a morning, the greater success. The bite has been better early unless they are pulling water. When the fish get bunched up in the mid day and you can't get a rise, try a drop shot rigged with a Wackem Baits Big Sissy. Sensitivity is key for these drop shot action. Spotted bass are on a drop shot in 15 to 25 feet of water using a Zoom Z Drop or finesse worm. Use the Lowrance technology out on the points and humps to find active fish moving around throughout the day. There is a little schooling activity late in the evenings so have the pearl Zoom Super Fluke and any small top water shad bait.



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

## Lake Hartwell Elevation (660 = Full)



# Wildlife Management on Hartwell

The main objective of the Hartwell Project wildlife management program is to improve wildlife habitat through, accepted forestry and wildlife management practices consistent with the multiple use objectives of the lake project. Another objective is to provide hunting opportunities at suitable locations. Wildlife viewing opportunities are also available on project lands. Wildlife management activities are coordinated with appropriate State agencies, and cooperative efforts with interested groups are also encouraged.



Currently, approximately 2500 acres of Hartwell Project land is leased to the South Carolina Department of Natural Resources (SCDNR) for wildlife management. Beaverdam Creek Wildlife Management Area, located in Townville, is a 900 acre waterfowl management area leased to SCDNR. Waterfowl hunting is allowed in this area by drawing only.

Corps efforts to improve wildlife habitat and hunting success include the management of 27 wildlife openings around the project. These wildlife openings are planted and maintained to improve habitat for deer and turkey as well as benefit small game and non-game species. Four of these openings are managed as public dove fields. Another tool the Corps uses to benefit wildlife is through pine thinning operations around the project. Thinning practices along with the reforestation effort that includes planting hardwoods, promotes a healthy and diverse forest. The Corps also maintains 40 wood duck and 78 blue bird boxes around the project to provide adequate nesting.

All Corps land, except for developed recreation areas, is open to hunting provided all state game laws are observed. The Corps does manage some archery only areas available to the public. In South Carolina there are four areas the Corps has designated as archery only. These are SC River below the dam, Weldon Island (closed campground), Glenn Ferry (closed campground), and Choestoea. In Georgia there are two areas the Corps has designated as archery only. These are Georgia River/Quarry area and Paynes Creek Campground (after Sept 9th). A complete set of Hunting Maps are available. The SC River and Georgia River/Quarry area require a permit that is available from the Hartwell Project Office. This permit is free and must be obtained in person.

**(continued next page)**



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There are numerous other small access areas that are open to archery hunting for deer, turkey & small game. These areas include:

- New Prospect Access Area in Hart County, GA (34 Acres)
- Jenkins Ferry Access Area in Stephens County, GA (31 Acres)
- Apple Island Access Area in Anderson County, SC (107 Acres)
- Asbury Access Area in Anderson County, SC (27 Acres)
- Denver Access Area in Anderson County, SC (19 Acres)
- Townville Access Area in Anderson County, SC (23 Acres)
- River Forks Access Area in Anderson County, SC (182 Acres) Note: Hunting is not permitted in the closed recreation area.
- Camp Creek Access Area in Anderson County, SC (48 Acres)
- Martin Creek Access Area in Oconee County, SC (60 Acres)

A permit is required from the Corps of Engineers, Hartwell Lake, to hunt in the SC River Area and Quarry Area and will be available at no cost from the Hartwell Project Office beginning in late August each year.

Hunting for deer and turkey will be permitted during seasons as set by the state and will be restricted Archery Equipment Only. Firearms are prohibited during deer and turkey season.

Hunting in developed recreation areas except as listed above is prohibited.

No permanent stands can be constructed on Corps of Engineers property. Climbing stands, lock-on stands, ladder stands and ground blinds can be used, but must be removed on the last day of deer and turkey season.

Small game hunting is allowed in all areas listed above, but only after the deer season is completed. Hunting during small game season will be permitted with shotgun only using #4 shot or smaller.

South Carolina and Georgia regulations, seasons, bag limits, license requirements, etc. will be strictly enforced.

Feral Hog hunting is allowed on Hartwell Project Lands all year. A special permit must be requested to hunt hogs outside the regular deer and turkey seasons. The use of dogs is only allowed outside the state deer and turkey seasons.

Dove hunting is allowed Saturday and Wednesday only throughout the season as set by GA & SC's Department of Natural Resources.

Please contact Jess Fleming at the Hartwell Project for questions and permitting.

Natural Resources Specialist Jess Fleming: 1-888-893-0678 ext. 335 or 706-856-0335.



**ROBERTS PRESBYTERIAN CHURCH  
FALL FOR ALL FESTIVAL**

**Saturday October 13, 2018**

**10AM–2PM**

**Church Location:**

**2716 SC-187, Anderson, SC 29626**



**Come & Enjoy all of The Fun!!!  
Something for Everyone  
All Proceeds Benefit Local Charities & Church Projects**



- **Kid Pit with Lots of Children Activities**
- **Silent Auction of Items from Local Vendors**
- **Bargain Barn—Everything Imaginable For Sale**
- **Country Store - Canned items, Local Produce, Baked Goods**
- **Pumpkin & Flower Garden with Pumpkins, Mums, Pansies, Flower Pots & Other Colorful Fall Plants**
- **Country Corner Café—Lunch & Baked Goods**



**“LOG CABIN” Hand Made Quilt Raffle  
Tickets—\$1 Each; 6 for \$5; 12 for \$10; 30 for \$25**

**To Purchase Tickets Before Event:**

**Call Doreen Hoegler (864) 367-0835**



# Submerged History

In 1897, engineer William Whitner's Portman Shoals Hydroelectric Plant started producing electricity transmitted to Anderson, SC.

The transmission line was 10 miles and provided electricity to the Anderson, SC, the Anderson Traction Company and the Anderson Cotton Mills.

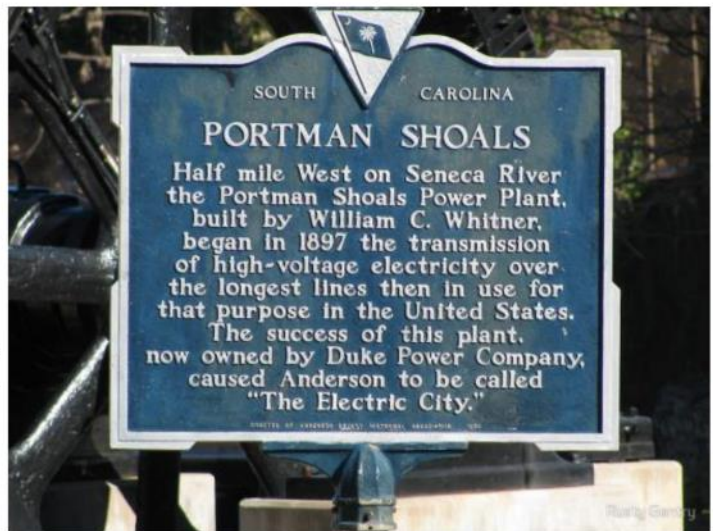
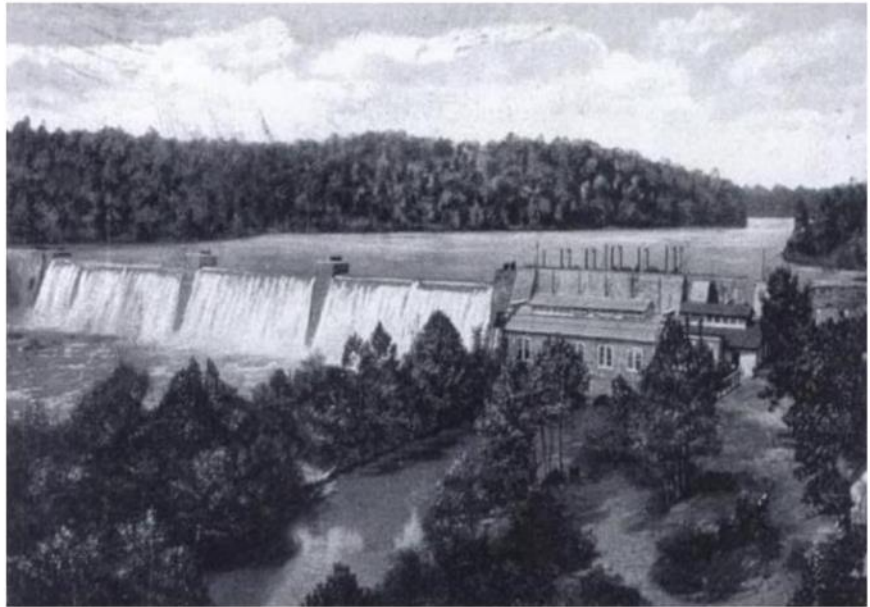
Before the Portman Shoals plant, in the 1890s, Whiner designed an expensive electric light station in Anderson.

The city didn't want to spend money on the new hydroelectric technology, so Whitner constructed a small plant on the Rocky River 6 miles away, to test power transmission. When the idea worked, he worked on the Portman Shoals plant between 1895-1897.

Anderson became one of the first cities in the Southeastern United States to have electricity. Electricity to Anderson was established by William C. Whitner in 1895 at a hydroelectric plant on the Rocky River giving the city the name "The Electric City." Anderson also became the first city in the world to supply a cotton gin by electricity. In 1895 Anderson Court House was renamed to Anderson.

In 1897 Whitner's plant was upgraded with a 10,000 volt generating station at Portman Shoals. Whitner's power plant at Portman Shoals became the first hydroelectric plant to generate high voltage without step-up transformers in the United States. The Portman Dam was swept away in 1901 forcing Anderson to be in darkness until it was rebuilt in 1902.

Today the power plant is under Lake Hartwell, which flooded the area in the 1950s for a larger hydroelectric dam. Portman Shoals was the longest transmission line in the Southern US at the time. Anderson, SC is known as "The Electric City" for the electric street lights that were along main street in the late 1890s.



This marker located at SC 24 and the Seneca River one mile north of I-85 commemorates the Portman Shoals Power Plant that is now submerged beneath the waters of Lake Hartwell.

The site is marked and located on Hwy 24 just a couple minutes south of I-85 exit 11

# For the Kids



## Word Search

W U U O H N S Y A D I L O H Z  
S I J I L Y P P H S O C T L X  
D E M W E E K E N D U G E I S  
E T P S I J I L S Y A D N O M  
C V K T R M W U U O H N S Y G  
F Q L E E N S I M I L Y P U H  
N A O C V M D R M W U U O N S  
A Z I F Q L B T E S I A I A R  
T X U K R O W E R D Y D W C E  
I S Y M Z I F Q R E T A S I R  
O C T R A V E L O C V K D R O  
N G E I S D M Z G N O L E E B  
A H R O A T L X U K A O F M A  
L N S Y G N I D N E Z I F A L  
L Y P P H R O C T L A B O R P

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 Lindaur  
Grand Forks Herald 2012

- |              |            |              |              |
|--------------|------------|--------------|--------------|
| 1. LABOR     | 5. WORK    | 9. SUMMER    | 13. AMERICAN |
| 2. DAY       | 6. LONG    | 10. NATIONAL | 14. MONDAY   |
| 3. HOLIDAY   | 7. WEEKEND | 11. USA      | 15. DAY      |
| 4. SEPTEMBER | 8. ENDING  | 12. TRAVEL   | 16. OFF      |

# BuyHartwellLake LLC

## 1-855-Buy-Lake



- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of properties listed on Lake Hartwell. Over 100 properties as of 6/1/2018
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- Homes and lots are listed in **three** MLS systems, Western Upstate SC, Greenville SC and GA MLS for maximum exposure.
- Our site [www.BuyHartwellLake.com](http://www.BuyHartwellLake.com) is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing purposes.
- All listings are submitted to 700+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.

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



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



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

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



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

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



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



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



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

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



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

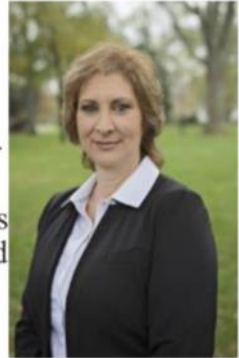
**Sarah Cleveland**  
**864-415-7448**  
**Sarah@buyhartwelllake.com**



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



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



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

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



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