

BuyHartwellLake.com
1.855.BUY.LAKE^{llc}



October 2014
Get Hooked On Lake Hartwell

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

New Listings
Of the Month



BuyHartellLake.com
1-855-Buy-Lake



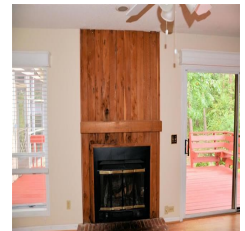
41 Peninsula Ct Martin GA \$595,000- Coastal Carolina Cottage on Lake Hartwell - once featured in Southern Living - provides great outdoor living space where porches frame views of the lake and capture summer breezes. Vaulted ceilings, kitchen with high-end appliances, center island with prep sink, great room, stone fireplace, sun room and master bedroom and bath which includes double sinks and large shower. Concrete cart path, 26x30 covered slip dock



271 Pine Needle Trail Martin GA \$200,000- Furnished 3 bedroom/2 bath Lake Hartwell home with Covered Slip Dock on deep water. Parking for RV or boat trailer plus circular driveway. This Doublewide Mobile Home comes fully furnished. Nice big eat-in kitchen with lots of cabinets, living room with pass-through kitchen window, family room with glass sliding door. Huge screen porch. Improved path with water at dock. Deep water - 18' at full pool per Seller.



3081 Springfield Villas Anderson SC \$104,900- Beautiful one level lakefront condo. Laminate wood floors throughout the unit. Wood burning fireplace in large living area. Large 24 x 10 deck with built in seating and 2 storage rooms. Kitchen includes tons of storage, glass top range, refrigerator and dishwasher. 2 large bedrooms and 2 updated full baths with ceramic tile flooring, Screen porch.



364 Timberlake One Seneca SC \$200,000- Immaculate lake retreat recently fully remodeled and with one of the closer corp lines on Hartwell! Property features gas fire place, open living area, screen porch, multi level decking and two BR & two baths in main home plus guest cottage with another bedroom, efficiency kitchen and full tile bathroom. Covered slip dock sits in a great spot for swimming.



413 Circle Dr Townville SC \$425,000 - 4br home remodeled like new with in-law suite, open layout, 4 car garage, gourmet kitchen including 2 pantries, prep sink and serving bar. Great lakeside sunroom and deck plus covered porch, irrigation system, fireplace, cathedral ceiling and hardwood floors. Level walk to the covered slip dock sitting in wide open beautiful water. Close to Clemson/Seneca/Anderson.



See all our listings at www.BuyHartwellLake.com

Q&A With The Corp Of Engineers



How can recreation be made a higher priority?

Project authorization mandates us to strive to balance project purposes. In order for any specific project purpose to be designated as a “higher” priority, legislation to amend or change the existing authorizations would have to be passed by Congress.

Major changes in operation of the reservoirs require careful study of the benefits and impacts associated with the proposed changes. The Savannah River Basin Comprehensive Study would produce the analyses needed to update operating rules and revise cost allocations among the purposes. We know that actions taken in one area of the basin will likely impact other areas of the basin.

Who determines how much water can be taken out of the Savannah River?

The states of Georgia and South Carolina oversee and permit withdrawals from the water system. The Corps coordinates regularly with the states’ resource agencies on water management in order to gauge needs of upstream and downstream users. In addition to the states, we develop water management plans and procedures for the reservoirs with input from other federal natural resource agencies. These agencies are charged with enforcing federal laws related to water and aquatic ecosystems.

What do CFS and MSL stand for?

CFS stands for cubic feet per second. This is a measurement of flow rate. One cfs is equal to 450 gallons per minute. One million gallons per day = 1.547 cfs (daily average flow)

MSL equals Mean Sea Level and is a measurement of the height of water in the reservoir per foot. We use feet above mean sea level instead of depth because the bottoms of the reservoirs vary widely.

What is conservation storage?

Conservation storage is that portion of range of depth in the reservoirs designed to conserve, or store, water during normal periods for use during low flow periods. Other than flood risk management, the conservation pool fulfills the congressionally authorized purposes of water supply, water quality, downstream navigation, recreation, fish and wildlife management, and hydropower production.

The top of conservation storage marks the bottom of the “flood storage,” where excess water would be kept temporarily following heavy storms. Also, the bottom of conservation storage marks the top of the inactive storage pool – that part of the reservoir designed for storing sediment, typically holding lower quality water due to its depth.

Fisheries Management at Hartwell Lake

The purpose of the Army Corps of Engineers fisheries management program is to help maintain a quality sport-fish population for the enjoyment of present and future fishermen. The Corps of Engineers works cooperatively with state fishery agencies in both Georgia and South Carolina to maximize the fishery population and habitat on Hartwell Lake.

A major management activity to promote a healthy fishery is the Corps efforts to manage water levels during spawning season. Every year during spawning season, the lake temperatures and levels are closely monitored and managed. Bass and crappie spawn in the spring when the water temp approaches 65 degrees. Because fish spawn in shallow water, special care has to be taken to make sure that lake levels do not fall too far and leave the eggs stranded. Therefore, from the time water temperatures reach 65 degrees until three weeks after temperatures reach 70 degrees, Corps field personnel work with the Savannah District Water Management Branch to keep lake levels from falling more than 6 inches. These efforts insure that bass and crappie will have the best conditions in which to reproduce.

Healthy aquatic habitat is essential to maintaining a good fishery. To monitor water quality, 8 stations have been designated on the lake. These stations are sampled regularly to track changing water conditions. Like all large lakes in the Southeast, Hartwell Lake goes through stratification starting in early Spring and ending in early Fall. During stratification layers develop based on water temperatures. Each layer has different characteristics that can affect the distribution of fish, and therefore, fishing success. There are three distinct layers that develop.

The **epilimnion** is the top layer. Although there is plenty of dissolved oxygen in this layer due to its frequent contact with air, water temperatures are high in the summer. Warm-water fishes such as largemouth bass, bluegill, and crappie can inhabit this layer year round, but cool-water fishes such as striped bass have to move to deeper water as the temperatures increase during the summer.

The **hypolimnion** is the bottom layer. This is the coolest layer and has the lowest amount of dissolved oxygen because it is not exposed to the air and all of the oxygen is used up during natural processes. Fish are not often found in this layer in the late summer and early fall.

The **thermocline**, or middle zone, is the most important zone to striper fishermen. It offers a wide range of temperatures, including those preferred by cool-water fish. The thermocline can produce good fishing; however factors such as cover and food sources also have an influence.

At Hartwell, thermal stratification begins at the dam, the area of greatest depth, in late April and early May of each year. The thermocline is established at a depth of around 30 feet and generally stays at this depth through early August. At this time the thermocline begins to slowly drop, reaching a depth of approximately 50 feet by mid September. During late October through early November the thermocline moves to a depth of about 70 feet and shortly thereafter the water becomes mixed or “turns over”.

During late April through early September shallower main-channel locations in the Tugaloo and Seneca arms of the lake exhibit stratification at depths ranging from 20 to 30 feet. The water in these locations becomes mixed in September, which is around 1 to 1 ½ months before waters near the dam “turn over”.



Sailing Camp at WCSC and Hospice Sailing Regatta

Summer 2014 at Western Carolina Sailing Club is over, leaving many memories of sailing fun. This summer was exceptional for the juniors. Junior Sailing Camp was held on the second and third weekends of July and the second weekend provided unusual sailing experiences for the young sailors.

While the first weekend provided the typical hot experience with typical light July breezes, the second was rainy, cold and breezy. The clubhouse fireplace was going continuously from Friday evening through Sunday and kids and adults were huddled by the hearth for warmth. A great experience for the 40 participants and their parents. And the challenging weather provided an unusual learning opportunity for the kids. The main purpose of the Junior Sailing Camp is to teach young people about sailing, but the program has evolved into something even deeper. This program attracts the support of many club members and working together further bonds this sailing community. Club members not only provide support for all the activities surrounding the camps, but many become certified instructors and they are the backbone of the summer camps.

Anyone interested in learning more about this program for next summer may contact Johanna Curtiss at 864 320-3089 or by email at hannacurtiss2@gmail.com

Coming up October 17th to 19th is the Annual Hospice Sailing Regatta. Western Carolina Sailing Club and Hospice of the Upstate host this regatta on Hartwell Lake in the fall, and throughout the years more than \$350,000 has been raised for Hospice. The goal this year is \$63,000.

Western Carolina Sailing Club welcomes the interest of prospective members. Anyone interested in joining should contact Spencer Mathews at: membership@wesc-sailing.org or by calling him at (864)216-5968.



Several Lake Hartwell Communities Receive National Recognition as “Top Retirement Cities”

Forbes names Clemson as one of the top 25 places in the country to retire

Noted positives were: college town, warm climate, above-average air quality, cost of living about national average, typical home price \$135,000, good state tax climate, low crime, high walkability rank.

For the full best places to retire article, visit: <http://www.forbes.com/pictures/mjh45mijf/clemson-sc-2/>



The boardwalk connects downtown Clemson with the lake and offers courtesy boat tie ups

Where to Retire magazine tabs Anderson SC as a top retirement city

Anderson, SC, has been selected a top retirement destination by Where to Retire, the only magazine in America geared toward helping people with retirement relocation decisions. Anderson is one of 8 cities profiled in a feature titled “8 Low-Cost Cities” in the September/October issue, available nationwide on Aug. 12, 2014.



Darwin Wright city park in Anderson on Lake Hartwell

Where to Retire Editor Annette Fuller said these eight cities, including Anderson, offer boomers their dream retirement setting at a bargain price. “Whether it’s a small city, a university town or a thriving urban center, options exist within most budgets. While home prices and everyday expenses may be lower in these towns, retirees aren’t sacrificing amenities and activities by relocating to these communities,” Fuller said.

The eight cities were chosen after research of cost-of-living data, taxes, housing prices and finally overall attractiveness and livability.

Each year, 700,000 Americans relocate to new towns to retire. Generally, relocating retirees are healthier, better educated and more affluent than those who choose to not relocate. They bring significant economic benefits to their new states and hometowns. Nationally, two dozen states and hundreds of towns seek to attract retirees as a source of economic development.

See www.wheretoretire.com

Fishing Report

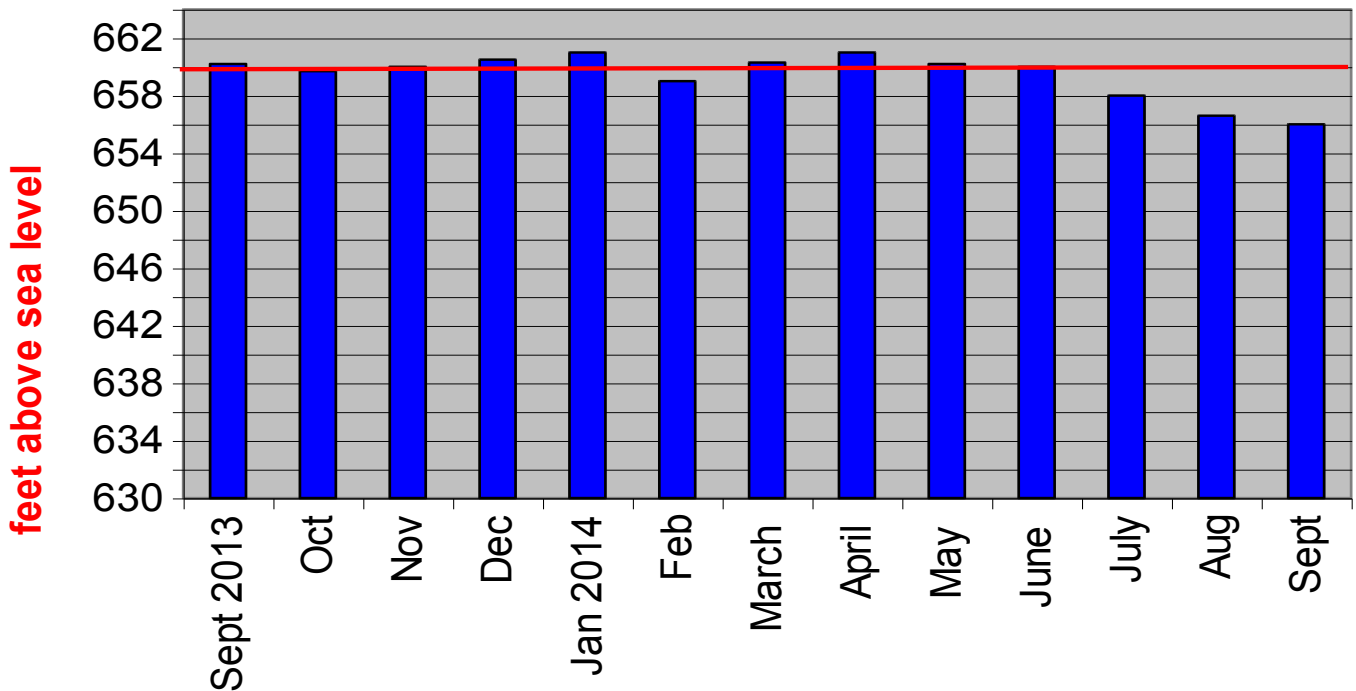
Lake Hartwell October 1st - 78 degrees

Bass fishing is fair. Try a variety of baits from top water to bottom fishing. The smaller bass are chasing top water Skitter Pops and a variety of other surface baits on the back side of the points and in the small cuts and coves. Medium to deep diving crank baits like the Rapala DT6 and DT10 around the docks and between two main lake points are catching fish.

Continue using the Carolina rigs and jigs around the docks. The fish are still feeding on small shad along with the bream up in the shallows. Shallow running square bill crank baits around any form of structure is fair early and late. Use a variety of plastics on the Carolina rigs and use some Spike It on any soft bait.



Lake Hartwell Elevation (660 = Full)



Visit our Lake Hartwell Informational site!

LakeHartwellLiving.com

Interested in activities on and around Lake Hartwell? LakeHartwellLiving.com highlights current lake activities, events and news. You will find information concerning the corp of engineers, permit information and contact numbers for all the local service providers you may need. Also included are links to surrounding activities such as golf courses, waterfall hikes, campgrounds marinas

CMT TV Shoots TV Reality Show in Hartwell

The Country Music Television Network (CMT) is coming to Hartwell later this month for an extended two-month stay. According to the Hart County Chamber of Commerce, a crew from CMT will be renting a house on Lake Hartwell where they will be taping an eight-week reality TV show to air this fall.

Segments of the show are expected to begin taping at the end of the month through mid-September. The crew will remain in Hartwell for another month or so as they work on post-production. Chamber Executive Director Nicki Meyer says Hartwell was one of several sites the Executive Producers were considering. "About three weeks ago, I got an email across my desk about the producers looking for a site," Meyer said. "We were one of several sites they were thinking about. We were in the running with Lake Lanier, Alabama, Arkansas, Lake Oconee. Once they narrowed the list of sites, we were finally chosen. Yesterday, we already had 10 or 12 crew members in town."



Meyer said the producer and executive producer looked at several rental houses on the lake and were very impressed with the area and the lake. Meyer said she is not allowed to divulge the name of the new reality TV show, but she said the show will have the contestants involved in a number of weekly challenges. "It's going to be a competition," she said. "The only time the cast will leave the house is when they do these race type competitions. And some of those challenges will involve water." The show will also be using Milltown Campground for a number of different competitions and while shooting is going on, Milltown will be closed to the general public.

Hart County is on the State's Camera Ready list and Meyer said she often gets emails regarding sites for possible TV or movie shoots. Meyer said having a major TV network come to Hartwell is great exposure for the entire community. "The town is going to see a lot of out-of-town faces, but it's going to be great for the community," Meyer said. "And it lets Los Angeles and film people see what Hart County has to offer. They're really impressed. I threw all kinds of things at them, farms, we have two dirt tracks. I mean the opportunity for them to do all sorts of things here is broad." Meyer said she expects the shoot will bring over \$400,000 in sales tax revenue to the area. Additionally, Meyer said the CMT producers are interested in hiring locals for various general crew work.

Anyone who might be interested in working on the set should contact the Hart County Chamber at 706-376-8590.

Meyer said Lake Hartwell was also the scene for a music video shoot.

And Hartwell is not the only town where locations have been used for TV or movie shoots. Recently, the old Cobb Memorial Hospital maternity ward in Royston was used to shoot a segment of a new Tyler Perry sitcom.

Portman Marina at Lake Hartwell



Located on beautiful Lake Hartwell, Portman Marina is the largest inland marina in South Carolina. Via I-85, off exit 14, they are only 90 minutes from Atlanta, 30 minutes from Greenville, and less than 15 minutes from Anderson, Clemson, and Lavonia. Additionally, the marina features two of the area's premiere restaurants. The Galley Restaurant offers waterfront dining with a selection of fresh seafood, steaks, and prime rib. Nami, an authentic Japanese restaurant, includes a full sushi menu.



Check out their website:
www.Portmanmarina.com for information on restaurants and marina services.

Life Long Learning Opportunities

We are a membership community of nearly 1,000 individuals in the Upstate, age 50+, who come from all backgrounds and educational levels. Together we enjoy the camaraderie of our peers as we participate in a myriad of activities designed just for us. Our purpose is to create and support a stimulating, interactive lifelong learning community of seasoned adults that is member-driven and volunteer-led.

We offer three semesters of courses, excursions, outdoor adventures, cinema and special interest groups. Each year, more than 200 unique programs provide opportunities to gain knowledge and expertise in a wide variety of academic and recreational pursuits, and to share our experiences and perspectives with others. Our activities are innovative and limited only by members' imaginations!

We also offer membership benefits throughout the year, including Clemson University privileges, discounts at local businesses, and member-only social events and programs – all for a low \$30 annual fee.

Since 2002, OLLI has been supported by interested community members as well as Clemson University's College of Health, Education, and Human Development. OLLI is an approved Institute in the Department of Parks, Recreation and Tourism Management. Our main office is located at Clemson's Patrick Square, in the Charles K. Cheezem Education Center.



OSHER LIFE LONG LEARNING INSTITUTE
<http://www.clemson.edu/centers-institutes/olli/>
100 Thomas Green Blvd. Clemson, SC 29631
GPS Users: 578 Issaqueena Trail, Clemson, SC 29631
Main Office Phone: 864-633-5242
Email: OLLI@clemson.edu

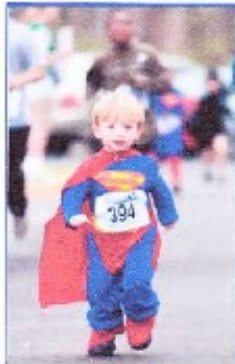
Fishing Attractors on Lake Hartwell

The Corps of Engineers maintain fish attractors on Lake Hartwell. The artificial reefs made of Christmas trees and other artificial habitat structures attract large schools of fish, especially crappie. The location of the fish attractors can be seen in the table below. Night fishing has become a popular past time at Hartwell



Lake. For light, fishermen use a boat mounted lantern or headlight attached to flotation. The light attracts insects, food organisms, and threadfin shad which in turn attract game species such as crappie, hybrid, and bass. Minnows are the primary bait for this type of fishing, but small jigs may also be effective. Most night fishing with lights has been successful under bridges and at the fish attractor sites.

	USACE Fish Attractor Buoys	Coordinates	
F/A#1	Powderbag Creek	34° 21' 43" N	82° 52' 29" W
F/A#2	Cranes Creek	34° 27' 25" N	82° 54' 2" W
F/A#3	Lightwood Log Creek	34° 23' 54" N	82° 54' 59" W
F/A#4	Little Beaverdam Creek	4° 30' 20" N	82° 51' 2" W
F/A#5	Near Portman Marina	34° 31' 10" N	82° 48' 11" W
F/A#6	Near Friendship boat ramp	34° 36' 4" N	82° 54' 39" W
F/A#7	Rock Springs Access	34° 28' 11" N	83° 0' 36" W
F/A#8	Near Mary Ann Brch ramp	34° 29' 9" N	82° 53' 44" W
F/A#9	Bruce Creek	34° 33' 31" N	83° 8' 19" W
F/A#10	Near T60	34° 29' 53" N	83° 4' 2" W
F/A#11	Tugaloo State Park	34° 29' 46" N	83° 3' 38" W
F/A#12	Tugaloo State Park	34° 29' 30" N	83° 3' 38" W



CASA Superhero Run For Northeast Georgia

*Every child needs a hero,
but abused children need Superheroes*

Saturday, November 15, 2014
Fun Run 8:30am / 5K 9:00am

Tugaloo State Park
1763 Tugaloo State Park Road, Lavonia, GA 30553



THE COURSE: The Fun Run and 5K will be run on the roads through beautiful Tugaloo State Park.

REGISTRATION:

*Each participant must complete a registration form.
\$20 pre-registered 5K – *postmarked by 11/05/14*
\$25 thereafter and 5K race day
\$15 Fun Run/Walk (any age)
\$50 Family rate (up to 4 runners) **pre-registered only**

Race day registration begins at 7:30am

Registration also available on **active.com**



AWARDS: Awards will be given to the Overall m/f, Masters m/f and **top 3** m/f in the following age groups: 10-under, 11-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75+. All fun run participants will receive a prize.

BENEFITS: Northeast Georgia CASA serves abused and neglected children in Franklin, Habersham, Hart, Elbert, Madison, Oglethorpe, Stephens and Rabun Counties. Our advocates speak up for children in juvenile court, working to ensure these children get the services they need, and that they are placed in a safe, permanent home as soon as possible.

INFORMATION: Contact NEGA CASA, 706-886-1098, www.negacasa.org.

Make checks payable to **NEGA CASA** and return entry to:
NEGA Superhero Run
c/o Classic Race Services
1860 Barnett Shoals Road, Suite 103-498
Athens, GA 30605

NAME: _____ **DOB** _____ **AGE** _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP** _____

T-SHIRT SIZE YS YM YL S M L XL **MALE** _____ **FEMALE** _____

Waiver: In consideration of accepting the entry, I, the undersigned, intending to be legally bound, hereby, for myself, my heirs, executors and administrators, waive and release any and all rights and claims for damages that I may have against Northeast Georgia CASA, all sponsors, their representatives, successor, and assigns, for any and all injuries suffered by me in this event. I also grant full permission to use any photographs, videotapes, motion pictures, recordings, or any other record of this event for any legitimate purpose.

Circle the event in which you plan to participate: 5K Run/Walk FUN RUN AMT. ENCLOSED: _____

Signature: _____
Parents Signature if under 18

Get Hooked on Lake Hartwell

JOIN →

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llc



1.855.BUY.LAKE

**AT THE ATLANTA
BOAT SHOW**

January 15-18, 2015
Georgia World Congress Center



Lake...Golf...Fishing...Skiing...Relaxing
Lake Homes, Cottages, Condos, Lots

Selling Real Estate on and around Lake Hartwell and
surrounding lakes-Keowee, Secession, Broadway

Licensed In SC and GA

NEED TICKETS?

Call us Today

We Have A Limited #

Note: Our Clients Will be Given
"First Dibs" on Available Tickets.

NOW IS THE TIME TO LIST YOUR PROPERTY
TO BE FEATURED AT THE SHOW

- We participate in this event because many Lake Hartwell Property Buyers are from Atlanta!
- Last year we were the only Lake Hartwell Real Estate Agency at the show!
- Potential buyers will have access to all of our listings as they visit our booth!
- If your property is listed with us at the time of the show, congratulations. It will be featured at the show!
- Are you thinking about listing your property! **DON'T MISS THIS OPPORTUNITY!**
- Call 1-855-BUY-Lake or (864) 225-2410 To LIST YOUR PROPERTY TODAY!

Spooky Halloween Crossword Puzzle

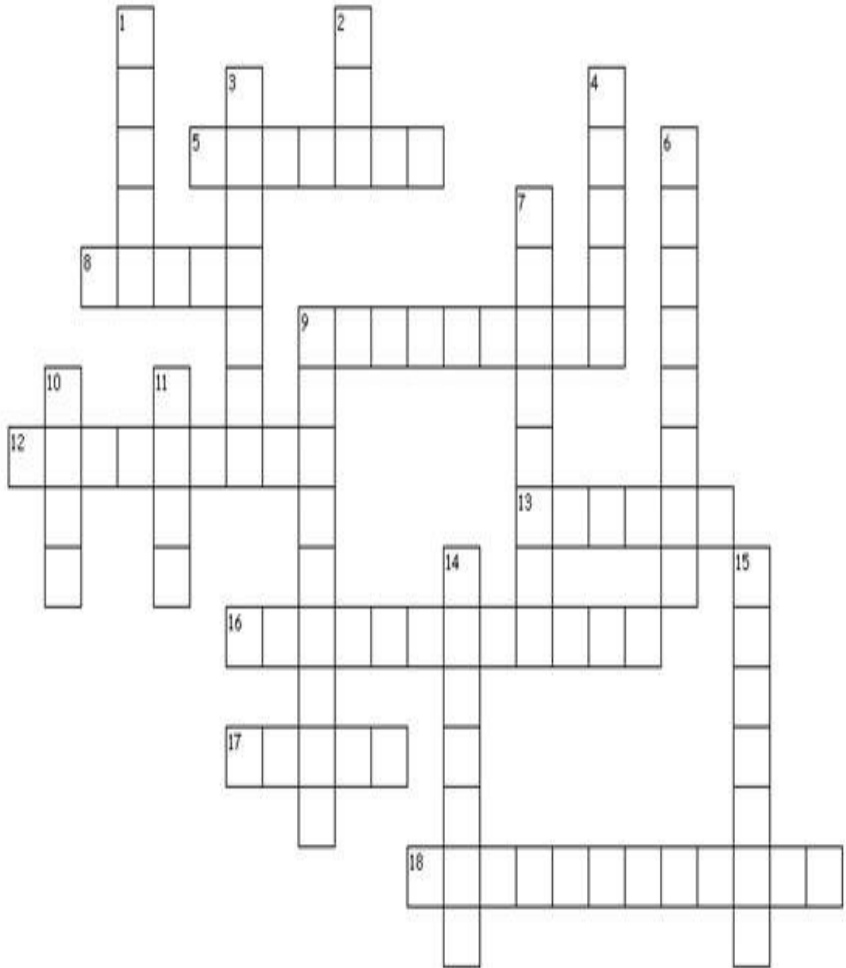


Across

5. Scary creature like Frankenstein
8. Boo! Yikes, it's an apparition!
9. Delicious brown candy
12. The holiday name
13. Howdy pardner, this costume might make you want to ride a horse!
16. Pumpkin carved
17. A celebration of the holiday with lots of people.
18. Ring the doorbell and say...

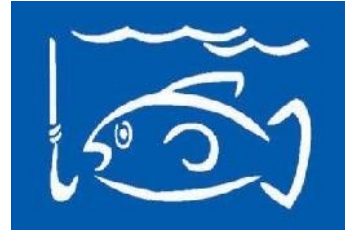
Down

1. Pointy hat and broom
2. They fly, but they are mammals
3. What do you wear?
4. Bobbing for this fruit
6. All our bones
7. Meow, don't let this animal cross your path.
9. No cob for this candy
10. Covering for your face
11. The round light in the sky at night
14. He wants to drink your blood!
15. A scary house filled with ghosts is said to be...



BuyHartwellLake.com 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 34 million dollars as of 9/1/2014.
- 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.
- All homes and lots are listed in both the 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 puposes.
- All listings are submitted to 800+ 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.
- Would you like your lake home to produce cash? We market and manage lakefront rentals and off lake properties.

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



Patty and Don Cleveland

- Members of both SC Western Upstate & 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, someone 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



Delilah Hewitt

- Lifetime member "Million Dollar Club": Agent of the Year
- Licensed in GA & SC
- Specializing in lakefront property on Lake Hartwell and Lake Keowee
- Weather BUYING or Selling, let my expertise work for YOU!
- *****I COVER THE LAKE*****
- My family and I moved here from Roswell GA 19 years ago. Prior to that we enjoyed a weekend home here for approximately 9 years. It's been fun for my husband, Tom, and I to watch our children(along with their friends) grow up on the lake. Weather skiing, boating, fishing, wake boarding or just hanging out together and relaxing, it's a fun way to share quality family time. It's a wonderful lifestyle. Why not beat the hustle and bustle and let me find the perfect lake place for you and your family!!(and you'll make a great investment in your future to).



Kyle Corbett

- Listing Specialist–Aggressive Marketing Plan for Lake Property&Homes.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 23 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. 23 years later I am married with tree 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 - 864.376.9163.





Debbie Henderson

- Licensed in Georgia and South Carolina
- Member of the Georgia and Western Upstate MLS
- Accredited Buyers Representative
- I grew up water skiing with my family and now enjoy living on Lake Hartwell and being involved in the Toccoa, GA community as a CASA volunteer and mentor. The lake has proven to be a great place to relax and refresh, to play and enjoy nature and to entertain and connect with family and friends. I've been involved in building custom homes for 20 years, including the last 8 on the lake. That, combined with other sales and marketing experience, makes me uniquely qualified to help you sell your current home or help you find your own private retreat on the lake.



I look forward to working with you to make your lake living dreams come true! Call me anytime at 404-313-4404.

Judy Stevanovich

- I was born and raised in Anderson SC. After a 32 year career in Corporate America and many relocations, I came home to Anderson seven years ago.
- 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 the studio there is only one place to look—the golf course. We both love being in Anderson.
- 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 information, see my website www.upstateteam.com. Telephone: 864-276-7416; E-mail; jstevano@charter.net.

