

VACATION EVERY DAY

864-443-2220

*South Carolina
Real Estate,
At a Price Worth looking into!*

**Savannah Lakes Village:
Recreational, Active Adult,**



SOUTH CAROLINA'S "BEST PLACE TO LIVE"



4503 US Hwy 378 W
McCormick, SC 29835

864-443-2220 Office

864-443-2000 Fax

864-379-4565 Cell Michael Sherard

864-379-1009 Cell Theresa Bryan

E-mail:

tbryan5400@gmail.com (Theresa)

slvsherard@gmail.com (Michael)

*Showing the Best in Recreational
& Retirement Properties*

Hello from Savannah River Realty,

We would like to thank you for your inquiry about Savannah Lakes Village. If you have not visited our website, you might want to go to <http://screalestate.com/>

Our Blog is very informative also at www.slvtalks.com

You will find homes for sale, building sites and pictures of our two golf courses as well as our 70,000 acre lake! Savannah Lakes Village is a unique Active Adult Community located three hours from the beach (no problem with Hurricanes here!), three hours from the mountains (Asheville and The Biltmore Mansion), & only 33 miles from Augusta, Ga. which is the medical center of Georgia. We are situated at the edge of a national forest. We truly are a friendly, Southern Town. Our area is known as the piedmont or foothills of South Carolina. That provides us with moderate temperatures and humidity, four seasons and keeps the bug population very low.

*There is no better way to experience the beauty of this lake and golf course than by seeing it yourself. If you would like to come and check us out, we can help you with lodging, tee times, weather permitting maybe even a boat ride, and we would love to show Savannah Lakes Village to you. **Please consider our Discovery Package.** To view a vacation home click here:*

<http://screalestate.com/discovery-package>

TAKE ADVANTAGE OF OUR DISCOVERY OFFER

When you are ready to visit, give us a call, let us know what you are looking for and we will set the day aside just for you. 864-443-2220



C HOOSE YOUR DISCOVERY PACKAGE

www.sclakeandgolf.com

3 Nights (\$375 per couple) INCLUDES:

- 4 days/3 nights lodging (upon availability) at a selection of town-homes, houses or Hickory Knob State Park. Additional nights available upon request for an extra charge
- Two rounds of golf for two, one at each of our championship courses, Monticello and Tara
- Golf Cart for each round of golf
- Tour of Savannah Lakes Village
- Unlimited accesses to the Recreation, Swim & Fitness Center, Tennis Courts
- DVD of Village to share with your friends and family
- Day Trips Brochure (fun places to visit)

2 Nights (\$250 per couple) INCLUDES:

- 3 days/2 nights lodging (upon availability) at a selection of town-homes, houses or Hickory Knob State Park. Additional nights available upon request for an extra charge
- A round of golf for two at **EITHER** of our championship courses, Monticello **OR** Tara
- Golf Cart for a round of golf
- Tour of Savannah Lakes Village
- Unlimited accesses to the Recreation, Swim & Fitness Center, Tennis Courts
- DVD of Village to share with your friends and family
- Day Trips Brochure (fun places to visit)

Savings up to \$400 VALUE so book soon!

Savannah Lakes Village is considered as one of the “most desired” retirement communities in the United States! According to researchers tracking the baby boomers, this region is expected to grow exponentially in the next 10 years. Don't wait to visit our area because Savannah River Realty is making it easier than ever with a **Discovery Package** tailored to make sure you explore all this community has to offer. Let us take care of the details for you:

*Savannah River Realty
Selling Savannah
Lakes Village*

FIND YOUR WAY TO TWO OF SOUTH CAROLINA'S TOP GOLF COURSES

THE PERFECT BACKDROP

We brag of playing Golf Year round!
Our golf lots have privacy along with spectacular views.
Designed by the prestigious architectural firm of
Ault, Clark and Associates, However, nothing compares to the
tactful creation of our greatest architect: Nature.

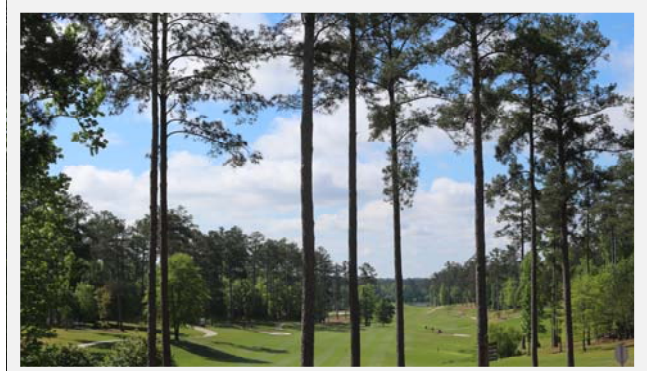
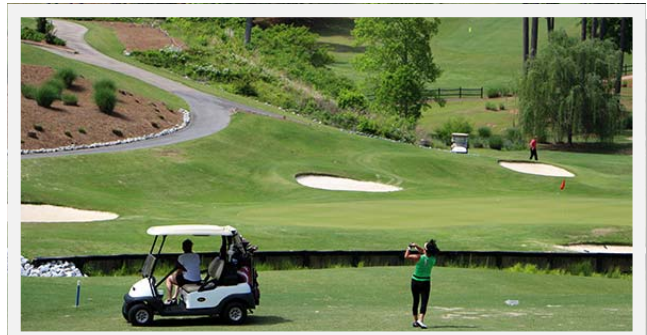
The Monticello course was rated as one of the
best in the Nation. Best of all, they are
Savannah Lakes Village's two 18-hole award winning
championship golf courses, carved from the rolling landscape
surrounding Lake Thurmond.

*The courses at Savannah Lakes radiate precision and
artistry, delivering a gratifying experience for beginners as well
as more advanced players.*

Accentuating the natural beauty of the area, the 18-hole courses
have wide fairways and large greens. They also offer unique
challenges and breathtaking vistas of the lake and the piedmont
forest. Best of all, membership into these
first rate lakefront clubs are included with
your property ownership! With five sets of tees at
Monticello and six sets of tees at Tara, the course can
be set-up to play from 4,500 yards to over 7,000 yards.
We also offer excellent practice facilities available to
include spacious driving ranges, putting greens, practice
bunkers, and pitching greens. The area offers a third 18-hole
golf course at the Hickory Knob State Park, giving
Savannah Lakes Village residents access to three lakefront golf
courses within a 5 mile radius of home!

*Best of all, the area's untouched nature and beautiful scenery of grand Pine trees
and Lake Thurmond provide the winning combination that makes Savannah Lakes
a top-ranked golf destination in South Carolina.*

*Both on
Water*



Country Club

Membership Included

With the Purchase of

Every Lot!

**Our golf lots are affordable.
Starting at \$25,000, each lot is
equipped with city water and
city sewer. All utilities are also
underground, adding to the
splendor of our neighborhoods.**

SAVANNAH RIVER REALTY 864-443-2220

Our Community at a Glance

Savannah Lakes Village

LAKE: Savannah Lakes Village is located on a 70,000 acre reservoir, Lake Thurmond, which separates Georgia and South Carolina. Lake Thurmond is over 64 miles long, up to 220 feet deep and has 1,200 miles of shoreline. Field and Stream Magazine ranked Lake Thurmond as one of the best bass fishing lakes in the country. Deer and wild turkey are also in abundance around the Village.

AMENITIES: Two Private, 18 hole Championship Golf Courses and Country Club, indoor pool, outdoor pool, tennis, Green fees are under \$30.00 for 18 holes to members and property owners. Our 2.5 million dollar Health and Fitness Center features a tennis complex, weight and exercise room, four-lane electronic bowling alley, meeting rooms and 300 seat multipurpose/dining room. Full membership in the Country Club and all amenities are included with any purchase.

LOW TAXES: South Carolina, according to Kiplinger's Newsletter, is one of the 10 most tax friendly states for retirees. South Carolina does not tax social security. At age 65 a retiree can deduct up to \$30,000 in qualified income on State taxes. Also, at 65, homestead exemption allows for the first \$50,000 not to be taxed on your home, making your taxes considerably less with homestead exemption. To learn more: <http://screalestate.com/our-community/taxes-sc>

LOT PRICES: Begin at \$10,000 for interior, \$25,000 for golf course, and around \$75,000 on the water. Membership is included with any home site or home purchased at Savannah Lakes Village. Property Owners Association maintenance fee is under \$115 per month. Most lots have a gentle slope and are wooded. All home sites include paved roads, water, sewer, and underground cable.

BUILDERS: Your choice of over 5 quality builders to choose from. Savannah River Realty can help find the right builder when you are ready to build. There is no time limit on when you have to build. We can help you through the process of choosing a builder.

WEATHER: We have ideal weather conditions year round. A four-season climate, with mild temperatures even in the winter, with average day temperatures between 55 & 65. August, our hottest month, averages in the 90's with lows in the 70's. Golfing, tennis, boating and fishing are year round activities at Savannah Lakes Village.

STATE OF SOUTH CAROLINA SUPPORT: South Carolina selected Cooper Communities to develop the 3,987-acre project. The state purchased the property from the federal government in 1987 and sold it to Cooper Communities in December 1988. Since the area is in the heart of a National Forest, it took an act of congress to release this property for sale to the public. Three State Parks surround the village. The State's overall goal is to enhance economic development in McCormick County.

CENTRAL LOCATION: We are located between McCormick, SC and Lincolnton, GA. Abbeville, SC and Greenwood, SC are about 25 miles; Augusta, GA 40 miles; Atlanta, GA 130 miles; Columbia, SC 75 miles; Savannah, GA 170 miles; and Myrtle Beach, SC 225 miles.

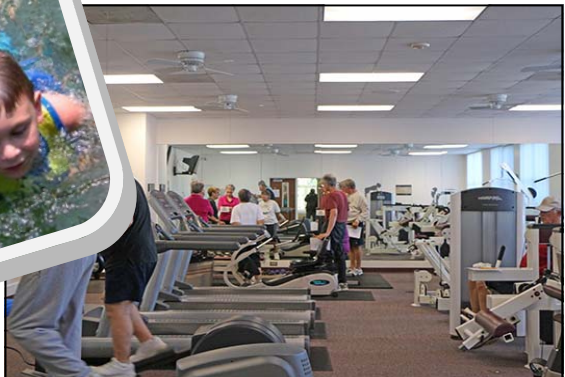


*Pictures
 Say a Thousand Words!*

*With so much to do
 One might think they
 Were on Vacation.*

*Savannah River
 Realty
 Can find you a place
 Where your vacation
 Destination Is where You
 Live!*

*Just think,
 Golf, Fishing, &
 Boating,
 Year Round.
 Retirement Really
 Is Great!*



Community Highlights:

Awards:

» “Best Overall Active Adult Community” - National Active Retirement Association

» First “Fire wise Community” in South Carolina, 2004

» Monticello’s 5th hole named one of the “18 Most “Spectacular” holes in the Carolinas, - Carolina Living

» Awarded one of “50 Top Golf Communities” - Retirement Lifestyles

» Established as one of “Ten Great Affordable Golf Communities” - Retirement Lifestyles

» Recognized as one of America’s “100 Best Master Planned Communities” - Where to Retire

» Monticello ranked the “8th Best New Affordable Golf Course” - Golf Digest, 2000

» Home sites from \$10,000

» Developer: Community Association (Member-owned community and amenities)

» Number of Acres: 3,987

» Neighborhoods: Six total - Southwind, Tara, Magnolia, Shenandoah, Savannah Point & Monticello with walking trails

» Number of Completed Homes: 1,100
Total number of Home sites 5,000

» Number of Golf Courses: Two lakefront courses, Tara & Monticello, both with Club Houses & Restaurants

» Number of Pools: Two, one indoor and one outdoor pool

» Tennis Courts: Clay courts and Hard tru courts
A Tennis Court expansion was completed in 2012

» Pickle Ball Courts

» 70,000 Acre Lake with Field & Stream recognizing Lake Thurmond as one of the top 10 Bass Fishing Lakes in the Nation

» New \$3M healthcare facility

» Other Facilities :Community Docks, Bowling Alley, Bocce Ball courts, three adjacent state parks on the lake offering a lake front pavilion, a third public golf course in the immediate area, lodging and additional restaurant at bordering Hickory Knob State Park

» Annual Property Owner Association Dues:
(includes membership into all member-owned amenities:
No initiation fees or minimums at the clubs.)

» Community Contact and telephone Number:
Savannah River Realty: **864-443-2220**



Spring Wisteria



Summertime on the lake



On the Shooting Range in Fall



Indoor Swimming in the Winter

Monthly Summary for 2016

Monthly Summary for January

High 52° Low 32°

Monthly Summary for February

High 57° Low 37°

Monthly Summary for March

High 72° Low 47°

Monthly Summary for April

High 76° Low 50°

Monthly Summary for May

High 81° Low 58°

Monthly Summary for June

High 92° Low 69°

Monthly Summary for July

High 96° Low 73°

Monthly Summary for August

High 92° Low 72°

Monthly Summary for September

High 88° Low 66°

Monthly Summary for October

High 79° Low 52°

Monthly Summary for November

High 69° Low 41°

Monthly Summary for December

High 55° Low 36°

With four seasons and the winters mild, South Carolina is fast becoming the #1 State for Retirees!

Why are so many folks moving to Savannah Lakes Village in South Carolina?

SAVANNAH RIVER REALTY

Savannah Lakes is surrounded by one of the most scenic and preserved areas within the southeast, creating a rural atmosphere. We like to say we are insulated from all the pollution and crime, we are not isolated!

Underground utilities are installed throughout the community, including fiber-optics for high-speed digital voice, internet, and entertainment services. It is equipped with one of the most advanced digital communication and entertainment systems. If you could exchange the daily commute, traffic and crowded city neighborhoods for the smell of a fresh pine forest, a sunrise over the lake or maybe your own view of the golf course and piedmont forest, what would you choose?



The moderate climate of South Carolina with over 300 days of sunshine on average per year, is one of the main reasons people love this area. The beauty and splendor of the changing seasons also is a top priority. No matter where you are in the Palmetto State, it's an easy drive to the beaches of the Atlantic ocean or mountain get-a-ways. A favorable tax structure for retirees, excellent healthcare, and a touch of our friendly southern hospitality and you will quickly understand the desirability of our area.

Savannah Lakes Village is fortunate to be surrounded by great healthcare services. The community is home to the Savannah Lakes Village Medical Center, which is owned and operated by the Self Regional Healthcare System. We are also surrounded by six major hospitals, including Self Regional's flagship hospital facility in Greenwood, SC just 30 minutes from the community. All other hospitals are within 45 minutes of the community.

With two community-owned lakefront golf clubs (Tara & Monticello) along with a third lakefront golf course bordering the community at the Hickory Knob State Resort Park, playing golf on the lake takes on a whole new meaning. That's a total of 54 incredibly challenging holes of golf in the immediate area. Needless to say, Savannah Lakes Village is a golfer's dream come true. All Savannah Lakes Village property owners have membership credentials at the clubs, without any initiation fees or minimums at the clubs.



Savannah Lakes Village is an established, member owned community celebrating 28 years of growth and stability. In fact, we transitioned from developer control to member ownership in December of 2000, meaning that we are now 17 plus years into this transition. This is extremely important for our community, as it means that our amenities and programs are self sufficient and not reliant on a subsidy from developer property

The number one reason for living in Savannah Lakes Village is the people you meet and the friendships you will grow to cherish here. Residents have relocated from across the country, and that is one of the common ties that bind people together. As one resident recently stated it, "this is a place where genuine care and friendships are the norm." Currently there are 2,200 residents and growing. The sense of community and belonging here is very strong, but is not limited to the geographic borders of Savannah Lakes Village. Residents are heavily involved throughout the region in various organizations such as the McCormick Arts Council, Abbeville Opera House, McCormick Chamber of Commerce, Habitat for Humanity, Helping Hands, Rotary Club, Lions Club, Exchange Club, McCormick Children's Home, McCormick Humane Society, McCormick School District, and local and regional churches just to name a few. Our residents enjoy our amenities, but especially being able to give back to the local community's is of special value..

The map displays the Savannah River region, highlighting the J. Strom Thurmond Lake and Thurmond Dam. Key locations marked include McCormick, SC; Edgefield, SC; Thomson, GA; and Augusta, GA. Major roads shown are US-378, GA-43, GA-47, GA-221, GA-28, GA-25, and GA-104. A red arrow points from the McCormick, SC location on the map to a text box containing the address: 4503 US Hwy 378 W, McCormick, SC 29835. To the right, there is a photograph of a two-story white house with a porch. Below the photo is the logo for Savannah River Realty, featuring a sun over water, and the text: SAVANNAH RIVER REALTY. Below the logo, it states: Savannah Lakes Village is located in Western South Carolina, along the state's Freshwater Coast. A small map of South Carolina is also present.

**4503 US Hwy 378 W
McCormick, SC 29835**

SAVANNAH RIVER REALTY
Savannah Lakes Village is located in Western South Carolina, along the state's Freshwater Coast

Savannah Lakes Village

2016 FEE SCHEDULE

FEEES INCLUDE APPLICABLE SALES OR ADMISSIONS TAXES

ADMINISTRATION

1-01-2017

ASSESSMENTS

PROPERTY ASSOCIATION FEE PAID MONTHLY

111.77

PAID ANNUALLY DUE JANUARY 2, OF EACH YEAR

1341.24

GREEN FEES

MEMBER - DAILY

18 HOLE 26.00

MEMBER - DAILY

9 HOLE 15.00

ANNUAL Unlimited Golf (Green and Cart) Per Person

3,300.00

Member daily after 2:00 pm

18 HOLE 18.00

MEMBER GUEST - DAILY

18 HOLE 28.00

MEMBER GUEST-under 18

18 HOLE 26.00

CART RENTAL

MEMBER - DAILY

18 HOLE 14.00

MEMBER - DAILY

9 HOLE 8.00

MEMBER GUEST

18 HOLE 18.00

MEMBER GUEST

9 HOLE 10.00

TRAIL FEE (for those who own their own cart)

MEMBER- DAILY

18 HOLE 8.00

MEMBER- DAILY

9 HOLE 4.50

DRIVING RANGE FEES

SMALL BASKET

1.00

MEDIUM BASKET

3.00

LARGE BASKET

5.00

DOCK FEES

LAKE FRONT LOTS: 30 YEAR LONG TERM LEASE

17,500

MAINTENANCE FEE LONG TERM LEASE (\$58.33) PER MONTH

700.00

SHORT TERM LEASE: INTERIOR AND GOLF LOTS (\$131) PER MONTH

1576.00

ACTIVITY CENTER

MEMBER YEARLY-UNLIMITED (INCLUDING TENNIS)

465.00

MEMBER DAILY-UNLIMITED (INCLUDING TENNIS)

6.00

MEMBER ANNUAL UNLIMITED-PER PERSON (EXCLUDES TENNIS)

365.00

MEMBER DAILY (EXCLUDES TENNIS)

5.00

MEMBER MONTHLY

82.00

Guest Daily

6.00

BOWLING

MEMBER PER LINE

3.25

Architectural Control Fees

Review Fee

100.00

Building Permit

2000.00

Mail Box

275.00

Vacation Living

Community

Two Championship 18 Hole Golf Courses*

70,000 Acre lake*



Office



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