

864-443-2220

*South Carolina Real Estate,
www.screalestate.com*

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



SOUTH CAROLINA'S "BEST PLACE TO LIVE"



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*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. HOW CURIOUS ARE YOU?** To view a vacation home click here: <http://screalestate.com/discovery-package>*

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 \$125 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. June, 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!*



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

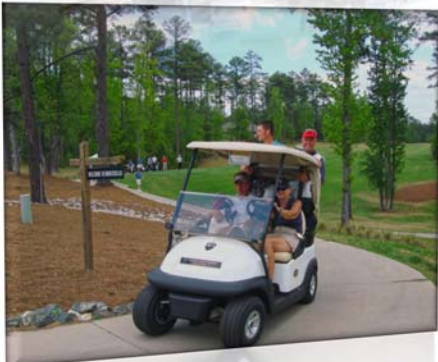
isolated! **Underground utilities are installed throughout the community, including fiber-optics for high-speed digital voice, internet, and entertainment services. It is equipped with one of the most advanced digital communication and entertainment systems.** If you could exchange the daily commute, 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 29 years of growth and stability. In fact, we transitioned from developer control to member ownership in December of 2000, meaning that we are now 18 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 sales.

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 Lakes Village area, highlighting the location of McCormick, SC. Key features include:

- Address Callout:** 4503 US Hwy 378 W, McCormick, SC 29835
- Realty Information:** SAVANNAH RIVER REALTY, Savannah Lakes Village is located in Western South Carolina, along the state's Freshwater Coast.
- Geographic Landmarks:** J. STROM THURMOND LAKE, THURMOND DAM, and the Savannah River.
- Neighboring Areas:** LINCOLNTON, GA; THOMSON, GA; AUGUSTA, GA; AIKEN, SC; EDGEFIELD, SC; and MCCORMICK, SC.
- Directions:** TO GREENWOOD, SC; TO COLUMBIA, SC; TO ATLANTA, GA.
- Map Details:** The map shows a network of roads with route numbers (e.g., 378, 221, 25, 43, 47, 28, 104, 232, 19) and a small inset map of South Carolina.

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 \$35,000, each lot is equipped with city water and city sewer. All utilities are also underground, adding to the splendor of our neighborhoods.

Did you know,

With more beach than the coast of California, Lake Thurmond is fast becoming the Lake of Choice across the nation.

I love this area for it's astonishing beauty & want to share with you all that this unique area has to offer.

Named **“The #1 Top Small Retirement Town of the Carolinas”** by the editorial staff of Retirement Lifestyles in the Carolinas magazine. McCormick, SC, home of the renowned **Savannah Lakes Village**, offers :

- **2 Championship Golf Courses**
- **Low taxes**
- **Perfect weather/Fishing/Swimming**
- **Activities galore including an Activity Center**
- **Country Club Membership included in purchase**

Located below the foothills along the South Carolina and Georgia borders, in the heart of Sumter National Forest, Savannah Lakes Village features the largest man-made lake east of the Mississippi.

The 70,000- acre pristine Thurmond Lake has 1,200 miles of shoreline.

Approximately 100 miles is zoned residential, 25 miles of which runs through **Savannah Lakes Village.**

Spring bursts with our prized white and pink Dogwoods; Summer has a magnificent showing of Azaleas, Wisteria, Crepe Myrtle and Magnolias : Fall sports, all the wonderful colors a national forest would hold, and our Winters are ***mild.***

- No high winds
- No torrential weather
- No hassle of winterizing your boat.
- Residents leave their boats in the water all year long.

Great Opportunities Available

Once in a lifetime there seems to be an unbelievable opportunity not often presented to you, that makes you sit up and take notice! That opportunity has arrived. We have several golf and lake homes that are at exceptionally opportunity!



313 Misty Cove
4BDRs 3 Baths 3,421 sqft
Lake \$387,000



269 Fairway
4BDRs 4 Baths 3,827sqft
Golf \$339,000



220 Gerard Circle
4BDRs 3.5 Bath 5,400 sqft
Lake \$895,000



206 Fern Lane
3 BDRs 3 Baths 3,400 sqft
Golf \$456,900



125 Bereau
4 BDRs 3 Baths 4,500 sqft
Lake \$635,000

Know How to Choose the Right Place

1. Consider your priorities. What is really important to you, a social community, location, golf, warm winters, lake, ocean, or perhaps just getting out of the big city? How much do you want to invest in a home? Will it be on the lake or tucked in the woods? Whatever they are, make a list so you can “Identify them .”
2. Explore your options and compare. With your list of priorities in hand, you should have an idea of what is important to you. Now compare the different communities that match with your priorities. Every community has pertinent information you can obtain that will help you narrow your options. Most real estate companies will be glad to mail you a brochure.
3. Get out there and explore your choices! Once you have a list of communities you might be interested in, take the time to go look at them. When you do decide to purchase, you will be confident in your decision because you did your homework!



107 Hickory Point
Under Contract
Golf \$249,000



210 Milford Place
4BDRs 3 Baths 3,750 sqft
Lake \$559,000



208 Player Lane
3BDRs 2.5 Baths 2,435sqft
Golf \$359,000



160 Shenandoah
3 BDRs 2.5 Baths 2,100 sqft
Lake \$310,000



291 Fairway
3 BDRs 2.5 Baths 2,531 sqft
Golf \$319,000



203 Hummingbird
Under Contract
Interior \$259,000

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: 1,200
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**



SAVANNAH LAKES 2018 RATE SCHEDULE

RATES INCLUDE APPLICABLE SALES/ADMISSIONS TAXES

REQUIRED HOA DUES	ANNUAL DUE JANUARY 2	1,408.20
OR MONTHLY PAID BY BANK DRAFT		117.35

OPTIONAL FEES - PAY AS YOU PLAY

GOLF

UNLIMITED ANNUAL GOLF (GREEN & CART) PER PERSON**	\$3,389.00	\$282.42 MONTHLY
ANNUAL 9 HOLES (GREEN & CART) PER PERSON **	\$1,952.00	\$162.67
MEMBER - DAILY (BEFORE 2 PM) 18 HOLE		27.00
MEMBER - DAILY (BEFORE 2 PM) 9 HOLE		15.50

** CHILDREN UNDER 18 PLAY FOR FREE OTHER GUESTS PLAY FOR MEMBER FEES

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 (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

DOCKS LEASES

LAKE FRONT HOMES: 30 YEAR LONG TERM LEASE HAVE SLIP BUILT	17,500.00
MAINTINANCE ON LEASE PER YEAR	YEARLY \$723.00 MONTHLY 60.25
SHORT TERM YEARLY RENTAL BOAT SLIP: GOLF OR INTERIOR HOMES	1,623.00

ACTIVITY CENTER EXCLUDING TENNIS/PICKLEBALL

MEMBER DAILY	5.00
INSTRUCTOR LED CLASSES	3.00
MONTHLY (INCLUDES POOL & ALL INSTRUCTOR CLASSES)	70.00
RC ONLY ANNUAL (INCLUDES POOL & ALL INSTRUCTOR CLASSES) **	YEARLY \$378.00 31.50
RC ANNUAL (INCLUDES POOL & ALL INSTRUCTOR CLASSES/ TEMMIS/PICKLEBALL) **	\$ 488.00 6.50
SEASONAL POOL (DOES NOT INCLUDE FREE USAGE FOR ANY GUEST)	80.00

BOWLING PER LINE	3.50
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ARCHITECTURAL CONTROL COMMITTEE BUILDING PERMITS (Valid for 12 months)	2,100.00
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Spring Wisteria



Summertime on the lake



On the Shooting Range in Fall



Indoor Swimming in the Winter

Monthly Summary for 2017

Monthly Summary for January

High 68° Low 40°

Monthly Summary for February

High 68° Low 42°

Monthly Summary for March

High 77° Low 54°

Monthly Summary for April

High 81° Low 59°

Monthly Summary for May

High 85° Low 66°

Monthly Summary for June

High 91° Low 70°

Monthly Summary for July

High 88° Low 69°

Monthly Summary for August

High 83° Low 61°

Monthly Summary for September

High 76° Low 52°

Monthly Summary for October

High 65° Low 40°

Monthly Summary for November

High 55° Low 35°

Monthly Summary for December

High 46° Low 34°

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

Vacation Living

*SLV 55 PLUS
Community*

Two Championship 18 Hole Golf Courses
70,000 Acre lake**



Office



864-443-2220 (office) * 864-379-1009 (mobile) 864-379-4565 (mobile)
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