

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 \$130 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.



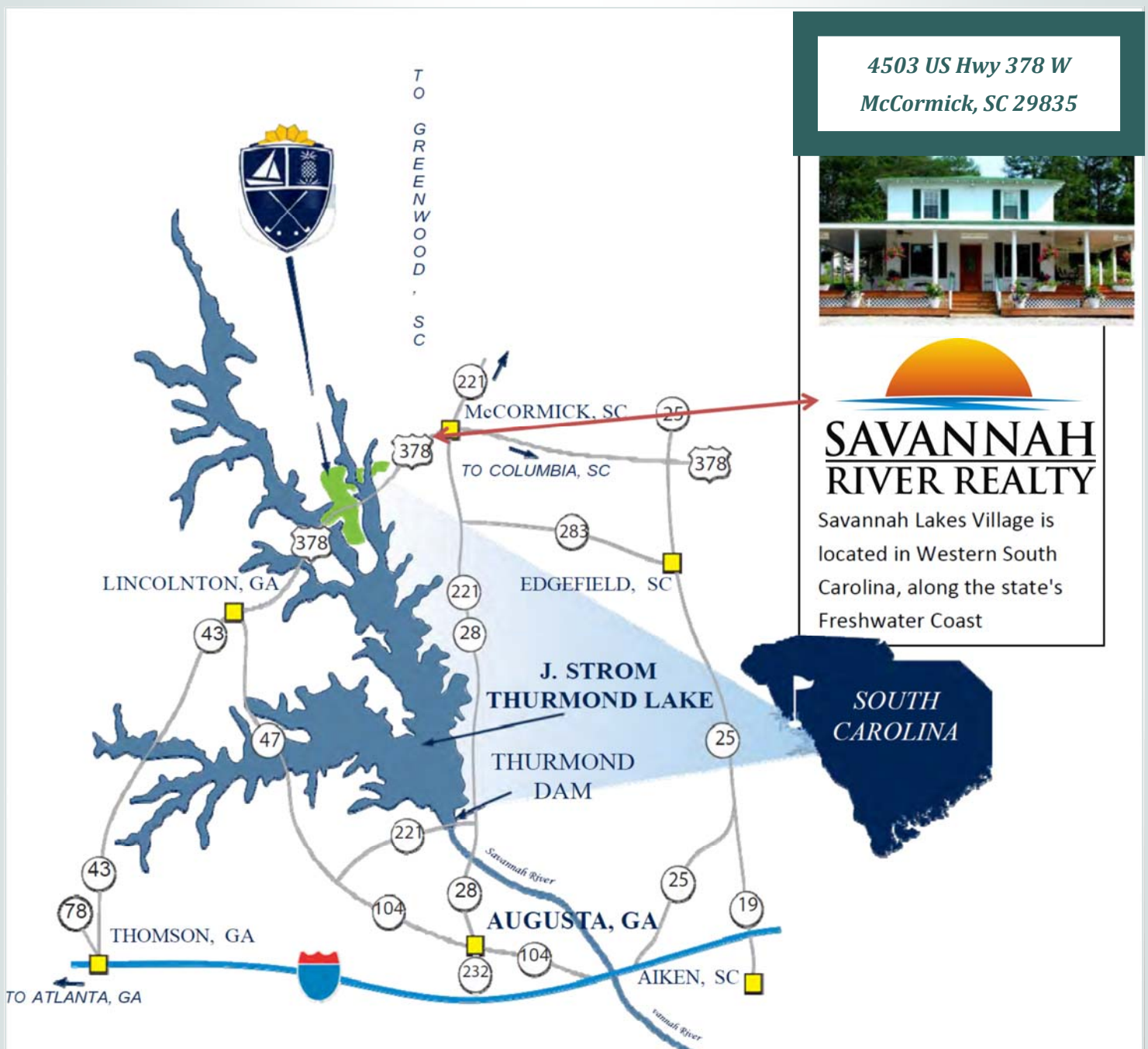
Savannah Lakes Village is fortunate to be surrounded by great healthcare services. The community is home to the Savannah Lakes Village Medical Center, which is owned and operated by the Self Regional Healthcare System. We are also surrounded by six major hospitals, including Self Regional's flagship 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 30 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 approximately 2,900 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..



*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

*Both **ON** Water*



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.



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.

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: 1465
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: **864-379-1009**

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



CHOOOSE YOUR DISCOVERY PACKAGE
www.sclakeandgolf.com

3 Days and 3 Nights \$499 per couple) INCLUDES:

- 3 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
- Availability to use all Amenities for a fee
- Tour of Savannah Lakes Village
- Accesses to the Recreation, Swim & Fitness Center, Tennis Courts {Guest fee applies}
- 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:
Call Bob or Theresa Byan 864-379-1009



Spring Wisteria



Summertime on the lake



On the Shooting Range in Fall



Indoor Swimming in the Winter

Monthly Summary for 20211

Monthly Summary for January

High 55° Low 34°

Monthly Summary for February

High 59° Low 36°

Monthly Summary for March

High 67° Low 43°

Monthly Summary for April

High 75° Low 50°

Monthly Summary for May

High 83° Low 60°

Monthly Summary for June

High 89° Low 68°

Monthly Summary for July

High 92° Low 72°

Monthly Summary for August

High 90° Low 71°

Monthly Summary for September

High 85° Low 65°

Monthly Summary for October

High 76° Low 51°

Monthly Summary for November

High 67° Low 43°

Monthly Summary for December

High 58° Low 36°

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

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:

- **Gorgeous 2 Championship Golf Courses**
- **Low taxes**
- **Low Crime**
- **Low Traffic**
- **Shooting Range**
- **Great Fishing, Boating, Kayaking**
- **Dance Lessons**
- **Yoga Classes**
- **Bowling Alley**
- **Indoor and Outdoor Pools**
- **Two Club Restaurants**
- **Tennis Courts/Pickle Ball Courts**
- **Perfect Weather/Fishing/Swimming**
- **Activities galore including an Activity Center**
- **Walking Trails**
- **Country Club Membership included in purchase**

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 an exceptionally opportunity! Call today for more information.

864-379-1009

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.

- Mild Change of Seasons





4503 US Highway 378, McCormick, SC 29835
(864) 443-2220

Savannah Lakes Village 2022 Rate Schedule

Association Dues	Annual	Monthly	Daily
POA Assessment / Dues Pay Annually or Monthly	1711.44	142.62	

Green Fees	Annual	Monthly	Daily
Unlimited Annual Golf (Green & Cart) Per Person**	3581	298.42	
Annual 9 Hole (Green & Cart) Per Person**	2034	169.50	
Member - 18 Hole			29.00
Member - 9 Hole			16.50
Guest of Member - 18 Hole			31.00
Guest of Member - 9 Hole			18.00
Cart Rental Member 18 Hole			14.00
Cart Rental Member 9 Hole			8.00
Cart Rental Guest 18 Hole			18.00
Cart Rental Guest 9 Hole			10.00
Trail Fee 18 Hole			8.00

Dock Fees	Annual	Monthly	Daily
Long Term Lease (30 Year) Lakefront 1 Time Fee	19,500.00		
Annual Dock Maintenance	780	65.00	
Community Dock Lease & Maintenance (1020+85)	1800.00	150.00	



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Savannah Lakes Village 2022 Rate Schedule

Activity Center Fees	Annual	Monthly	Daily
Daily Usage Member/Guest Under 18 Free			5.00
Instructional Glasses Member			3.00
Social Daily			1.00
Monthly Member Pool and Instructor Classes		70.00	
Activity Center/Pool/Instructional Classes	397.00	33.09	
Seasonal Pool Member Only	90.00		

Tennis/PickleBall	Annual	Monthly	Daily
Daily Or Monthly Usage Member /Guest Under 18 Free		98.00	6.50
Activity Center Plus Tennis/PickleBall	513.00	42.75	

Bowling Fees	Annual	Monthly	Per Line
3 Lines per day Plus Unlimited Activity Center	513.00	42.75	
3 Lines per day Plus Unlimited Activity Center Plus Tennis/PickleBall	593.00	49.72	
Shoe Rental			2.00
Architectural Control Committee	Annual	Monthly	Per Line
Building Permits	2100		
Mail Box	350.00		

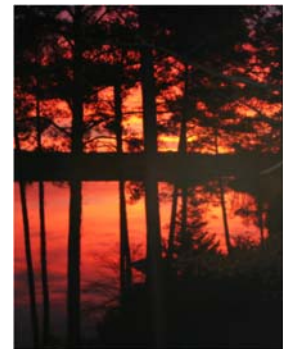
Vacation Living

*SLV 55 PLUS
Community*

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



Office



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