

About Lake Keowee



Just 45 minutes west of Greenville, S.C., and two hours from Atlanta, Lake Keowee beckons you with tree-lined shores and the splendor of the surrounding mountain range reflecting in its waters. Ideal for a primary home or a weekend retreat, Lake Keowee enchants its visitors with mild seasons and an easy pace of life.

The lake's clear blue water comes out of the mountains and is so pure it furnishes the drinking water in our area. We work very hard to make sure this lake stays clean and doesn't get polluted.

When you visit Lake Keowee, you'll be pleased to see how peaceful the lake is. Approximately 3/4^{ths} of the shoreline has never been developed. Lake Keowee is great for boating and the fishing is outstanding. With 18,500 acres and 300 miles of shoreline, it provides an endless selection of bays and channels for boating and exploring.

If you're looking for bright lights and resort type entertainment, this probably isn't for you. On the other hand, if you are looking for a quiet, relaxed part or full time lifestyle in beautiful surroundings, we invite you to come by and have a look.

Lake Keowee is the choice of quality conscious people in the upstate of South Carolina, and for this reason sales are strong and our property just keeps going up in value. If you are serious about buying a home or home site on a spectacular lake that is still affordable please give us a call today at 1-866-KEOWEE1 (866-536-9331) or 864-944-2135, locally.



ReMax Foothills

at Lake Keowee

WEATHER AT LAKE KEOWEE

Weather plays a big factor in the appeal of the Lake Keowee area. Each of the four distinct seasons has its own allure.

Springtime (which starts in late February in the upstate) provides a breath taking display of daffodils, tulips, native dogwoods, wild and cultured azaleas, rhododendrons, mountain laurel and more. By April the lake water is warm enough for swimming.

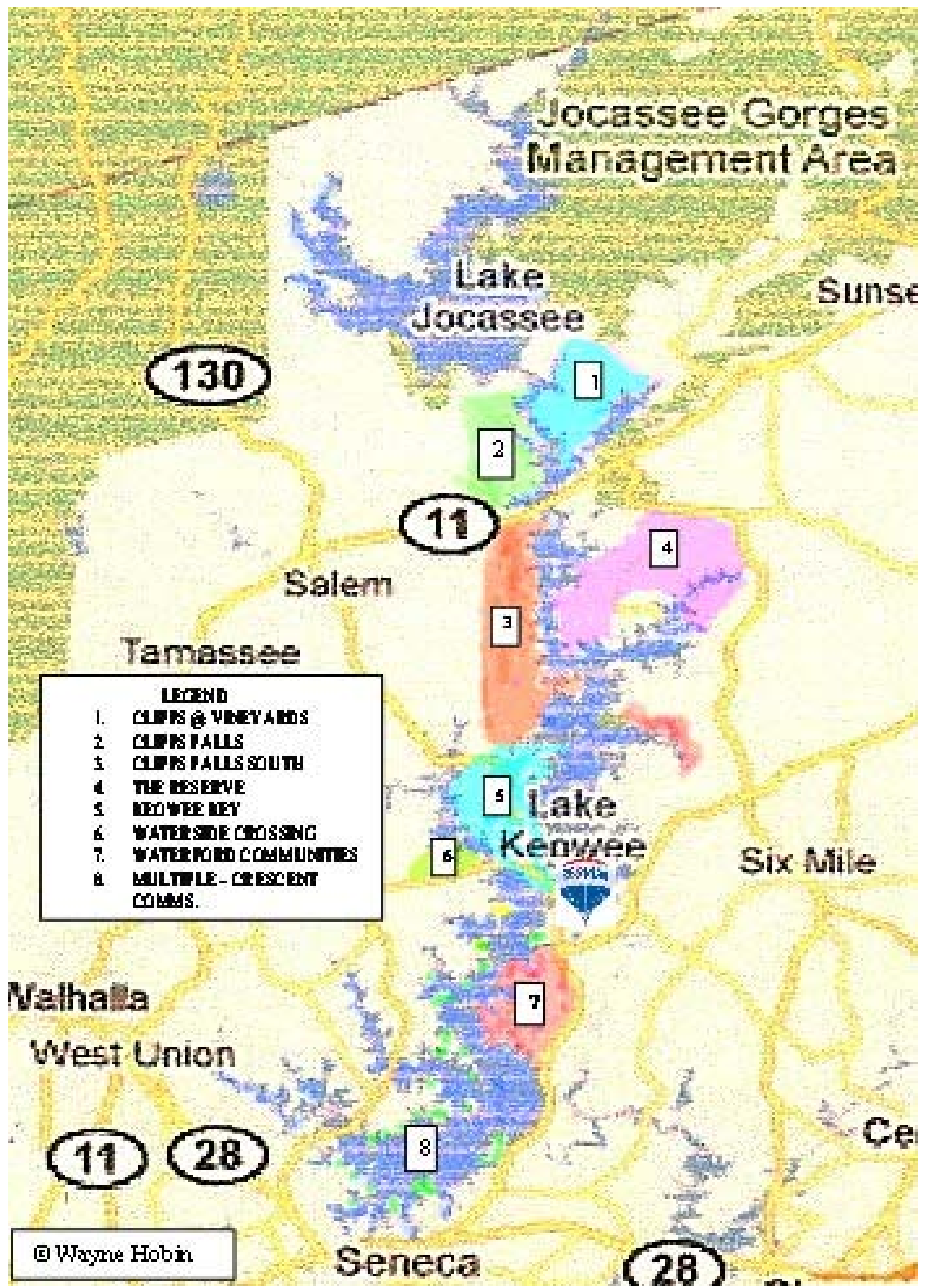
Summers are generally mild with comfortable humidity and provide lots of opportunities for swimming, water skiing and the like. Many flowers bloom in the summer and, of special note, are the beautiful long-blooming crepe myrtles.

Fall brings a gorgeous change of foliage. The weather is still warm enough for short sleeve shirts and even a dip in the lake. And of course fall means Clemson football and tailgate parties!

Winters are mild and still provide lots of opportunities for outdoor activities including boating, fishing, hiking, golfing, and tennis. As the trees shed their leaves, winter affords even more spectacular lake and mountain views.

1971 - 2000 Weather Averages for the Area
Source: Southeast Regional Climate Center

Temp. (Fahrenheit)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avg. Max	51.8	56.3	63.8	72.5	79.5	84.8	86.4	85.8	80.8	72.3	60.7	54.1
Avg. Min	26.9	30.3	36.0	42.8	52.1	60.5	64.7	64.1	57.2	45.6	35.5	30.2



Jocassee Gorges Management Area

Lake Jocassee

Sunseri

130

1

2

11

Salem

4

3

Tamassée

- LEGEND**
- 1. CLIPS @ VINEYARDS
 - 2. CLIPS FALLS
 - 3. CLIPS FALLS SOUTH
 - 4. THE RESERVE
 - 5. RED WEE KEY
 - 6. WATER SIDE CROSSING
 - 7. WATERFORD COMMUNITIES
 - 8. MULTIPLE - CRESCENT COMMS.

5

Lake Kenwhee

Six Mile

6

7

Naihalla

West Union

11

28

8

© Wayne Hobin

Seneca

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ReMax Foothills

at Lake Keowee

We sell homes and land all around the lake.

In addition to the community of Keowee Key,

These are a few of the other

Lake Keowee Waterfront Communities in which we sell property

CRESCENT COMMUNITIES*

Beacon Shores (R)- This community on the west side of the lake features a total of 123 waterfront and interior home sites. Interior home sites include a boatslip at the community marina. Resale home sites and homes may be available in this community.

Craggmore Pointe (C)- Located on the west side of Lake Keowee adjacent to the community of Keowee Key, this small exclusive community is comprised of just 15 choice lots ranging in size from just over 1 acre to just under six acres. These beautiful lots feature mixed terrain - many with sunrise and mountain views.

Crestview (T)- Located on the west side of Lake Keowee, this small community features 57 waterfront only lots with some mountain and big water views. These lots have gentle to moderate slopes and mixed trees. Lots range in size from just under 3/4 acre to 2 acres.

Eastshores (P)- This well developed small community features many home sites with magnificent sunset and mountain views and a community suit and tennis facility. While no original developer lots are available in this community, lovely resale homes may be on the market. Community amenities include pool and tennis.

Emerald Pointe (B)- This mature community on the west side of the lake includes a swimming pool and club house and is convenient to Seneca. Both waterfront and interior homes may be available in this lovely community.

Harbor Oaks (Not Shown) – Just opened in Oct of 2007. This 39 home site community has 35 waterfront sites and the other 4 have their own accessory site for a dock.

Mountain View Pointe (Z)- Opened in late 2002 and located on the east side of Lake Keowee, these home sites have big water and mountain views.

Oak Pointe (E)- As the name implies this community of just twenty-eight waterfront home sites is located on a point in Lake Keowee affording all lovely lake views

Pine Ridge Pointe (G)- These gently sloped building sites in this small community are located on the west side of Lake Keowee. The large tracts are wooded with long water views. It is a private setting of 27 home sites with only 3 interior lots.

Pinnacle Pointe (H)- This mature community features fifty-two home sites, most of which are waterfront. Those that are not waterfront provide lovely birds eye views of the lake. Look for a variety of resale homes in this community.

South Oak Pointe (F)- Adjacent to South Cove Park, this community is close to Seneca.

SouthWind Bay (S)- Located on one of the many points of Lake Keowee, this small community on the West side of the Lake has 39 home sites that range from just under 1 acre to over 2 acres. There are 28 waterfront sites with big water views and there will be 10 boat slips for the interior lots. These wooded home sites have gentle to moderate slopes with beautiful views of the lake.

The Summit (J)- Located on the east side of Lake Keowee, 7 miles from Clemson University, The Summit features a cabana, pool, tennis court, boat and RV storage area for property owners, as well as boat slips included in the price for off water sites. There are 123 home sites with waterfront sites with superb mountain and open water views highlight this community.

Waterford (K)- Located on the east side of Lake Keowee in a very private setting, Waterford is one of Crescent's largest communities with a cabana, pool, tennis court and boat slips for off water property owners. The home sites come with mixed hardwoods and gradual slopes; some with spectacular views across the lake.

Waterford Farms (K) – Located just off SC Rte 130 with 4 to 20 acre parcels. Horse privileges are allowed.

Waterford Pointe and Waterford Ridge (L)- Located on the east side of Lake Keowee in a very private setting, Waterford Pointe and Ridge have a swim and tennis club with clubhouse. There are over 200 home sites. Some home sites have super mountain and open water views.

Waterside Crossing (M)- Located on the west side of Lake Keowee, this development offers approx. 300 large wooded and waterfront home sites. Some sites have superb mountain views, and gentle to moderate slopes. Known for its grand stone entranceways and 2300 square foot modern design clubhouse, this growing community also features a swim and tennis club, competition sized pool, lighted courts, 1.5 mile walking trail, playground and optional RV/boat storage. Interior home sites have access to a boat slip in the common area.

Wynward Pointe (N)- Located on the east side of Lake Keowee, beside Keowee Key Golf Course and Country Club, Wynward Pointe features 116 home sites. This community has expansive views across the lake with super mountain views. The large sites are mostly hardwoods with gentle slopes.

*Crescent Communities is a trademark of Crescent Resources, Inc. (a real estate development and land management company formed by Duke energy in 1969) all of the subdivisions are registered with the Office of Interstate Land Sales Registration of the U.S. Department of Housing and Urban Development. Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. This ad is not an offer or solicitation to residents in Virginia or Georgia or any state where such offer or solicitation is prohibited by applicable law

OTHER LAKE KEOWEE COMMUNITIES

Clear Water - opened in the summer of 2002, this lakefront community features a total of 44 lots including 32 waterfront properties. Most waterfront lots range in size from just over ½ acre to just under one acre.

High Hammock - a small wooded subdivision on a secluded cove with waterfront lots.

Keowee Harbors (A)- a mature gated subdivision with clubhouse, pool and tennis court located adjacent to Keowee Key. Resale homes and lots may be available in this well developed community of just under 100 home sites.

Keowee Subdivision - located on Hwy 130 adjacent to the sailing club and close to downtown Seneca this mature subdivision includes both waterfront and interior properties. Resale properties may be available in this community.

Keowee Vineyards (D)- this upscale golf course community features a Tom Fazio designed golf course. Resale lots and homes are available with deferred equity memberships.

Moonlight Bay - opened in 2001, this community includes 63 home sites.

Shelter Cove - located on a small cove, this community features 27 lots. There are community boat slips available for the interior properties.

The Reserve (I)- If you are looking for a high-end luxury property with a Jack Nicklaus Signature golf course, this community is for you. Lots range from one to six acres. Amenities include The Orchard House, a 20,000 sq. ft. clubhouse with dining facilities, a croquet lawn, pool and fitness center.

WatersEdge - Located on a long arm off of the lake, this community of just under 100 home sites features both interior and waterfront properties ranging in size from under one acre to over five. Resales may come on the market.

Example of South Carolina Tax Calculations

ON LAND AND SECONDARY HOME

The assessor will assign a value to your home.

Multiply the assessor's value by 6% = Assessed Value

Multiply that number by the 2009 Oconee County mil rate. That is 230 mils (.230)

For Example

If the assessor says the value is \$300,000 for your home or land

$\$300,000$ (value) X 6% = $\$18,000$ (assessed value) X .230 = $\$4,140$ = the taxes you pay

PRIMARY HOME

The assigned value X 4% = assessed value X the mil rate

For Example

If the assessor says the value is \$300,000 for your home

$\$300,000$ (market value) X 4% = $\$12,000$ (assessed value) X 120.2 (.1202) = $\$1,442.40$.

For those of you over 65 (permanent residents only) you may take \$50,000 off the market value thanks to the Homestead Act.

If you purchase real property inside an incorporated town/city you will be subject to additional city property tax.

2009 mil rates have been determined for 2009. They are 230 mils for commercial investment & secondary homes & land – 120.2 mils for primary residence.

PROPERTY TAX CALCULATIONS

Appraised Value	Primary Res (1)	2nd Home (2)
\$ 100,000	\$ 504	\$ 1,410
\$ 150,000	\$ 757	\$ 2,115
\$ 200,000	\$ 1,009	\$ 2,820
\$ 250,000	\$ 1,261	\$ 3,525
\$ 300,000	\$ 1,513	\$ 4,230
\$ 350,000	\$ 1,765	\$ 4,935
\$ 400,000	\$ 2,018	\$ 5,640
\$ 450,000	\$ 2,270	\$ 6,345
\$ 500,000	\$ 2,522	\$ 7,050
\$ 550,000	\$ 2,774	\$ 7,755
\$ 600,000	\$ 3,026	\$ 8,460
\$ 650,000	\$ 3,279	\$ 9,165
\$ 700,000	\$ 3,531	\$ 9,870
\$ 750,000	\$ 3,783	\$ 10,575
\$ 800,000	\$ 4,035	\$ 11,280
\$ 850,000	\$ 4,287	\$ 11,985
\$ 900,000	\$ 4,540	\$ 12,690
\$ 950,000	\$ 4,792	\$ 13,395
\$ 1,000,000	\$ 5,044	\$ 14,100
\$ 1,050,000	\$ 5,296	\$ 14,805
\$ 1,100,000	\$ 5,548	\$ 15,510
\$ 1,150,000	\$ 5,801	\$ 16,215
\$ 1,200,000	\$ 6,053	\$ 16,920
\$ 1,250,000	\$ 6,305	\$ 17,625
\$ 1,300,000	\$ 6,557	\$ 18,330
\$ 1,350,000	\$ 6,809	\$ 19,035
\$ 1,400,000	\$ 7,062	\$ 19,740
\$ 1,450,000	\$ 7,314	\$ 20,445
\$ 1,500,000	\$ 7,566	\$ 21,150

(1) Based on formula: appraised value X 4% X .235 - appraised value X 4% X .1089

(2) Based on formula: appraised value X 6% X .235