



SAVANNAH LAKES VILLAGE
REAL ESTATE SALES & DEVELOPMENT CENTER



LIVE AT SAVANNAH LAKES VILLAGE





What is Savannah Lakes Village?

Located 40 miles from Augusta, Georgia, we are a lakefront community spread over 4,300 acres of rolling terrain nestled between three state parks and a national forest, all wrapped around the massive 71,000-acre Lake Thurmond on the freshwater coast of South Carolina. An abundance of amenities, including 2 golf courses, a fitness and sports complex, and miles of hiking and biking trails make us South Carolina's Premier Active-Adult Community. We are centrally located to all your favorite southern cities with just a short drive to the best shopping and entertainment in the region.

Whether you desire a relaxing getaway or the thrill of new experiences, the life you've been planning can be found right here. Within these hills and waterways, you will find a vibrant, connected, and strong community that lies peacefully beneath a canopy of pristine forests, hidden away from the hustle and bustle of the world. Find out why our residents enjoy their dream vacation every single day.

Active-Adult Lifestyle

An abundance of nature is the backdrop for an active lifestyle enriched by an array of amenities. All property owners in Savannah Lakes Village have full access to our amenities and 60+ social clubs by way of an a la carte menu. With no initiation fees or monthly minimums, you can pursue your passions and choose the activities that really matter to you without paying for the ones you don't use.

Fitness

Boost your energy and relax your mind at our 23,000 square-foot recreation complex. Our facilities feature a spacious fitness center with cardiovascular machines, strength training equipment, stretch and tone areas, and free weights.

Recreational activities are offered daily, including various instructor-led classes such as yoga, aerobics, strength training, dance, and more. Instruction is provided for several different types and levels of exercise, so you can pick the classes that will best benefit your fitness goals. For those sunny and warm days in the south, you can enjoy the large and refreshing outdoor pool and spa. Avid swimmers will benefit from the indoor Olympic-sized pool, available any time of the year.

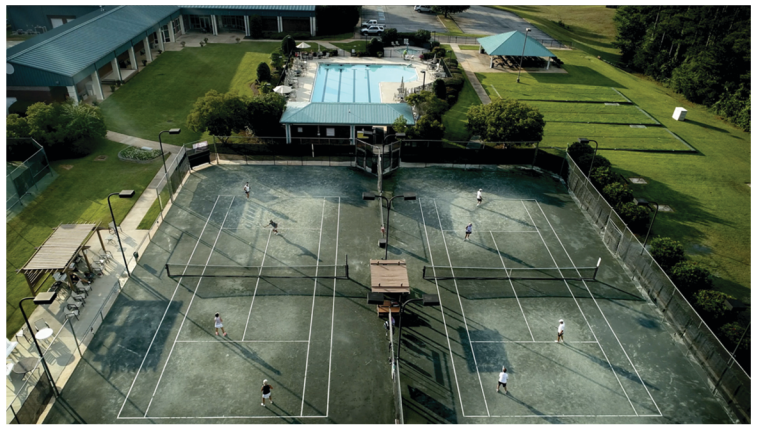
Sports

Neighborhoodly competition is a large part of the action and excitement here in our community. Sports enthusiasts love having an average of 220 days of sunshine every year for outdoor events such as golf, tennis, pickleball, bocce ball, and horseshoes.

The recreation complex features four all-weather courts and two clay courts for tennis and pickleball. The facility also offers a tennis clinic and ball machines where you can warm up or hone your skills. Our fully-equipped complex put us on the map as one of the best tennis communities around, and our players have the team championships and awards to prove it.

Pickleball is one of the fastest growing sports in the U.S. and here in Savannah Lakes Village. With simple rules and straightforward style of play, it is increasingly popular with people of all ages and athletic abilities. In our community, pickleball has grown into a culture where friendship and fitness intersect.

As a bonus, our four-lane bowling alley is where members of the community and their guests often enjoy an evening of entertainment. If any of these sports are your passion, you may like to up the challenge and join a competitive league or group. Intramurals and community tournaments are held every week at varying levels.



Golf

Savannah Lakes Village is home to the Monticello and Tara golf courses. Both 18-hole championship courses were created with signature holes and unique challenges to complement the rolling landscape that wraps around Lake Thurmond. Gorgeous natural features combined with creative layouts and design allow these courses to provide the quintessential golf experience.



Monticello

The gorgeous 18-hole Monticello course is nestled between a national forest and South Carolina's "freshwater coast" at Lake Thurmond. It contains 7,032 yards of perfectly manicured MiniVerde greens, Zoysia collars, rock formations, and wide Bermuda fairways/rough.

Spectacular water views come into view at 9 holes, including a dramatic lakefront peninsula at the 5th hole, one of the "18 Most Spectacular" holes in the Carolinas. This nationally renowned course opened in the spring of 2000, and Golf Digest rated it one of the Top Ten New Courses in 2001.



Tara

Tara is a 7,002-yard course that stretches over the rolling topography of its nature-surrounded community. She masterfully meanders through the hillsides of the Sumter National Forest, Lake Thurmond, the Little River Blueway, and three separate neighborhoods in the established community of Savannah Lakes Village.

This Tom Clark-designed golf course has beautiful Bermuda grass and artfully-crafted holes, but its signature feature is a large shared green for holes #9 and #18 overlooking Lake Thurmond.



Culinary

The culinary scene in Savannah Lakes Village is enriched by bustling social activity and gatherings all year long. Inspired by the lifestyle and interests of those who call this place home, dining events are often the essence of connection here in the community.

Fridays @ Four is one of the events that drives community spirit and cultivates lasting relationships each and every week. This informal social gathering held at the River Grille often features live music, and guests can enjoy a showcase of unique tapas every Friday evening.

The River Grille is also known for its rotating dinner specials throughout each month, including recurring favorites and holiday-themed entrees. Residents love the game and music events as well, including trivia night, sports watch parties, concert series, and much more!



Housed within the Tara Clubhouse is our full-service dining venue, The River Grille. We offer residents and their guests an appealing selection of daily lunch and dinner specials in addition to our changing seasonal menu, expertly crafted by our Head Chef and our Food & Beverage Team.

Inside the Monticello Clubhouse, Monti's Village Bar and Grillroom offers a sports-pub-style menu and atmosphere with creative weekly lunch and dinner specials. This local eatery sports burgers, appetizers, sandwiches, soups and more that you can enjoy as you watch television or relax on the covered patio.



The Pub at Tara is a casual and convenient dining venue modeled after a traditional pub. Set inside the Tara clubhouse, the pub is complete with your favorite beverages, an authentic vintage pub aesthetic, and all the glory and misery of your latest round of golf.

The Village Café is our new venue for your favorite drinks and light fare inside the Recreation Complex. Expect a convenient and welcoming spot, perfect for hydration and relaxation, right next to the tennis courts, bowling alley, and pools.



Outdoor Adventures

With some of the nation's most scenic inland waterways and terrains, Savannah Lakes Village is a unique location on South Carolina's freshwater coast. The village is bordered by 65,000 acres of public lands including 3 state parks and a national forest, which are all packed with trails ripe for adventure.

Elijah Clark State Park

A gem of Georgia's freshwater coast, this park offers a glimpse into our history with a log cabin replica of the home of Elijah Clark, Revolutionary War hero. The park has several recreational amenities as well, including a miniature golf course for the whole family and a sandy swimming area with a volleyball net and picnic tables.

Hannah Clark Nature Trail – 0.8 miles
3-Miles Trail – 3 miles

Baker Creek State Park

Situated next to the Monticello neighborhood of Savannah Lakes Village, Baker Creek spans 1,305 acres. It is perfect for camping, exploring trails, and relaxing on their grassy swimming area next to the large picnic deck overlooking the lake.

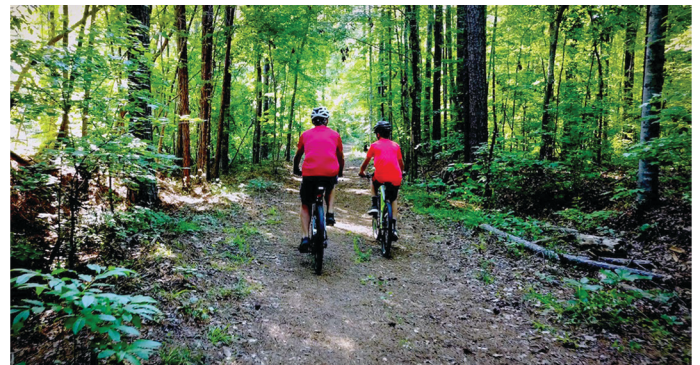
Mountain Bike Trail – 10 miles of connecting loops
Wild Mint Nature Trail – 0.8 miles
Walking Trail – 0.7 miles



Hickory Knob State Park

This serene, lakeside SC state park offers an 18-hole golf course, full-service restaurant, skeet shooting, boat ramps, archery range, meeting facilities, and 70+ lodge-style rooms.

Beaver Run Trail – 2.5 miles
Lakeview Loop Trail – 7.2 miles
Turkey Ridge Loop Trail – 1.7 miles



Edward Fletcher Park

This pet-friendly park is right across the bridge into Georgia and provides a boat ramp, a spacious sandy beach, and shaded picnic tables.



Lake Thurmond

Lake Thurmond, also known as Clarks Hill Lake, spans 71,000 acres with 1,200 miles of shoreline that are waiting to be explored. Thurmond is a man-made lake that was created by the J. Strom Thurmond Dam, a project completed by the U.S. Army Corps of Engineers in 1954. The Corps of Engineers controls the entire lake and all shoreline up to 346 feet above mean sea level.

Popular activities on the lake include sailing, motorboating, water skiing, and tubing, and the vast expanse of open water is known for having low traffic and spectacular views. An array of coves and paddling trails are the perfect places for canoeing, kayaking, and paddle boarding in serenity.

For those who have their own boat, residents of SLV have access to community slips located throughout the village, all of which offer covering, electricity, and year-round maintenance by community services. There's also a privately-owned marina that offers fuel and daily rental slips and pontoon boats.

Among the vast qualities and activities that Lake Thurmond has to offer, fishing is another noteworthy pastime. These waters are home to striped bass, hybrid bass, large-mouth bass, bream, catfish, and crappie. Thurmond is a fishing destination for many throughout the southeast, and fishermen often gather to try their luck in professional bass tours and crappie and catfish tournaments. Striped and hybrid bass are especially popular among recreational anglers, and a 55-pound striper out of Lake Thurmond set a state record that wasn't bested for eight years.



Local Shopping & Dining

McCormick, SC

A short 8-minute drive from Savannah Lakes Village, Downtown McCormick is where you will find numerous shops, drug stores, hardware stores, and a full scale Food Lion supermarket. Local culture can be found through the McCormick Arts Council which hosts community programs and events to promote art and cultural education.

Spend an afternoon at the Main Street Farmer's Market for homegrown produce and baked goods. You'll also find a dozen restaurants to satisfy your palette from authentic southern specialties, local fresh seafood, NY style pizza, regional Italian cuisine, fresh daily Mexican food, and your favorite Chinese takeout.



Greenwood, SC

Greenwood is another bustling town with an abundance of retail and cuisine. Check out some local favorites like R Place Grill & Spirits, Polo's, The Mill House, Pascal's Cafe & Grill, and the Uptown area. Greenwood is also home to numerous community assets including Lake Greenwood, Lander University, and Self Regional Healthcare.

Washington, GA

With more antebellum homes per capita than any other city in the United States, Historic Washington-Wilkes is one of the south's best kept secrets. This town is home to many special events held at elegant museums and venues.

On your trip, check out the gourmet French offerings of C'est La Vie, a farm-to-table local favorite. Be sure to stop by the famous and elegant Fitzpatrick Hotel, which is located on the Courthouse Square where it was originally constructed in 1898.

Abbeville, SC

Downtown Abbeville, known locally as the Abbeville Square, is made up of historic structures and is home to many shops, boutiques, restaurants, The Belmont Inn, and the Abbeville Opera House, SC's Official State Theatre.

Every October, the smell of BBQ fills the air as thousands gather for the Hogs and Hens BBQ Festival. Music brings visitors from all over the upstate back together throughout the year for the Abbeville Live Concert Series and again in the spring for the Abbeville Spring Festival.

Evans/Augusta, GA

With a seemingly endless selection of big-box retailers and grocers, the lively area of Evans/Augusta covers a broad spectrum of all your favorite and most popular chain retail and cuisine such as Costco, Lowes, Sam's Club, Publix, Kroger, Home Depot, Walmart, Ingles, ALDI, Target, Kohl's, cinemas, car dealerships, and more!

For true local southern culture, head to downtown Augusta where you can find hidden gems such as the Surrey Center, Abel Brown Southern Kitchen & Oyster Bar, Craft and Vine, Frog Hollow Tavern, The Bees Knees, Whiskey Bar & Kitchen, and the Augusta Mall.



Unbeatable Value, Incredible Lifestyle

The life you desire at the value you deserve.

NO monthly dining or social minimums,
NO hidden assessments.

SLV is proud to be an "a la carte" community,
where you only pay for what you use.

Low Property Owner's Association (POA)
monthly dues of \$135.

All property owners have full access to all
amenities, included in monthly POA dues.

Long established & stable Property Owner's
Association with capital reserves of over
\$2M+ as of Q1 2021.

POA owns all of Savannah Lakes Village's
amenities, not developers or
investment companies.

Not-for-profit community: Annual cash flow
from operations reinvested into capital
improvements or capital reserves.

Reinvested \$3.5M in community capital
improvements over the last 5 years.

NO golf, tennis, recreation, or social
membership initiation fees.

Two 18-hole championship golf courses
with pro shops and practice facilities.



Clubhouses and restaurants with
private dining and social events.

World class tennis & pickleball facilities
with lighted clay & Har Tru courts.

23,000 sq./ft. recreation complex with
fitness room, indoor & outdoor pools,
bowling alley, auditorium, game rooms, yoga,
bocce courts, horseshoes, table tennis, grill
areas, Village Cafe, and indoor & outdoor
event & party spaces.

Over 100 miles of hiking and biking trails &
over 60 social clubs & classes.

Every property owner has the opportunity to
have a private boat slip at one of many
community docks located throughout each
neighborhood. The annual rental &
maintenance fee of \$1,700 provides covering,
electricity, & year-round maintenance.

Two medical centers &
fire departments on-site.

All nestled between three state parks & a
national forest and wrapped around
71,000-acre Lake Thurmond.



CLUBS & ORGANIZATIONS

SAVANNAH LAKES VILLAGE CLUBS & ORGANIZATIONS

Pinochle Club
 Bridge Buddies
 Duplicate Bridge Club
 Euchre Club
 Mah Jong Group
 Canasta Group
 Outdoor Adventure Club
 Bluebird Conservation Club
 Gardening Group
 Rod & Gun Club

Bocce Ball
 Bowling Groups
 Pickleball (Beginner & Intermediate)
 Table Tennis Group
 Men's & Women's Tennis Group
 Green Netters Tennis
 Men's & Women's Golf Association
 Bible Study Groups
 Book Club
 Discussion Group

Quilting Club
 Needle Arts
 Wine Club
 Fine Dining Club
 Ladies Lunch Bunch
 Red Hat Society
 Cancer Awareness & Assistance Committee
 McMug (MAC Users Group)
 SLV Computer Club
 Green Curtains Theater Group

LOCAL COMMUNITY CIVIC CLUBS & ORGANIZATIONS

American Cancer Society
 McCormick County Democratic Party
 McCormick Art Council at the Keturah
 McCormick Friends of the Library
 American Heart Association
 McCormick County Historical Society
 Lake Thurmond Sail & Power Squadron
 McCormick County Humane Society
 McCormick County Literacy Association
 Daughters of the American Revolution
 Ed Meyers First Responders

McCormick County Republican Party
 McCormick County Community Chorus
 McCormick County Senior Center
 McCormick Chamber of Commerce
 Clemson Extension Service
 (Master Gardeners)
 American Legion
 McCormick Lions Club
 March of Dimes
 Classic Car Club
 Masonic Lodge
 McCormick Garden Club

McCormick Rotary Club
 American Red Cross
 Miner's Lodge
 McCormick Children's Home
 Piedmont Technical College
 Visitor's Council
 Guardian Ad Litem
 Helping Hands
 McCormick Motorcycle Club
 Sandy Branch Fire Department
 McCormick Road Warriors



FACT SHEET

100

Percent of amenities (including golf courses) are owned by members

1,200

Miles of freshwater shoreline

71,000

Acres of water on Lake Thurmond

450

Approved community dock slips and 93 constructed - available to all owners

60,000+

Acres of surrounding protected forest land

4,900

Total homesites

1,300

Existing homes in the development

2

Clubhouses with restaurants

36

Holes of championship golf

6

Tennis & Pickleball Courts

23,000

Square-foot Recreation, Swim & Fitness Center

2

Pools (1 heated indoor and 1 outdoor)

30

Minutes from Greenwood, SC, with hundreds of stores and restaurants

45

Minutes from downtown Augusta, GA home of The Masters

PROPERTY OWNER'S FEES

Club Membership

Initiation fee is included with property ownership

POA Dues / Assessments

\$129 per month, per lot, for both improved and unimproved

Recreation Center

- Annual membership is \$397 per person
- Small additional fees for bowling and tennis court use

INFRASTRUCTURE

- Fiber-optic high-speed internet
- Underground electric service
- County water and sewer

ARCHITECTURAL STANDARDS

In order to maintain high architectural standards all building plans are reviewed by the Architectural Control Committee.

RESIDENT REAL ESTATE TAXES

- A \$250,000 home with homestead credit would pay approximately \$1,800 in property taxes
- See our rate sheet for more examples

AMENITIES

Golf Courses

- Two 18-hole award-winning championship golf courses, carved from rolling landscape and bordering Lake Thurmond
- Membership included with property ownership
- Full-service Pro Shops at both clubhouses
- Year-round play

Recreation Center

- 23,000-square-foot recreation center
- Fitness room
- Indoor & outdoor pool
- Whirlpool and sauna
- Bocce courts, horseshoes and bowling
- Locker rooms

Tennis / Pickleball Courts

- 4 clay courts and 2 hard courts
- Lighted for night play

Restaurants

River Grille and Monti's are two full service restaurants with appetizing menus & social events

The Village Café serves breakfast and lunch in the Recreation Complex

The Pub at Tara offers a vintage British pub setting for after golf fun

Community Gardens

Garden plots available to all residents

Community Docks

Covered, secured, and powered Located within 1/2 mile of every homesite

Multi-Use Trails

30+ miles of maintained walking, biking, & cart trails in the surrounding area

Savannah Lakes Marina

- 95 boat slips (up to 90 feet)
- White sand beach
- Water & Electric hook-ups
- Restrooms and showers
- Pump-out station
- Ships store with fuel

Savannah Lakes Village Awards

“Best Lake Community of 2020”

– ideal-Living Magazine

“Best Overall Active Adult Community”

– National Active Retirement Association

One of “America’s 100 Best Communities”

– ideal-LIVING Magazine

Designated as the first
“Firewise Community” in South Carolina

“Ten Great Affordable Golf Communities”

– Retirement Lifestyles America’s

“50 Top Golf Communities”

– Retirement Lifestyles

Monticello named the “8th Best New
Affordable Golf Course”

– Golf Digest

Monticello’s 5th hole named
one of the “18 Most Spectacular” holes
in the Carolinas

– Carolina Living

Golf Digest
A Discovery Company

WHERE to RETIRE



Come Stay & Play With Us On A Discovery Visit

Nestled at Lake Thurmond and surrounded by 60,000 acres of protected forests, Savannah Lakes Village is an outdoor oasis with unlimited opportunities to pursue your passions. An abundance of nature is the backdrop for an active lifestyle enriched by a menu of amenities you can experience for yourself.

SavannahLakesVillage.com



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