

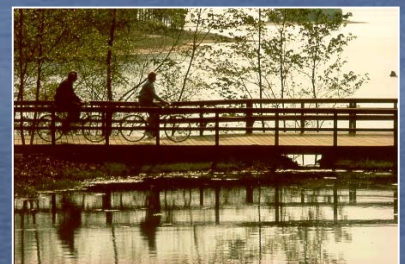
# Lake Keowee Waterfront & Golf Course Living

**Keowee Key . . .**  
nestled on majestic  
**Lake Keowee** and  
tucked serenely in  
the foothills of the  
**Blue Ridge**  
Mountains is one of  
the southeast's  
premier residential  
communities



Offering all the  
amenities of the  
finest resorts . . .  
homes, condos, villas  
and home sites,  
country club dining,  
18 holes of challenging  
golf, boating, racquet  
sports, and much more

Keowee Key Realty . . . specializing for over 26 years  
in the Keowee Key community  
***plus waterfront homes & building sites  
everywhere on Lake Keowee***



**WAYNE, CANDACE & SANDRA**

**1<sup>st</sup> Choice Realty**

REAL ESTATE • RENTALS

864-944-2135 • 866-KEOWEE1

[www.WayneHobin.com](http://www.WayneHobin.com)

1390 Stamp Creek Road, Salem, SC 29676





Majestic **Lake Keowee**, tucked serenely into the foothills of the Blue Ridge Mountains, offers generous lake-wide opportunities for waterfront living of unparalleled quality, and one of the southeast's premier residential communities...Keowee Key.

**Keowee Key** is a secure community of fully developed facilities occupying more than 1500 acres. Residents come from all parts of the country and have many interests and talents. The community offers over 50 types of clubs and activity groups for those who care to join and, amenities galore: a championship golf course, country club, health and fitness center, indoor and outdoor swimming pools, beaches, walking, bicycling, and jogging trail, tennis courts, racquet ball, shuffle board courts, boating marinas and much more.

Single Family Homes, Condominiums, Townhouses, Villas, and Building Sites are available for purchase in Waterfront, Golf Course and Wooded Interior locations. A large variety of floor plans are offered, many custom designed for low maintenance with landscaping done in a natural setting. Existing homes range in cost from \$250,000 to over \$1.5M. If you chose to build a new home, local construction companies have hundreds of house plans to discuss with you. The construction companies also have architectural and design services. Townhouse, condominium, and Villa prices range from \$165,000 to over \$900,000.

Manned security gates and security patrols protect the community 24 hours a day. 911 emergency care is active and Keowee Key has it's own fire station. Near town for convenient grocery and everyday shopping, medical and hospital care...and also near enough to the big cities and major universities for cultural and educational activities . . . however, Keowee Key is just far enough away to have a smooth, easy going uncluttered lifestyle.

**Lake Keowee.** Located in the northwest corner of South Carolina, Lake Keowee offers 330 miles of shoreline surrounding 18,500 acres of pristine freshwater fed from the Blue Ridge Mountains. The mild four seasons climate provides year 'round outdoor activities. A wide selection of existing homes and building sites are available for purchase, plus new communities are developing with opportunities opening for prospective buyers. You'll find the agents at **Keowee Key Realty** experienced specialists in homes and building sites in all areas of the lake.

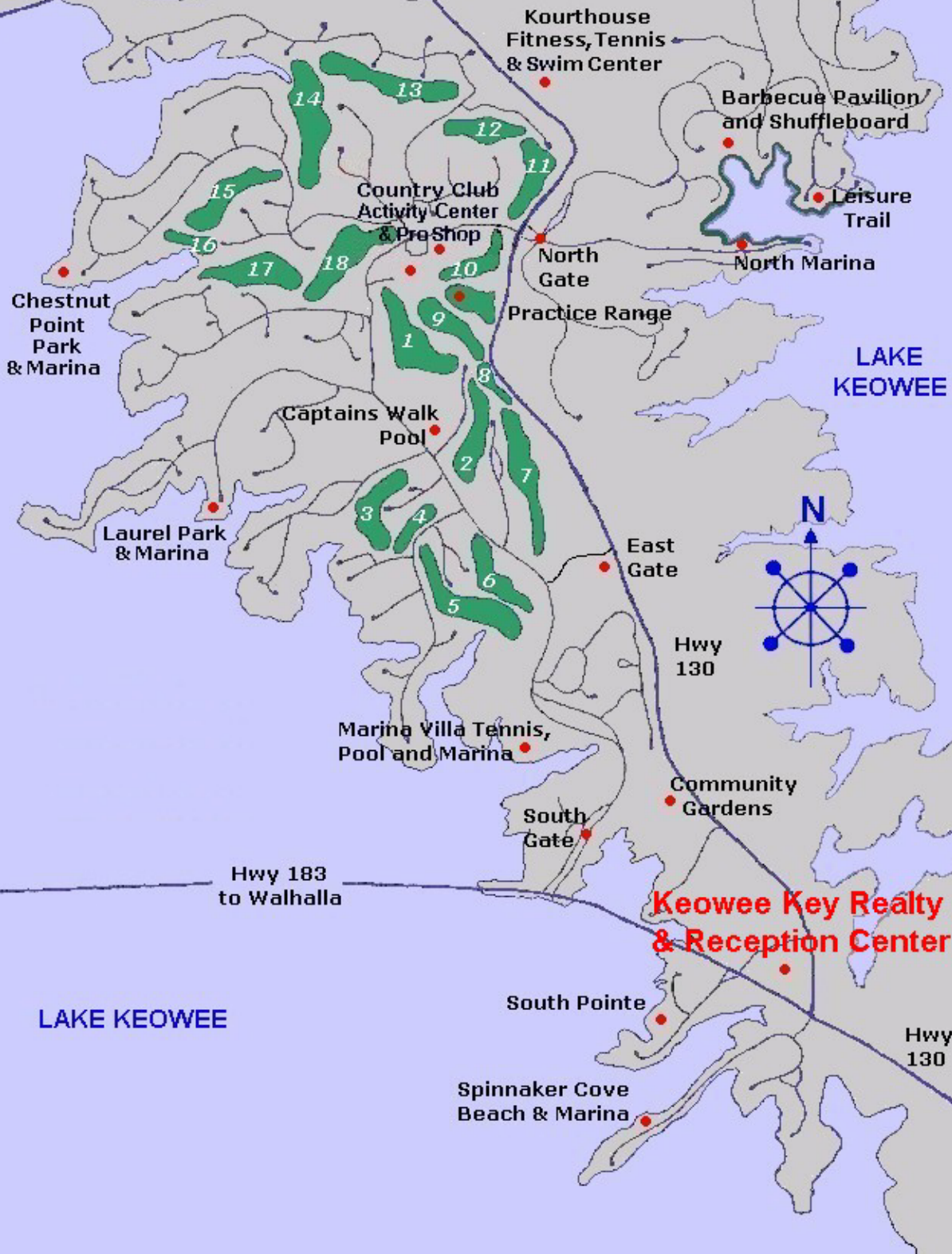
**1<sup>st</sup> Choice Realty** specializing for over 28 years in the Keowee Key community **PLUS waterfront homes & building sites everywhere on and around Lake Keowee!** **Wayne, Candace, and Sandra** are YOUR property experts for home sites, homes, condominiums and townhouses.

864-944-2135 866-KEOWEE1 (866-536-9331) [www.WayneHobin.com](http://www.WayneHobin.com)

# THE KEOWEE KEY COMMUNITY



Hwy 130  
to Salem



LAKE KEOWEE

N

Hwy 130

Hwy 183  
to Walhalla

LAKE KEOWEE

**Keowee Key Realty  
& Reception Center**

Hwy 130



## **WHAT MAKES KEOWEE KEY SPECIAL?**

**LOCATION** - Nestled in the foothills of the Blue Ridge Mountains, we are located on magnificent Lake Keowee, a crystal clear 18,500-acre lake with over 330 miles of shoreline.

**CLIMATE** - We experience a mild four-season climate suitable for year-round outdoor activities including golf, boating, fishing, tennis, hiking and more.

**AMENITIES** - Our vast array of amenities includes **NEWLY RENOVATED:** George Cobb championship-quality 18-hole, golf course, country club, **MAGNIFICENT** fitness center, three swimming pools, the largest of which is a 25-meter indoor pool, sandy beaches, picnic and park areas, an indoor racquetball courts, ten tennis courts, a paved and lighted walking trail, five marinas with boat slips, a boat launching ramp, and much more. All are fully developed and are owned and managed by the residents.

**VARIETY OF PROPERTIES** - Over a thousand single-family homes, three-hundred condominium and townhouse units, and a variety of building sites including properties on the lake, on the golf course, or nestled in the woods. Our homes vary in size from 1400 square feet to over 7000 square feet. Most are custom built, providing a variety of styles, and are designed for low maintenance. We have resale homes available from under \$250,000 to over \$1.5M, condominiums and townhouses from less than \$150,000 to over \$900,000 plus building sites from approximately \$20,000 to \$350,000+.

**RESIDENTS** - Keowee Key has an active, vital resident population representing a wide age range. Residents come from all parts of the country and have a wide variety of interests and talents as reflected by our more than 50 clubs and activity groups.

**CONVENIENCE** - Nearby towns and cities provide convenient shopping plus medical and hospital care. Clemson University, less than twenty minutes away, provides an array of cultural and education activities. Just a little further away are several major metropolitan areas offering additional cultural, educational and commercial opportunities. However, Keowee Key is just far enough away from all these to allow a peaceful, uncluttered lifestyle.



**KEOWEE KEY PROPERTY OWNER FEES  
2008**

**IMPROVED LOT  
PROPERTY OWNERS ANNUAL  
FEE.....\$2,787 (1)**

This fee not only covers the cost of roads and paving, 24-hour security, grounds keeping, lighting, signage, administration and current capital improvements assessments, but also **entitles the property owner and all ‘out of area guests’ (2) access to and use of all amenities.** This includes three swimming pools (two outdoors, one indoors/heated), ten tennis courts, racquet ball court, three sand beaches, leisure trail, picnic areas, shuffleboard, volleyball, croquet, fitness center equipment and classes, activity centers, golf course (3) and country club (4).

- 1 Paid in installments
- 2 Out of area guests’ must reside more than 40 miles from Keowee Key
- 3 Compulsory access fees are \$17 for 18 holes and \$9.60 for 9 holes. Guests inside 40 miles \$42 for 18 holes & \$26.10 for 9.
- 4 For those persons residing in Keowee Key more than 60 days per year or those persons residing less than 60 days who rent their property, there is a dining minimum of \$195 per quarter per couple or \$97.50 per single. All beverage and food charges, taxes and tips are applied to the dining minimum. Those exempt are subject to ½ the minimum.

Trash Collection	\$150 per year
Boat slip rental	\$600 per year
Annual driving range	\$140 per year
Locker – Large	\$75 per year
Medium	\$45 per year

**UNIMPROVED LOT  
PROPERTY OWNER ANNUAL FEE (NON-AMENITY).....\$1,236.00**

WAYNE HOBIN, GRI, ABR  
CANDACE SETZER, REALTOR  
SANDRA HARE, REALTOR

866-536-9331  
864-944-2135

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**CHOICE**  
KEOWEE KEY REALTY



## KEOWEE KEY FACILITIES AND AMENITIES

### COUNTRY CLUB

Four dining rooms  
Private dining facility  
Cocktail lounge  
Between Rounds Deli  
18-hole golf course  
Pro Shop  
Golf Pros  
Putting greens  
Driving range  
Meeting rooms

### FITNESS CENTER

Cardiovascular & weight  
training equipment  
Classes (aerobics, yoga,  
aquasize, etc.)  
Indoor racquetball court  
Whirlpools  
Saunas  
Locker rooms  
Massage facilities  
¼-mile jogging track  
Soft, hard & clay tennis courts

### SWIMMING POOLS

Two outdoor pools  
One 25-meter all-weather  
indoor pool

### BEACHES

Three sandy beaches

### TENNIS

Ten tennis courts (clay type, Omni  
synthetic & hard court surfaces)  
Eight at Fitness Center  
Two at Marina Villa  
Activity Center  
Active tennis programs for  
Men's A & B  
Ladies' A,B and C  
Tennis pro available

### MARINAS

Five boat slip marinas  
Gas facilities

### SECURITY

24-hour roaming security  
Manned security at gates

### LEISURE TRAIL

2 5/8-miles of level & lighted  
walking trail  
Beautifully landscaped and  
bordering on Lake Keowee  
Children's playground  
Picnic Pavilion  
Barbeque pits & gazebos  
Badminton, volley ball and  
Shuffleboard

### GARDENS

Community gardens



**CHOICE**  
KEOWEE KEY REALTY



## KEOWEE KEY CLUBS, ACTIVITIES AND EVENTS

### THE ARTS

Art classes & Seminars  
Blue Ridge Art Association  
Picture People

### BOATING & FISHING

Bass Masters  
Keowee Anglers  
KK Boating Association  
Friends of Lake Keowee Society

### BRIDGE GROUPS

Bridge groups & lessons  
Couples Bridge  
Ladies' Bridge  
Men's Bridge  
Duplicate Bridge

### COMMUNITY SERVICE

Adopt-A-Highway  
Blood Drive Donation  
Blood Match Program  
Fire & Rescue Squad  
Guardian ad Litem  
Habitat for Humanity  
Homework Center  
Hospice of the Foothills  
Hospital Volunteers  
Humane Society Volunteers  
Lions Club  
Literacy Volunteers  
Neighbor Care  
Rotary Club  
Skuttlebutt News

### DINING, DANCING, THEATER

Dance Classes  
Dance/Dinner Club  
Dinner Theater  
Keowee Dance Club  
Oconee Community Theater  
Square Dancing

### FITNESS

Aerobics  
Aquasize  
Hiking Club  
Synchronized Swimming

### GARDENING

Blue Ridge Orchid Society  
Garden Club  
Lake and Hills Garden Club

### MUSIC

Barbershop Harmony  
Dixie Keys Jazz  
Foothills Chorale  
Keowee Koraliers Choir

### SPECIALTY GROUPS

Bonsai  
Ceramics  
Clemson Group  
Computer Club  
Drawing/Painting  
Keowee Investors  
Keowee Key Stamp Club  
Keowee Quilters  
Key Group (Investments)  
KeyMac Computer Group  
Knitting/Crocheting  
Lake & Mountain Quilters  
Newcomers Club  
Popular Lecture  
Sculpture  
Super Tuesday Presentations  
The Greats (parents of residents)  
Whitewater Investors  
W.O.W. Investment Club

### SOCIAL GROUPS

Chapter Two Singles  
J.U.L.I.E.T.  
R.O.M.E.O.

### SPORTS

Bowling Leagues  
Keowee Racquetball Fun  
Shuffleboard  
Collegiate Kick Off  
Recreation Club  
Pentanque Club

### STUDY GROUPS

Bible Study  
Great Books Discussion Group

### RECREATION CLUBS

Special Events & Trips  
Peace Center for Performing Arts  
Atlanta events  
Master Golf Tournament  
Travel Services

### GOLF

Men's 18-Hole League  
Men's 9-Hole League  
Women's 18-Hole League  
Women's 9-Hole League  
Lessons and Clinics

### TENNIS

Men's A Group  
Men's B Group  
Ladies' A, B and C Groups



**CHOICE**  
KEOWEE KEY REALTY



## AREA CULTURAL ACTIVITIES

### CLEMSON UNIVERSITY

Dramatic Presentations  
Guest Artist Series  
Concert Series:  
Symphony  
Jazz Ensemble  
Pops Concerts  
Chamber Music  
Guest Performers



Exhibits  
Strom Thurmond Institute  
Cooper Library Rare Book Collection  
SC Botanical Garden  
Brooks Center for the Performing Arts  
Bob Campbell Geology Museum  
Agricultural Center  
Garrison Arena – rodeos, competitions  
Varsity Sports  
Clemson Players  
Fort Hill  
Seminars  
Lectures

### ANDERSON

Art Center  
Electric City Playhouse  
er  
Anderson County Museum

### PENDLETON

50 to 75 Homes on the  
National Historic Register  
Farm Museum  
Festivals  
Antiques  
Farmers' Society Hall/Restaurant  
Exchange Street Pub and Grille  
Pendleton Playhouse  
Pendleton House  
Ashtabula Plantation



### SENECA

Blue Ridge Arts Council  
Lunney Museum  
Public Library  
Oconee Community Theatre  
Duke Power World of Energy



### GREENVILLE

Peace Center for the Performing Arts  
Bi-Lo Center Auditorium  
Hockey  
Greenville Little Theater  
Center Stage  
Theater on the Green  
Greenville County Museum of Art  
Bob Jones University and Art Collection  
Furman University and Symphony Series  
Greenville Ballet  
Greenville Zoo



### BREVARD

Brevard College, School of Music

### FLAT ROCK

Flat Rock Playhouse  
Carl Sandburg's Home

### HIGHLANDS & CASHIERS

Players Theater  
Auction – Highlander Games  
Art Galleries  
Antiques  
Boutique Shopping  
Quaint Restaurants

