

Savannah Lakes Village Home Buyer's Guide



Prepared by Greene Advantage Real Estate
Savannah Lakes Village, South Carolina

Savannah Lakes Village Home Buying Guide

A Personal Welcome from Tom Greene

I've lived and played on Clarks Hill Lake—also known as Lake Thurmond—for more than 25 years. My wife Karen and I started camping here in the early 1990s, fell in love with the lake life, and eventually built our first home in Savannah Lakes Village in 2001. We raised our nieces & nephews on this water, taught them to waterski in the same coves our neighbors still use, and made lifelong friends through firepit gatherings, sunset cruises, and spontaneous card nights.

What I love most about helping new buyers here is that you're not just choosing a house — you're choosing the next chapter of your life. Whether you're dreaming of quiet mornings on the porch, golf leagues and new friendships, or a morning paddle at one of our many lake access points, this guide will help you see what life here truly feels like.

This isn't a generic "how to buy a home" article. It's based on real conversations, real neighbors, and real experiences from 25+ years of living in this community.

1. Understanding the Savannah Lakes Village Market

Savannah Lakes Village is a lifestyle-driven community. People move here not because of commuting patterns or school zones — but because they want a better quality of life.

Unlike large metro markets, pricing here is shaped by:

- Lakefront scarcity
- Golf demand
- Privacy preferences
- What type of views buyers want (coves, deep water, fairways, forest)
- Seasonality — especially spring & fall relocation waves
- Out-of-state buyers seeking a lower cost of living

You'll find four main home categories:

Lakefront Homes

Highly sought after, limited in supply. Pricing is influenced by water view and cove depth, dock availability, slope to the water, and sunset vs sunrise views.

Golf Course Homes

Perfect for buyers who love open green views, league play, and proximity to Tara and Monticello. This view changes based upon whether you are located on a tee box (busier and more social), fairway (rolling green turf and passing players), or green (more social and exciting finishes).

Wooded & Interior Homes

Ideal for privacy seekers or value-focused buyers. Many have gorgeous natural terrain, wildlife, and quiet streets.

New Construction

A strong option for those wanting updated design, personalized finishes, and competitive prices. Best of all, you may pick the perfect location in the community for your new home and design the home of your dreams.

Tom's Take on the Market

I'm often asked, "Is now a good time to buy in SLV?"
My honest answer: it depends on what you're looking for.

- **Lakefront:** When a good one hits the market, we act fast.
- **Golf homes:** Like lakefront properties, good golf front homes are limited in quantity and there are great options in many price points.
- **Wooded homes:** Best option for maximizing budget + lifestyle.
- **New builds:** Excellent if you want low maintenance from day one. Keep in mind that the building process can take from 6 months to over a year. Let us know how we can help if you would like to rent a home while your home is being built.

The key is understanding *what matters long term*: resale positioning, lot characteristics, neighborhood personality, and micro-locations you can't see online.

2. Choosing the Right Neighborhood

Every SLV neighborhood has a distinct feel — and choosing the right one is one of the most important decisions you'll make. Here's how I help buyers sort through the options.

Tara and Magnolia

Walkable to Tara Golf Course, River Grille, and the Recreation Center. These neighborhoods are perfect for buyers who want:

- Convenience
- Social atmosphere
- A mix of lake, golf, and interior home options

Tom's Tip:

Drive Tara in the early morning. You'll see walkers, cyclists, and people starting their day by the lake — it's the best snapshot of what daily life feels like.

Monticello

Scenic, newer, quieter, and home to one of the most beautiful courses in the region.

Great for:

- Golf-first buyers
- Newer homes & floorplans
- People who appreciate rolling terrain and long views

Greene Advantage Insight:

Monticello buyers often love the peace — but they also love that social life is still minutes away.

Shenandoah

Shaded, wooded, and peaceful — with a natural feel.

Ideal for:

- Privacy seekers
 - Larger lots
 - Buyers who love boating and water sports and walking
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Savannah Point

A community all in itself. Larger lots, walking paths and gardens, and lake access & views.

Best for:

- Boaters
 - Kayakers
 - Walkers & runners
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Southwind

A nature lover's dream. Quiet coves, open water views in certain sections, and a slower pace.

Best for:

- Boaters
 - Kayakers
 - Walkers & runners
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3. Discovery Visits: How We Structure Your Ideal Day

Most buyers visit SLV at least once before deciding — but no two discovery visits should be the same. Here's how we personalize yours.

It starts with one question:

“If tomorrow were your perfect day in SLV, what would it look like?”

Your answer shapes the entire visit.

If you say:

- “We want morning coffee on the deck and a quiet paddle,” we'll tour quiet, but convenient neighborhoods, lake access points, and neighborhood trails.

If you say:

- “Golf, lunch, and meeting new people,”
we structure the day around Tara, Magnolia, or Monticello, the clubhouse, and social hubs like the pub, rec center, and cafe.

If you say:

- “Privacy and nature,”
we walk wooded lots and quiet streets at different times of day.

We also offer 2 bedroom villas where you can stay for 2-3 nights to get a feel for the neighborhood, your future neighbors, and explore the local towns. Ask us how to reserve a villa for your stay.

A typical personalized discovery visit may include:

- Early morning drive through your top neighborhoods to “feel” their personality
- Visits to lake access points to see where you’d launch your kayak or tie up your boat
- A tour of the Recreation Center — pools, fitness areas, courts, bowling alley, café, and classes
- Lunch at River Grille, Monti’s, or favorite local spots in McCormick or Lincolnton
- A quiet walk through trails or a sunset cruise on the water to reflect
- Touring homes that match your lifestyle priorities, not just your budget

Tom’s Tip:

We recommend bringing a short list of what matters most — *water, views, privacy, walkability, or social activity*. This helps us build a faster, clearer roadmap.

4. HOA Fees, Taxes & Ownership Costs

SLV is surprisingly affordable for the lifestyle it offers.

Homeowners enjoy:

- Low HOA fees where you only pay for the amenities that interest you
- No special assessments
- Golf membership without any initiation fees
- Lower-than-average utilities
- SC tax benefits for many retirees

This isn't resort pricing — it's sustainable, long-term living.

Greene Advantage Insight

Many new buyers expect resort-level HOA fees — then are shocked when they learn how reasonable the dues are. That savings often gets reinvested into boats, golf memberships, or travel.

5. Making an Offer: Strategy, Logic & What Really Matters

Successful offers in SLV are less about bidding wars and more about **understanding micro-locations**.

Here's what affects price:

Lakefront

- Water depth
- Views
- Dock potential

Golf

- View quality
- Proximity to tees & greens
- Noise and cart path patterns

Interior

- Privacy
 - Street layout
 - Lot size
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How we help you compete (without overpaying)

We:

- Pull hyper-local comps
- Evaluate lot characteristics
- Show you long-term resale implications
- Recommend smart contingencies
- Protect you from emotional decisions in a lifestyle-driven market

This isn't "sales" — this is advising you like a neighbor.

6. Closing & What Life Really Looks Like After Moving In

Closings typically take 30–45 days. But real life begins the first weekend you're here.

We regularly hear things like:

- “We met three neighbors before the moving truck left.”
- “We were invited to play cards within 48 hours.”
- “We watched our first sunset from the dock and knew we made the right move.”
- “We joined more clubs in two months than in 10 years at our old home.”

SLV friendships form quickly — especially for active adults seeking connection.

What most new residents do in the first month

- Join golf leagues, pickleball, or fitness classes
 - Go a kayak or hiking trip with the Outdoor Adventure Club
 - Meet neighbors at Fridays at 4, firepits, or social gatherings
 - Explore local restaurants and trails
 - Host friends and family who suddenly want to “visit the lake”
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7. About Greene Advantage Real Estate

We're not just agents — we're your neighbors.

We live here.

We play here.

We've raised families here.

And we want you to find the piece of SLV that feels like home the moment you arrive.

Next Steps

If you'd like, we can help you:

- Identify your best-fit neighborhoods
- Plan a personalized discovery visit
- Build a custom MLS watchlist
- Walk you through the entire SLV process

We're deeply committed to helping you love where you live — because we genuinely love living here ourselves.

Work With Greene Advantage Real Estate

Whether you are buying or selling in Savannah Lakes Village, our team is here to guide you with clarity, local insight and personalized service.

Contact Us:

Greene Advantage Real Estate

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