



HARTWELL LAKE LADY'S
Relocation & Lifestyle
GUIDE



LIVE WELL PLAY WELL HARTWELL

DEBBIE *Henry*

WELCOME!

Hi! My name is Debbie Henry. I'm a Realtor in Georgia and South Carolina, specializing in the Lake Hartwell, NE Georgia and upstate SC areas. With more than 20 years of experience. I am delighted to call Hartwell my home, and I absolutely love our town!

My mission is simple: to help you find the perfect home that fits who you are. With a solid understanding of the local market and a whole lot of love for this community, I'm here to make your real estate dreams a reality. So, if you're ready to explore the world of Lake Hartwell living, I'm your go-to guide.

Although this guide focuses on Hartwell, I have worked with clients all over Northeast Georgia and Upstate South Carolina and am happy to assist any way possible!

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SIX REASONS TO LIVE IN

HARTWELL

1

FOUR BEAUTIFUL SEASONS

Spring, summer, winter & fall - every season in Georgia is a reason to celebrate. Each season brings about the excitement of enjoying the outdoors.

2

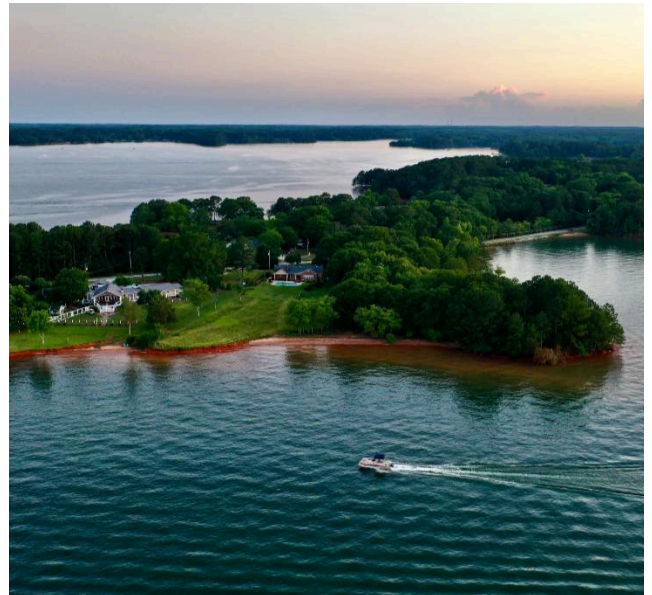
MUSIC, ARTS & CULTURE

Hartwell has shopping, theatre, live music, dining, microbrew beer, wine tasting, and is a short drive to Atlanta or Greenville to cheer on your favorite professional sports teams.

3

QUALITY SCHOOLS

Hartwell has great local schools. Additionally, it is close to the University of Georgia and has opportunities for partnerships with various technical programs.



4

THE GREAT OUTDOORS

Hartwell is surrounded by beautiful nature landscapes, offering opportunities for outdoor activities such as hiking, golfing, camping, boating, fishing and much more!

5

SUMMER LIFE

Farmers markets, outdoor music festivals, boating on the lake, camping—there is so much to do when the sunlight lasts past 9:00!

6

SOUTHERN CHARM

Hartwell exudes Southern hospitality! Residents appreciate the friendly and welcoming atmosphere that permeates the city, especially the historic downtown area.

HARTWELL

BY THE SEASON

The geographic location of Northeast Georgia is conducive to four distinct seasons. Summertime temperatures range between the mid-nineties and mid-sixties. Summers are hot and humid and particularly pleasant in the early mornings and evenings. The Hartwell winters are generally mild and snows infrequently. Spring and fall are the ideal seasons to explore, especially if mountain biking, camping and fishing are among your top recreational pursuits.

WINTER

DEC 21 – MAR 19

AVERAGE HIGH: 49 °F

AVERAGE LOW: 31 °F

SEASONAL RAINFALL: 3.93"

Winters are generally mild compared to more northern regions, but Hartwell does experience cooler temperatures. While snow is rare, the cooler temps add a festive atmosphere to the winter season.

SPRING

MAR 20 – JUN 20

AVERAGE HIGH: 71°F

AVERAGE LOW: 49 °F

SEASONAL RAINFALL: 4.53"

Spring is very pleasant in Hartwell, with temperatures starting to rise from the cooler winter months. The season is characterized by mild weather, making it a beautiful time to witness the blooming of flowers and trees. Rainfall is fairly common, with most of it occurring in May.

SUMMER

JUN 21 – SEP 20

AVERAGE HIGH: 89 °F

AVERAGE LOW: 68 °F

SEASONAL RAINFALL: 3.59"

Summer brings hot and humid conditions to Hartwell, with July typically being the hottest month of the year. This is a great time for outdoor activities, though the high humidity levels can make it feel warmer than the actual temperature.

FALL

SEP 21 – DEC 20

AVERAGE HIGH: 72 °F

AVERAGE LOW: 50 °F

SEASONAL RAINFALL: 3.58"

Fall in Hartwell is a favorite season for many, thanks to cooler temperatures, lower humidity, and the stunning display of fall foliage. The weather gradually transitions from the warmth of summer to the crispness of the approaching winter.

HARTWELL

BY THE NUMBERS



POPULATION

City	4,526
County	25,828



MEDIAN AGE

44.2

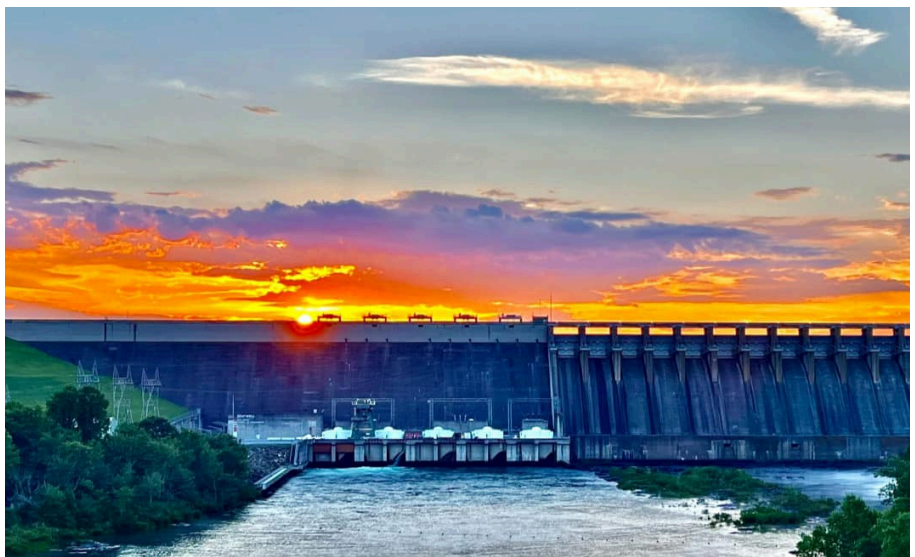


AVERAGE FAMILY SIZE

3

DISTANCE TO

Anderson, SC	30
Athens, GA	42
Greenville, SC	62
Atlanta, GA	110
Charlotte, NC	160



HARTWELL SCHOOLS



HART COUNTY
HIGH SCHOOL

📍 59 Fifth Street
☎ 706.376.5461
🌐 hart.k12.ga.us



HART COUNTY
MIDDLE SCHOOL

📍 176 Powell Road
☎ 706.376.5431
🌐 hart.k12.ga.us



HARTWELL
ELEMENTARY SCHOOL

📍 147 S College Avenue
☎ 706.376.4425
🌐 hart.k12.ga.us



NORTH HART
ELEMENTARY SCHOOL

📍 176 Powell Road
☎ 706.376.5431
🌐 hart.k12.ga.us



SOUTH HART
ELEMENTARY SCHOOL

📍 121 Em Dairy Road
☎ 706.856.7383
🌐 hart.k12.ga.us

HARTWELL

OUR FAVORITES



DINING

329 Restaurant	Jucee Wine Bar
Blazers	La Cabana
Boathouse Grill	Little Japan
Casa Grande	Market 50
Common Ground	New York Pizza
Downtown Cafe	Pelican SnoBalls
El Parian Mexican	Rolling Chefs
Huddle House	Southern Hart Brewing Co.
Jamie Todd's Casual Dining	Waffle House

SHOPPING

Banks Hollow	Lake Hartwell Printing
BW Threads	Market 50
Common Grounds	Provisions
Dressing Dreams	South Forest Station
Empire South	Southern Stork
Elsie B's	The Party Boutique
C's Southern Traditions	The Summer House
Happy Hounds	Twelve South
Harper Collective	Wild Child

FUN & ENTERTAINMENT

Hart County Botanical Garden	Lake Hartwell Wildlife Safari
Hartwell Community Theatre	Pedals & Putts
High Cotton Music Hall	Railroad Street Park
Hartwell Family Fun Center	The Bell Family YMCA
Hartwell Speedway	The Haven Zoo
Lake Harwell Axe Co.	The Station

LODGING

Beacon Bed & Breakfast	Hartwell Suites
Hampton Inn	Quality Inn



HARTWELL

ANNUAL EVENTS



THE MAKERS FESTIVAL

Held in the spring, this annual event brings artisans and craftspeople from all over Georgia to participate in a juried competition. Enjoy live music as you visit over 40+ vendors. Proceeds benefit local charities.

CARS & GUITARS

Memorial Day weekend kicks off on the Square with our “Cars & Guitars” show. Enjoy classic cars from all over, along with an eclectic selection of classic guitars. Hosted by the Hart County Chamber of Commerce.



PRE-FOURTH CELEBRATION

The Hartwell Service League sponsors this annual event held the last Saturday before the 4th of July. The day begins with a local vendors market downtown and ends up with gigantic fireworks off of Long Point Recreation Area.

HARTWELL

ANNUAL EVENTS



SCARECROWS ON THE SQUARE & MAYOR'S MONSTER MASH

October brings Scarecrows on the Square, where local businesses and organizations fill the downtown square with spooky and fun creations! Sponsored by Hartwell Main Street, the month culminates in the Mayor's Monster Mash, where kids enjoy trick or treating on Railroad Street.

HARTOBERFEST & DEPOT DAY

Who better to host Hartoberfest than our very own Southern Hart Brewing Co.? Enjoy a selection of delicious beers, along with yummy food as you wander Carolina Street and visit all the vendors.

Kids will enjoy their own games and crafts on Depot street, sponsored by The Pilot Club.



CHRISTMAS TREE LIGHTING & PARADE

Every year Hartwell children line up around the downtown square for the chance to visit with Santa at the Christmas Tree Lighting. Later in the month, the city comes together to share in holiday cheer for the Annual Christmas Parade, sponsored by Hart Chamber of Commerce.

HARTWELL

LAKE LIFE



Lake Hartwell is a man-made reservoir that straddles the border between Georgia and South Carolina. It's one of the largest recreation lakes in the Southeastern United States, created by the construction of the Hartwell Dam on the Savannah River. The lake covers 56,000 acres of water, has 962 miles of shoreline, and is surrounded by over 23,000 acres of public land. It's a popular destination for fishing, with opportunities to catch three species of black bass, striped and hybrid bass, black crappie, and bream. Other recreational activities include camping, hunting, and boating.

MARINAS

Hartwell Marina
Big Water Marina (SC)
Tilly's (SC)
Portman (SC)
Clemson (SC)

PARKS & CAMPING

Hart State Park
Watsadler
Crescent Springs (SC)
Singing Pines (SC)
Sadler's Creek (SC)

RESTAURANTS

JR Cash's
Boathouse Grill
The Local
The Galley
El Arriero
Tilly's Tiki Bar

HARTWELL

FAMILY FUN



LAKE HARTWELL
WILDLIFE SAFARI

📍 915 Boleman Hill Road
☎ 706.961.1364
🌐 lakehartwellsafari.com



HART COUNTY
BOTANICAL GARDENS

📍 1277 Elberton Highway
☎ 706.436.1557
🌐 hartcogardens.com



HART COUNTY
COMMUNITY THEATRE

📍 83 Depot Street
☎ 706.376.5599
🌐 hhcct.org



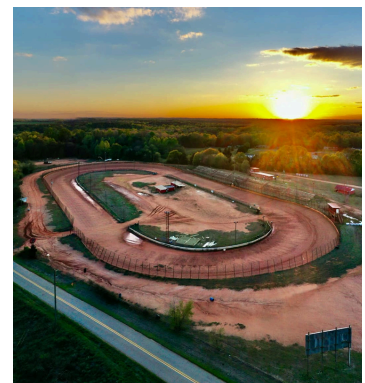
LAKE HARTWELL
FAMILY FUN CENTER

📍 25 Depot Street
☎ 706.376.5151
🌐 lhfamilyfuncenter.com



PEDALS AND PUTTS

📍 64 W. Howell Street
☎ 706.805.1411
🌐 pedalsandputts.com



HARTWELL
SPEEDWAY

📍 254 Speedway Road
☎ 706.376.1727
🌐 hartwell-speedway.com

WORKING WITH ME



LET'S CONNECT!

LAKE HARTWELL SPECIALIST

DEBBIE HENRY, REALTOR

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PHONE | 706.540.3240

WEB | HARTWELLLAKELADY.COM

INSTAGRAM & YOUTUBE | [@HARTWELLLAKELADY](https://www.instagram.com/HARTWELLLAKELADY)

LAKE EXPERTISE

I am intimately aware of the unique challenges buying a lake property can bring. My experience in selling or purchasing your home, either on or off the lake, will help you make the best decision for your situation.

RELOCATION EXPERIENCE

As a Realtor who has undergone my own relocation journey, I take pride in my ability to guide clients with a proven track record of successful transitions. You can count on me for a personalized experience tailored to your unique relocation needs.

PROFESSIONALISM

I strive to deliver the best possible service to my clients and hold myself to the highest standards of excellence. My commitment to efficiency and insightful solutions comes from 20+ years of real estate experience.

