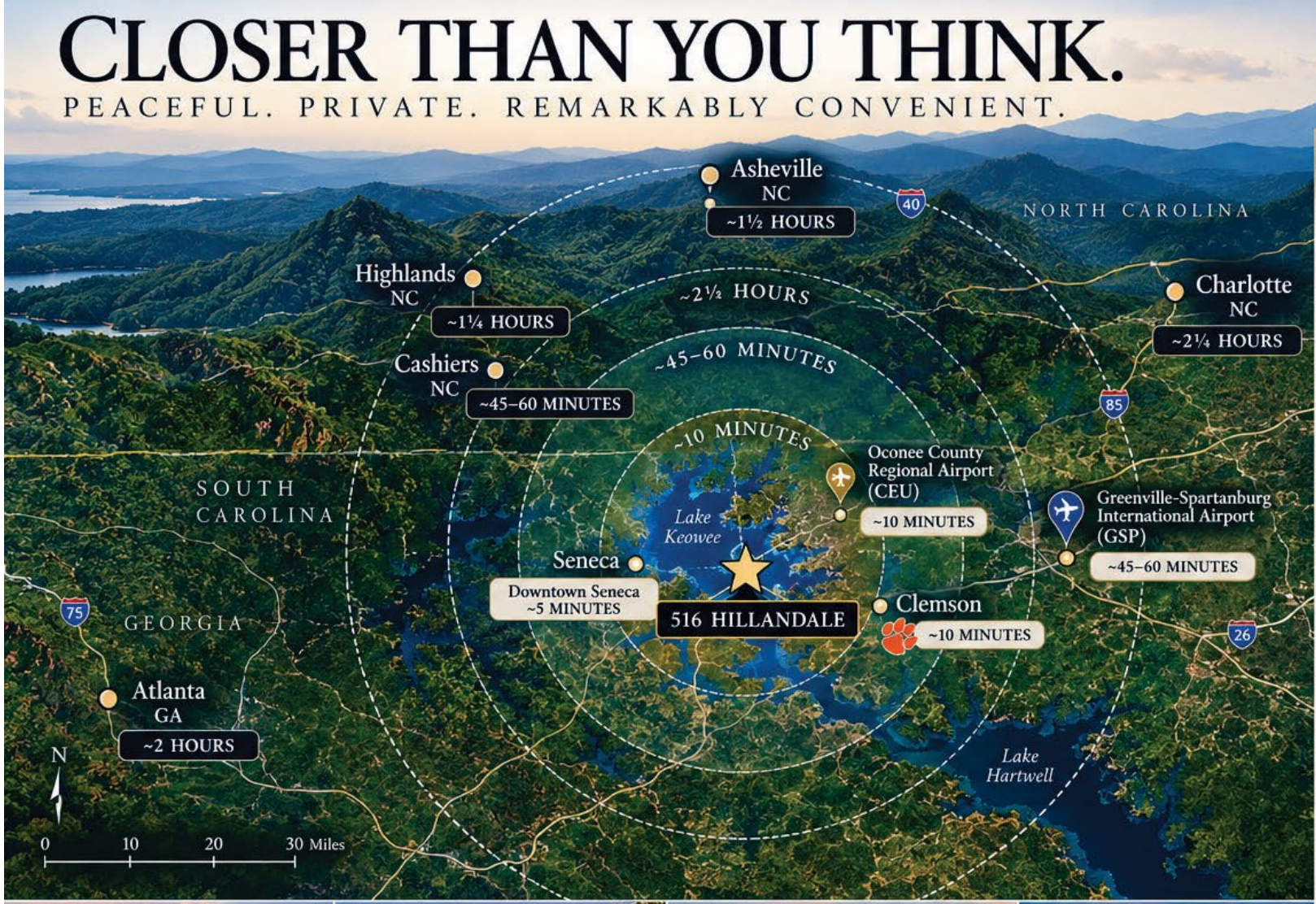
CLOSER THAN YOU THINK.

PEACEFUL. PRIVATE. REMARKABLY CONVENIENT.

A DREAM LOCATION
IN THE HEART OF THE
SOUTHEAST.



PRIVATE BY NATURE.
CONNECTED BY LOCATION.

Quiet enough to feel removed.
Convenient enough to make
everyday life effortless.

	Minutes away
Downtown Seneca	
Clemson University	~ 10 minutes
Oconee County Regional Airport (CEU) *Private and general aviation*	~ 10 minutes
Greenville-Spartanburg International Airport (GSP) *Direct flights to major cities*	~ 45–60 minutes
Highlands, NC *Mountain charm and cool summers*	~ 1¼ hours
Cashiers, NC *Upscale mountain village*	~ 45–60 minutes
Asheville, NC *Vibrant arts, dining and mountain culture*	~ 1½ hours
Atlanta, GA *Major international hub*	~ 2 hours
Charlotte, NC *Major international hub*	~ 2¼ hours

DRIVE TIMES ARE APPROXIMATE AND MAY VARY
BASED ON ROUTE AND TRAFFIC CONDITIONS.



LAKE KEOWEE
AT YOUR DOORSTEP



CLEMSON
10 MINUTES



HIGHLANDS & CASHIERS
~ 45 MINUTES – 1¼ HOURS



GREENVILLE
~ 45–60 MINUTES



ATLANTA
~ 2 HOURS

CHARLOTTE
~ 2¼ HOURS

AT 516 HILLANDALE, PRIVACY IS NOT ISOLATION.

IT IS THE LUXURY OF COMING HOME TO THE LAKE — WHILE THE BEST OF THE UPSTATE, THE MOUNTAINS AND TWO MAJOR CITIES REMAIN WITHIN EASY REACH.

LAKE KEOWEE

Boating. Beaches. Good Times.

WORLD-CLASS WATERFRONT LIVING RIGHT OUTSIDE YOUR DOOR.

From full-service marinas and waterfront restaurants to white sand beaches just minutes away, Lake Keowee offers an unmatched boating lifestyle.



HUNDREDS OF MILES OF SHORELINE WITH 71 ISLANDS TO DISCOVER, COUNTLESS PLACES TO EXPLORE.

KEOWEE MARINA

FUEL, SERVICE AND BOAT RENTALS



- Fuel & full-service marina
- Boat and watercraft rentals
- Ship store and lake supplies
- Easy access to restaurants and open water

FROM 516 HILLANDALE

Keowee Marina & Tiki Hut

1 mile by boat

THE TIKI HUT

FOOD, DRINKS AND LAKE VIBES



- Laid-back, casual atmosphere
- Boat-up access
- Great food, cold drinks
- A local favorite on the water

THE LIGHTHOUSE RESTAURANT

LAKEFRONT DINING WITH A VIEW



- Casual, waterfront dining
- Indoor and outdoor seating
- Boat-up access
- Live music and special events

FROM 516 HILLANDALE

Lighthouse Restaurant

6 miles by boat

KEOWEE SAILING CLUB

RACING • LEARN TO SAIL • SOCIAL



- Organized racing throughout the season
- Learn to sail programs
- Social gatherings and events
- A vibrant sailing community

FROM 516 HILLANDALE

Keowee Sailing Club

4 miles by boat

TEN ISLANDS WITH WHITE SAND BEACHES WITHIN TWO MILES



Explore numerous islands with pristine, white sand beaches all within a short boat ride — perfect for swimming, anchoring, relaxing and spending the day on the water.



CRUISING



WATER SKIING



TUBING



JET SKIING



PADDLEBOARDING



KAYAKING



SAILING



FISHING



SWIMMING

Island count: VisitGreenvilleSC

CLEMSON:
ENERGY, CULTURE & TIGER PRIDE.

A WORLD-CLASS UNIVERSITY ENRICHING THE LAKE KEOWEE LIFESTYLE.

Nearly 30,000 students. Big-time athletics. Performing arts. Research. A year-round calendar of things to see and do.



CLOSE TO A TOP UNIVERSITY. CONNECTED TO AN EXTRAORDINARY LIFESTYLE.

29,545 TOTAL STUDENTS (2025–2026)
24,060 Undergraduates
5,485 Graduate Students

1,400 ACRES MAIN CAMPUS

80+ UNDERGRADUATE MAJORS

130+ GRADUATE DEGREE PROGRAMS

$240.4M EXTERNALLY FUNDED RESEARCH AWARDS (FY2025)

$218.5M RESEARCH EXPENDITURES (FY2025)

21 NCAA VARSITY SPORTS (2026–2027)

27 CLUB SPORTS

600+ STUDENT CLUBS & ORGANIZATIONS

CHAMPIONSHIP ATHLETICS

180 ACC Championships
8 Team National Championships
21 NCAA Varsity Sports



MEMORIAL STADIUM
A legendary gameday experience

A VIBRANT COLLEGE TOWN

Year-round energy
Dining, shopping and events
A welcoming community
just 15 minutes away



WORLD-CLASS PERFORMING ARTS

Broadway shows
Concerts
Theater and dance
Student performances
A vibrant arts scene



BROOKS CENTER FOR THE PERFORMING ARTS
Inspiring performances all year long



FOOTBALL
A tradition like no other



BASKETBALL
Nationally competitive



BASEBALL
A top collegiate program



SOCCER
Exciting year-round action



CAMPUS LIFE
Beautiful setting on Lake Hartwell



CONCERTS
World-class entertainment



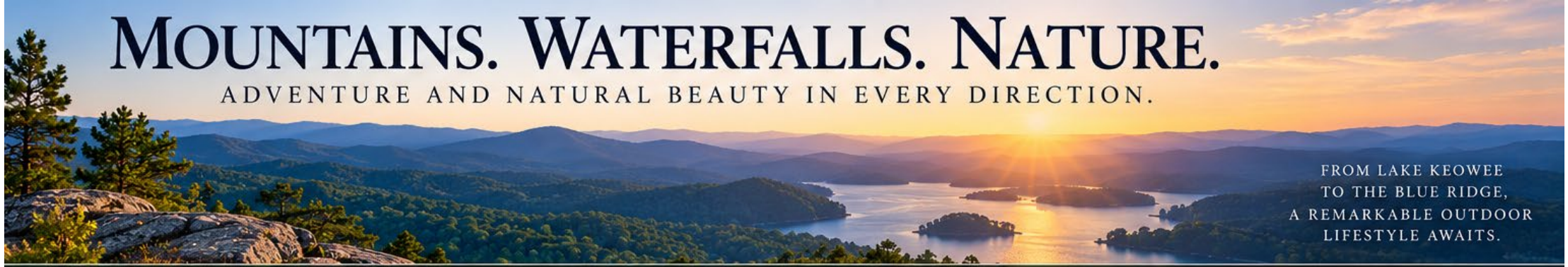
THE ARTS
Theater, dance and more



CLOSE ENOUGH TO ENJOY THE ENERGY.
FAR ENOUGH TO COME HOME TO THE LAKE.

MOUNTAINS. WATERFALLS. NATURE.

ADVENTURE AND NATURAL BEAUTY IN EVERY DIRECTION.



FROM LAKE KEOWEE
TO THE BLUE RIDGE,
A REMARKABLE OUTDOOR
LIFESTYLE AWAITS.

17,500+ ACRES
Clemson Experimental Forest

511,000+ ACRES
Sumter National Forest (Oconee County)

300+ WATERFALLS
in Oconee County

3,000+ FT MOUNTAIN PEAKS
within an hour

4 MAJOR LAKES
Keowee, Jocassee, Hartwell & Thurmond

4 STATE PARKS IN THE AREA
Table Rock, Oconee, Keowee-Toxaway, Devil's Fork

CLEMSON EXPERIMENTAL FOREST

A 17,500-ACRE OUTDOOR PLAYGROUND

One of the largest university research forests in the nation, the Clemson Experimental Forest offers a vast network of trails, waterfalls, lakes, and recreational opportunities.



- **HIKING TRAILS** — Miles of maintained trails
- **MOUNTAIN BIKING** — Dedicated trail system
- **EQUESTRIAN TRAILS** — Scenic riding areas
- **FOREST LAKES** — Peaceful lakes and fishing
- **WATERFALLS** — Dozens of falls throughout
- **WILDLIFE & NATURE** — A pristine natural setting

WATERFALLS

A REGION RICH IN NATURAL BEAUTY

Oconee County is home to more than 300 waterfalls, from easily accessible favorites to secluded backcountry falls.



YELLOW BRANCH FALLS
OCONEE COUNTY

RIVERS & LAKES

PRISTINE WATERS FOR EVERY ADVENTURE

Explore crystal-clear lakes and scenic rivers ideal for kayaking, fishing, tubing and more.



- LAKE KEOWEE
- LAKE JOCASSEE
- LAKE HARTWELL
- LAKE THURMOND

- CHATTOOGA RIVER
- KEOWEE RIVER
- TUGALOO RIVER
- SENECA RIVER

SUMTER NATIONAL FOREST

511,000+ ACRES IN OCONEE COUNTY

Part of the 1.1 million-acre Sumter National Forest, this protected landscape offers hiking, camping, scenic drives and breathtaking mountain views.



STATE PARKS NEARBY

FOUR INCREDIBLE PARKS WITHIN EASY REACH



TABLE ROCK STATE PARK



OCONEE STATE PARK



KEOWEE-TOXAWAY STATE PARK



DEVIL'S FORK STATE PARK



HIKING



MOUNTAIN BIKING



EQUESTRIAN



KAYAKING



FISHING



SCENIC VIEWS



WILDLIFE

A GOLFER'S PARADISE

CHAMPIONSHIP GOLF WITHIN EASY REACH OF LAKE KEOWEE

1 Oconee Country Club
4.8 miles | ~10 minutes



Semi-private | 18 holes
Practice facilities | PGA professional

2 Cross Creek Plantation
8.6 miles | ~15 minutes

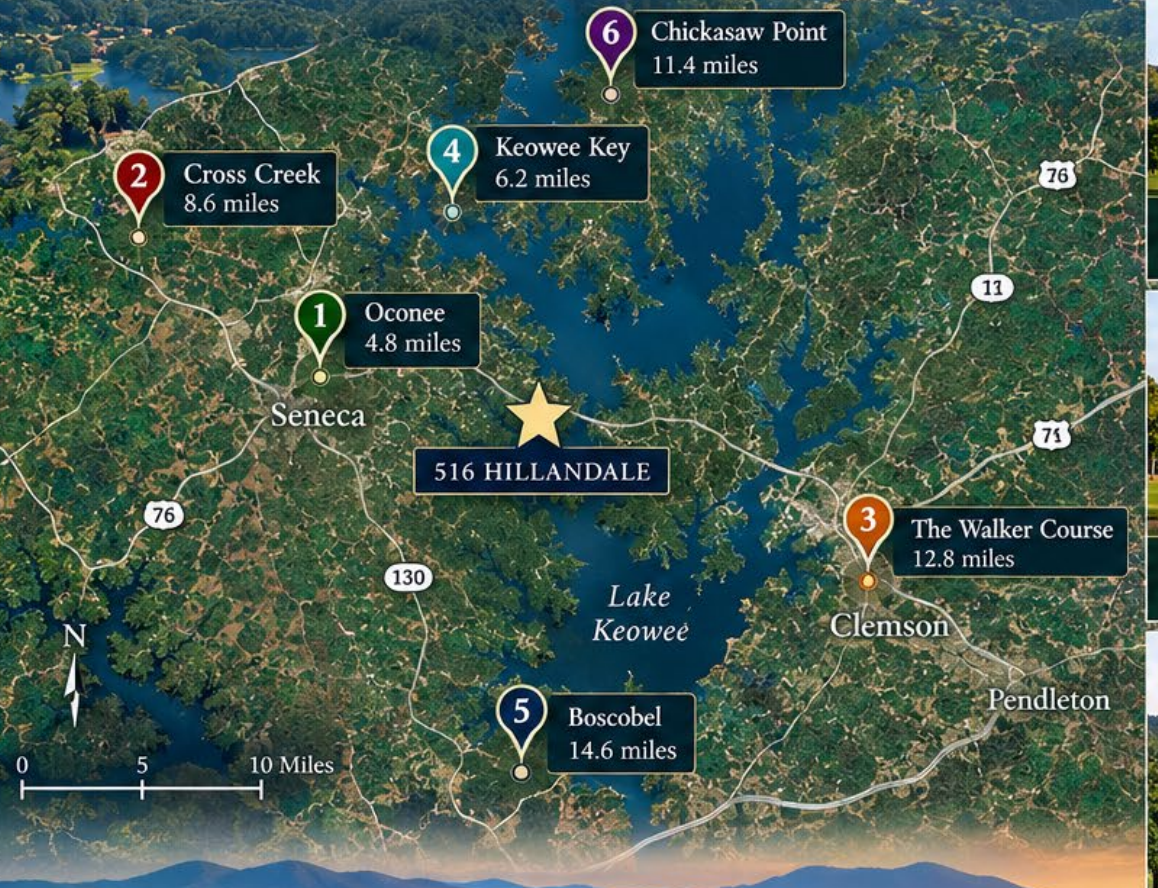


Private | 18 holes
Pete & P.B. Dye-designed championship course

3 The Walker Course at Clemson University
12.8 miles | ~20 minutes



Public | 18 holes
University championship course



4 Keowee Key Golf Course
6.2 miles | ~13 minutes



Private | 18 holes
Scenic lake and mountain views

5 Boscobel Golf & Country Club
14.6 miles | ~24 minutes



Semi-private | 18 holes
Historic club (est. 1932)

6 Chickasaw Point Golf Course
11.4 miles | ~19 minutes



Public | 18 holes
Lakefront setting with beautiful views

From a quick nine to a championship round, exceptional golf is never far from home.

CHAMPIONSHIP COURSES

SCENIC LAKE SETTINGS

PRIVATE & PUBLIC OPTIONS

Flying to & from Lake Keowee

Commercial connections and private aviation close to home

Choose a regional airport, an international hub or private aviation just three miles from 516 Hillandale.

COMMERCIAL AIR SERVICE

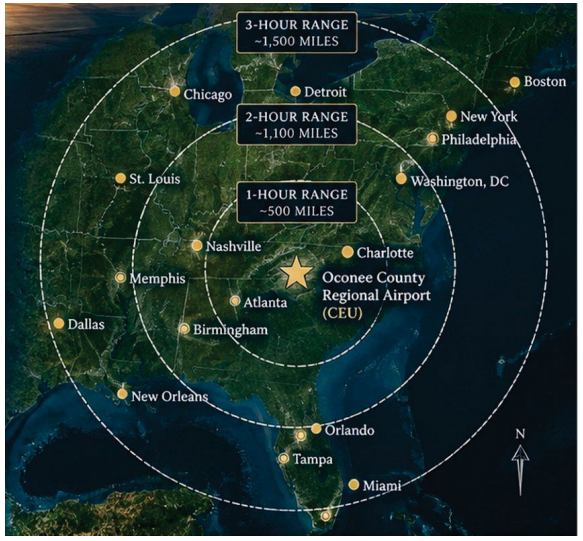
AIRPORT	DRIVE TIME	CONNECTIONS
Greenville–Spartanburg International (GSP)	**~1 hour**	**30 nonstop destinations*** 200+ cities with one connection
Asheville Regional (AVL)	**~1 hour 20 min**	**26 nonstop destinations*** Domestic nonstops, worldwide hub connections
Hartsfield–Jackson Atlanta International (ATL)	**~2 hours**	**Delta's largest hub** 207 destinations on Delta, including 61 international
Charlotte Douglas International (CLT)	**~2 hours 10 min**	**Major American hub** 180+ destinations in 27 countries on American

PRIVATE AVIATION

Oconee County Regional Airport (CEU)

3 miles from 516 Hillandale

5,500-foot runway. Jet A and 100LL fuel.
FBO, terminal, hangars and ground transportation.



*Published totals include seasonal service and count airport destinations. Private aviation ranges are illustrative and depend on aircraft and conditions.
October 9, 2026. Drive times are owner estimates and vary with traffic. Sources and qualifications in notes.