



Justin Winter
& Associates
REALTORS®

Independent Thinking. Objective Advice.

#1 Selling REALTOR® on Lake Keowee
2006, 2007, 2008

Here's a Sampling of 2008 Activity



The Cliffs at Keowee Vineyards®
List Price \$1,295,000



The Cliffs at Keowee Vineyards®
List Price \$812,250



The Cliffs at Keowee Falls®
List Price \$359,900



The Cliffs at Keowee Vineyards®
List Price \$2,895,000



The Cliffs at Keowee Vineyards®
List Price \$249,000



The Cliffs at Keowee Vineyards®
List Price \$799,000



The Cliffs at Keowee Vineyards®
List Price \$149,950



The Cliffs at Valley®
List Price \$1,425,000



The Cliffs at Keowee Falls®
List Price \$789,000



The Cliffs at Keowee Falls®
List Price \$725,000



The Cliffs at Keowee Vineyards®
List Price \$845,000



The Reserve at Lake Keowee®
List Price \$1,695,000

Distinctive Mountain and Lake Properties

864-506-6387 Justin Winter
864-207-8711 Libby Zorbas

www.JustinWinter.com

Historical Inventory Comparison

MLS Listings	Q-2 2007	Q-2 2008
All Cliffs Lots	62	83
All Cliffs Homes	10	30
All Reserve Lots	39	55
All Reserve Homes	12	15
Total	123	183
	\$96,764,900	\$157,391,070

Current Inventory - MLS Listings Q-3 2008

DEVELOPMENT	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
All Cliffs Lots	\$2,250,000	\$95,000	\$626,602	\$514,500	\$56,394,200	90
Waterfront Lots at Vineyards	\$1,495,000	\$229,000	\$802,993	\$694,000	\$12,847,900	16
Waterfront Lots at Falls	\$1,950,000	\$450,000	\$888,229	\$695,000	\$15,099,900	17
Waterfront Lots at Springs	\$2,250,000	\$685,000	\$1,305,900	\$1,195,000	\$13,059,000	10
All Cliffs Resale Homes	\$3,750,000	\$645,000	\$1,720,230	\$1,547,500	\$72,249,700	42
All Reserve Lots	\$1,900,000	\$139,000	\$602,615	\$549,000	\$43,990,900	73
Waterfront Lots at The Reserve	\$1,900,000	\$439,000	\$882,763	\$797,000	\$33,545,000	38
All Reserve Resale Homes	\$4,299,000	\$739,000	\$2,167,904	\$2,049,500	\$47,693,900	22
				Total	\$220,328,700	227

On a personal note, thanks to great support from property owners and buyers at The Cliffs and The Reserve, my resale efforts have again resulted in the **#1 individual sales ranking to September 30th 2008 per the Western Upstate MLS**. To September 30th 2008, I have recorded the highest resale home site price at The Reserve (\$1.5m) and the highest home sales price for the year at The Vineyards (\$2.695m).

Additionally, the Justin Winter & Associates team of talented, experienced and committed REALTORS® continues to expand. We have resale REALTOR® **specialists** for The Reserve at Lake Keowee®, The Cliffs at Keowee®, The Cliffs Valley®, The Cliffs at Glassy® and The Cliffs at Walnut Cove®. We'll continue to strengthen our team to provide you the best representation possible. Look for an announcement in January pertaining to yet another important addition to our REALTOR® staff. These knowledgeable REALTORS® (and development property owners) will enhance our position as **the leading independent real estate firm for Cliffs and Reserve resale property**.

Our professionals would be delighted to speak with you about the many excellent buying opportunities in the market place, or provide insight on selling.

Thank you for your continued support of development resales!

Justin

Distinctive Mountain and Lake Properties

864-506-6387 Justin Winter
864-207-8711 Libby Zorbas



Justin Winter
REALTOR® , ABR®
Cliffs/Reserve



Libby Zorbas
REALTOR®
Cliffs/Reserve



Alisa Champion
Broker, GRI
REALTOR® , ABR®
South Keowee



Molly McNichols
Broker, BA
REALTOR®
Asheville



Rich Stephens
REALTOR®
Valley & Glassy



Gloria Lerma
REALTOR®
Office Manager

Current Listings

View our web site for a complete list.



The Cliffs at Keowee Springs®
Offered at \$695,000
Call Justin at 864-506-6387



The Cliffs at Keowee Vineyards®
Offered at \$1,450,000
Call Justin at 864-506-6387



The Cliffs at Keowee Falls®
Offered at \$549,000
Call Justin at 864-506-6387



The Cliffs at Keowee Falls®
Offered at \$599,000
Call Libby 864-207-8711



The Cliffs at Keowee Vineyards®
Offered at \$1,499,000
Call Justin at 864-506-6387



The Cliffs at Keowee Vineyards®
Offered at \$649,000
Call Justin at 864-506-6387



The Cliffs at Keowee Vineyards®
Offered at \$1,790,000
Call Libby 864-207-8711



The Cliffs at Keowee Springs®
Offered at \$685,000
Call Libby 864-207-8711



The Cliffs at Keowee Falls®
Offered at \$2,495,000
Call Libby 864-207-8711

Distinctive Mountain and Lake Properties

This marketing information is not meant to solicit properties currently listed by another Broker.

www.JustinWinter.com

864-506-6387 Justin Winter
864-207-8711 Libby Zorbas