



March 27, 2015

## **Handsmill Community Fact Sheet**

### **Community Plan:**

Located in York County, SC, on the western shores of Lake Wylie, Handsmill will feature approximately 500 residences, as well as numerous greenways and walking trails, within the 390+ acre site. This community will feature two marinas, common areas and parks, set within a naturally wooded lakefront environment.

### **Location:**

Handsmill is located on Hands Mill Parkway and Hwy 49, just west of the North/South Carolina border at Lake Wylie. Handsmill is a short drive from I-485, medical facilities, premier shopping centers and Charlotte Douglas International Airport.

### **Planned Residential Homesites and Homes:**

Single-family homes are currently priced from the \$440s and dockable waterfront homesites are currently available from the \$300s.

### **Planned Amenities:**

Handsmill Club includes a Junior Olympic pool, fitness center, two gathering rooms with fireplaces, a catering kitchen, an open-air patio, outdoor fireplace and children's playground.

Two marinas with 60 boat slips combined

Boat launch ramp

On-site boat storage

Greenways and open space

Neighborhood parks

Walking trails

### **HOA Information:**

Hawthorne Management Company

Attn: Pamela Williams

PO Box 11906, Charlotte, NC 28220

Phone: 704-377-0114; Fax: 704-347-4475

Email: [pwilliams@hawthornemgmt.com](mailto:pwilliams@hawthornemgmt.com)

Annual HOA dues are \$1,195.

Capital Contribution Fees are \$500 per lot.



**K-12 Education:**

Clover SC School System, including Bethel Elementary 803-631-8300, Oakridge Middle 803-631-8000, and Clover High School 803-811-8420.

School assignment is subject to change. For more information call Clover School District at 803-810-8000, or visit

<https://www.clover.k12.sc.us/site/default.aspx?PageID=1>.

**Postsecondary Education:**

University of South Carolina – Lancaster, York Technical College, University of North Carolina at Charlotte, Johnson & Wales University, The Art Institute of Charlotte, ECPI College of Technology, Brookstone College of Business, Carolina School of Broadcasting, Carolinas College of Health Sciences, Central Piedmont Community College, South Piedmont Community College, Johnson C. Smith University, Kings College, Mercy School of Nursing, Presbyterian Hospital School of Nursing, Queens University of Charlotte, Stanly Community College, Wingate University.

**Entertainment:**

Movie Theaters, Shopping & Dining: Baxter Village in Fort Mill, Arysley on S. Tryon, Charlotte Premium Outlets, Ballantyne Village, and performing arts centers, museums, restaurants and clubs through South Charlotte and Rock Hill.

Sports Teams: Carolina Panthers, Charlotte Hornets, Charlotte Knights, Charlotte Hounds, Charlotte Checkers

Recreation and Nature: Lake Wylie, McDowell Nature Preserve, Daniel Stowe Botanical Garden

**Medical Facilities:**

Carolinas Medical Center in Pineville, Piedmont Medical Center in Rock Hill, Novant Health Fort Mill, and Sanger Heart and Vascular Institute in Fort Mill.

**Public Services and Utilities:**

Water and Sewer by York County. Electric by York Electric. Gas by York County Natural Gas, Cable TV by Comporium Communications.

*All information is conceptual or based on current development plans, all of which are subject to change without notice. The developer expressly reserves the right to make modifications in its sole discretion to the features or the completion timelines noted. No guarantee is made that the facilities and features mentioned will be of the same type, size or nature discussed.*