



WELCOME TO OUR WORLD

A Buyer's Field Guide

To The Cliffs, and to what happens after the closing

BLACKSTREAM | CHRISTIE'S INTERNATIONAL REAL ESTATE

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PART ONE

The Guide

Seven communities, seven courses, two states, one membership. What that actually buys you, before anyone talks about price.

01

WELCOME

Why we made this

You have already seen the brochure. It is a beautiful brochure. It is also, by design, incapable of telling you anything that might give you pause.

This is the other document. Same seven communities, same golf courses, considerably more about driveways and propane tanks. We wrote it because the questions our buyers actually ask are not the questions the marketing answers, and because after enough of these transactions you start writing the same email over and over until somebody suggests you turn it into a book.

It runs in three parts. Part One is the whole of The Cliffs and what a membership across seven clubs genuinely reaches. Part Two is the Mountain Region in depth, including a section on living at elevation that no developer will ever print. Part Three is the owner's guide, the resource directory you will want the week you close and every winter after that.

Every public-facing number in Part Three was checked against the source organization in September 2026. Where we could not confirm something, we flagged it instead of guessing. That process turned up a residency deadline in general circulation that gives new South Carolina residents exactly twice the time they actually have. It is corrected on page nineteen, and it is the reason this guide exists in the form it does.



THE CLIFFS VALLEY, LAST LIGHT IN OCTOBER

Shot by DHG Studios. Every photograph in this guide is ours, taken on a Cliffs property or a Cliffs course. We did not borrow any of it.

Homes above \$2,000,000 that sold at Glassy last year, and how many we represented	FOUR OF SIX
Price per square foot, a Glassy record	8 RAVEN ROAD · \$659
Highest sale at Keowee Springs on our side of the table	\$6,300,000
Damian's rank in the Christie's International Real Estate network, worldwide	TOP 30

Closed sales, not list prices.

02

ORIENTATION

One key, seven doors

A Cliffs membership works at all seven clubs. That sentence does more work than anything else in this guide, and most buyers do not hear it clearly until the third visit.

Buy at Glassy and you can tee off at Walnut Cove, take a boat out at Keowee Springs, and have dinner at Mountain Park on the same card. Which means the question was never which community has the best amenities. All seven sets of amenities come with any of them. The question is which front door you want.

That reframes the whole search. It stops being a comparison of clubhouses and becomes a question about ordinary Tuesdays. Which drive do you want to make for groceries. Which view do you want from the kitchen in February, which is a different view than the one in October. Which twenty neighbors.

THE TWO BILLS

Property owners association dues and club dues are separate obligations, separately governed, that change independently of each other. The POA maintains the roads, the gates, and the common ground. The club runs the golf, the dining, the fitness, and the calendar.

Anyone who quotes you one number for your carrying cost has quoted you roughly half of it. Ask for both, in writing, for the specific address, plus whether a special assessment is pending. That last clause is the one that saves people money.

*There is not one community that is best, but we
promise one will call out to you to make it your
home.*

THE CLIFFS, IN ITS OWN PUBLISHED MATERIAL

Three regions, forty-five minutes apart

Seven names is a lot to hold. Three clusters is not, and three clusters is how members actually talk about the place.

THE MOUNTAIN REGION

Glassy, Mountain Park, and Valley, all in northern Greenville County, South Carolina, and all within a short drive of one another. Roughly half an hour from Greenville, Hendersonville, and the good part of Asheville. Part Two covers these three in depth.

THE LAKE REGION

Keowee Falls, Keowee Springs, and Keowee Vineyards on Lake Keowee in Oconee County. Around 300 miles of shoreline and water clear enough to see the bottom in the coves. Clemson is twenty minutes, which matters more in October than the map suggests.

THE ASHEVILLE REGION

Walnut Cove, on its own, in a valley bordered by Pisgah National Forest and the Blue Ridge Parkway just south of downtown Asheville. Thirty-five minutes from the mountain clubs, about an hour and fifteen from the lake.

FROM THE MOUNTAIN REGION	DRIVE	WHAT IS THERE
Flat Rock and Hendersonville, NC	20 min	Flat Rock Playhouse, orchards, an intact Main Street
Greenville, SC	25 min	The airport, the hospitals, Falls Park, the Michelin star
Asheville, NC	45 min	Biltmore, the arts district, the regional airport
Lake Keowee	45 min	Three of your seven clubs, and Clemson
Atlanta and Charlotte	2.5 hrs	International connections
Charleston, SC	3.5 hrs	The coast, when the mountains have had their turn

04

FIELD MARKS

The seven communities

Setting, golf, and character for each. Recognition lines are quoted as the awarding title published them.

01 The Cliffs at Glassy

MOUNTAIN

SETTING

Glassy Mountain summit

COURSE

Bentgrass, shot-maker's

ARCHITECT

Tom Jackson

NEAREST TOWN

Landrum, SC

ELEVATION

3,200 ft at the green

Where the whole thing started, on a mountain that was Dark Corner bootlegging country before anyone thought to put a golf course on it. The community kept the drama of the site instead of flattening it, which is why the views run seventy-five miles on a clear day and why the driveways run at grades that will make your visiting brother-in-law comment.

The stone chapel on the point is the image everybody carries away. If you want altitude and the specific feeling of being above the weather rather than in it, this is the one.

“Fourth-most scenic course in the nation,” behind only Cypress Point, Pebble Beach, and Augusta National. *Golf Digest*

02 The Cliffs Valley

MOUNTAIN

SETTING

Valley floor, parkland

COURSE

18-hole championship

ARCHITECT

Ben Wright

NEAREST TOWN

Travelers Rest, SC

MEMBER CLUBS

More than 80

The social one, and the practical answer to the mountain question. Valley sits in a green bowl rather than on a summit, so the roads are gentler, the winters are easier, and Travelers Rest is fifteen minutes down a good highway. More than eighty member clubs run at any given time, which is either the main attraction or slightly alarming depending on your temperament.

The trade is that the views here are framed rather than panoramic. For some buyers that is a bargain. For others it ends the conversation. Knowing which one you are saves a season of looking.

“Best New Courses.” *Golf Digest*. The first American course designed by the golf commentator Ben Wright, who spent a career describing other people’s work before building his own.

03 The Cliffs at Mountain Park

MOUNTAIN

SETTING

5,000 acres, North Saluda River

COURSE

Links style, native grasses

ARCHITECT

Gary Player

NEAREST TOWN

Marietta, SC

GATHERING PLACE

The Cabin

The newest of the three and the least buttoned-up. A river runs through the valley floor and a Gary Player links course runs alongside it, which is a genuinely strange thing to find in the Blue Ridge and the reason golfers who have played all three arrive at dinner with an opinion about this one.

Five thousand acres keeps the hilltops wooded and the density low. It also sits closest to the geographic center of all seven communities, which is a real advantage if you intend to use the lake clubs rather than just admire them on the map.

“No. 2 in Best New Courses.” *GOLF Magazine*

04 The Cliffs at Keowee Vineyards

LAKE

SETTING

Lake Keowee, muscadine vineyards

COURSE

Eight holes on the lake

ARCHITECT

Tom Fazio

NEAREST TOWN

Sunset, SC

ALSO HERE

Equestrian Center, marina

Horses and grapes. The clubhouse terrace looks straight down the eighteenth of a Fazio course that puts eight holes directly on the water and two more between the lake and the vines. The Equestrian Center is the trailhead for roughly two hundred miles of riding in the Jocassee Gorges Wilderness Area, which is the largest piece of protected land most buyers have never heard of and will not stop talking about once they have.

“Top 50 Best New Courses.” *Golfweek*. Also named 7th Best Private Course in the nation by *Golf Digest*.

05 The Cliffs at Walnut Cove

ASHEVILLE

SETTING

Valley, former farmland

COURSE

Par-71 championship

ARCHITECT

Jack Nicklaus Signature

NEAREST TOWN

Arden and Asheville, NC

BORDERS

Pisgah National Forest, Blue Ridge Parkway

The urbane one. Minutes from downtown Asheville, which means the restaurants and the breweries are an evening rather than an expedition, and the architecture knows it. It is the only Cliffs course to have debuted with a PGA Tour event. Buyers who want a private valley without surrendering a city choose this one, and they usually know exactly why before they walk in.

“Best Courses in North Carolina.” *Golf Digest*

06 The Cliffs at Keowee Falls

LAKE

SETTING

Falls Creek, 20 miles of shoreline

COURSE

Bermuda tees and fairways

ARCHITECT

Jack Nicklaus Signature

NEAREST TOWN

Salem, SC

PROTECTED LAND

2,500 acres

Falls Creek spills into Lake Keowee here and makes the largest waterfall on the lake, which is why boaters who do not live inside the gates spend their Saturdays looking at it. Twenty miles of shoreline belong to residents, dockside living is the default rather than the upgrade, and there are hundreds more waterfalls and fields of rare Oconee Bells inside the property line.

“Top 50 Best New Courses.” *Golfweek*

07

The Cliffs at Keowee Springs

LAKE

SETTING

Lake Keowee, beach frontage

COURSE

Three six-hole loops

ARCHITECT

Tom Fazio Signature

NEAREST TOWN

Six Mile, SC

ALSO HERE

Beach Club, Surf Shop,
Turnhouse Bistro

The family one, and the Beach Club is the reason: a sand beach on the lake, a free-form pool, water slides, and a grille you can arrive at by boat. The Fazio course is laid out as three six-hole loops, which is a quietly brilliant piece of design for anyone who has ninety minutes rather than five hours and has stopped pretending otherwise.

“Top 50 Golf Practice Facilities in America.” *Golf Range Association*

05

THE ATHLETIC PROGRAM

Seven courses, seven different problems

Seven courses reads as a marketing number until you look at the grasses.

Bentgrass on a mountaintop at 3,200 feet and Bermuda at the waterline are not two versions of the same round. Neither is a links layout along a river and a Fazio par-3 set between vineyards and open water. Player, Nicklaus, Fazio, Jackson, and Wright each got a site that suited them and built accordingly, which is why members here say a different course every day of the week and mean it literally rather than as a figure of speech.

Instruction runs through PGA professionals. Competition runs from club championships up through intra-club events where all seven clubs meet, which is the week you find out how the membership actually works.



THE CLIFFS VALLEY

Ben Wright laid this out on a valley floor, which is why you can walk it. Two holes from the same October evening, forty minutes apart.

WORTH ASKING BEFORE YOU ASSUME

Cart-path policies, walking policies, and how tee-time access works across the other six clubs differ, and they change. Get the current rules from the club rather than from a brochure, this one included.

06

THE ATHLETIC PROGRAM

Everything that is not golf

WELLNESS

A wellness center at each of the seven. Pools indoors and out, cardio and strength floors, golf conditioning and movement studios, spinning, yoga, Pilates. The performance program runs on functional biomechanics from The Gray Institute, which in plain terms means certified staff diagnose the compensating movements you have spent a lifetime acquiring and retrain them, so that the rest of the program stays available to you at seventy.

THE LAKE

Twenty-six miles of Lake Keowee fed by potable streams, with roughly three hundred miles of shoreline. Waterfalls and hidden coves by kayak or paddleboard. Ski and wakeboard instruction. A marina team that stores, fuels, and launches your boat, and rents you one when owning a second boat starts to

sound like a second job. A boat shuttle puts you on any of the three lakeside courses by nine.

RACQUETS

Tennis and pickleball on Har-Tru, most of it lit. Home and intra-club programs at every level, mixed doubles mixers, three-and-me lessons, monthly socials, junior camps. The instructors fold racquet skills into the wider wellness program rather than treating the two as unrelated hobbies.

CYCLING

Inside the gates and for a hundred miles out. The cycling community is led by George Hincapie, a seventeen-time Tour de France rider, joined by Christian Vande Velde and Bobby Julich. The roads that make this region punishing on a bicycle are the same roads that make it worth riding, and there are people here who will explain that to you at length.

HIKING AND WATER

This is waterfall country and the falls are as accessible as they are numerous. Hot springs, natural slides, white water, and trails that start inside the property lines and run into national forest. The Outdoor Exploration Series runs guided outings, which is how you learn the region from somebody who knows it rather than from a trailhead sign and a hopeful guess.

EQUESTRIAN

The Equestrian Center at Keowee Vineyards has training and riding rings and a barn, opening onto roughly two hundred miles of trails in the Jocassee Gorges. Tryon International Equestrian Center, a national destination for hunter/jumper, dressage, and eventing, sits inside an easy drive of the mountain communities. We also sell a good deal of the horse country between here and there.

More than a dozen rooms and two farms

The kitchens are the part that surprises people, and they surprise people because nobody expects a private club to be the best food in the county. More than a dozen dining venues across the seven clubs, with chefs whose training runs through James Beard award winners, Michelin-starred Jean-Georges, The Breakers, and The Peabody.

Behind them sit two organic farms, a CSA, and a lakeside vineyard of muscadine grapes. Cooking classes, harvest days, vineyard tastings, and gourmet picnics on the water are on the calendar rather than on request. The beverage program covers wine, Carolina spirits, and the regional craft brewing scene, with staff who will stock your cellar and not judge the contents.

12+

DINING VENUES ACROSS
SEVEN CLUBS

2

ORGANIC FARMS, PLUS A CSA

1

LAKESIDE VINEYARD,
MUSCADINE

08

THE CALENDAR

Three hundred clubs, two thousand gatherings

7,000+

MEMBERS ACROSS THE
SEVEN COMMUNITIES

300+

SOCIAL CLUBS, MEMBER-
FOUNDED

2,000

GATHERINGS IN A YEAR,
ROUGHLY

Those three numbers describe the social architecture better than any adjective could. Cards and wine, cycling and gardening, mahjong, bridge, backgammon, Harleys, sports cars, shooting, stitching. The clubs exist because members started them, which is why the list keeps growing and why joining one is the fastest route into the place by a wide margin.

Children get their own program. The Cliffs Kids Camps run rappelling, white-water rafting, and hiking, and the golf and tennis staff run junior programs built around games rather than drills, on the theory that a nine-year-old will tolerate almost anything except a lesson.

Cliffs Giving is the philanthropic arm and it is more active than most club programs of its kind. School literacy, nutrition and mentoring, hospitals, fire stations, Special Olympics, animal shelters, veterans. Members here arrived

from somewhere else, which tends to make people either indifferent to a place or unusually invested in it. Here it went the second way.

09

LOGISTICS

Member services

This is the program that lets second-home owners visit six times a year without the house becoming a part-time job. Arrive to a stocked refrigerator, firewood at the fireplace in winter, and the boat serviced and tethered to the dock in summer. Dinner and theater reservations, tee times, dog walkers, home maintenance, housekeeping, and travel for your guests all run through one call.

Whether it earns its cost depends entirely on how you intend to use the house, which is a question worth answering before you buy rather than in March of the second year.

ASK EARLY

What is included in dues, what is billed on top, and what has a waiting list. All three answers move.

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STRUCTURE

Membership and the Legacy question

Two levels of membership let you match participation to the time you actually spend here. Above the full golf level sits the Legacy Membership, which lets children and grandchildren use the clubs when the parents are not in residence, and which passes from one generation to the next.

Legacy is the provision that most often changes a buyer's arithmetic and the one most often discovered last. If there is any chance this house becomes the place the family gathers rather than a couple's retreat, price it at the front of the process. People do not usually regret asking about it early. They regret the other thing.

CONFIRM IN WRITING, FOR YOUR ADDRESS

Current initiation and dues at each level. Whether membership is required with your purchase or optional. How it transfers on resale and on what timeline. Whether any refundable portion exists and under what conditions. The current POA assessment, and any pending special assessment.

These terms move. The answer that applied to your neighbor two years ago is a data point, not a quote.

TWO LEVELS

Plus Legacy, which passes generationally.

ON RESALE

Membership terms on a resale purchase are negotiable in ways buyers routinely do not realize. This is the part of the transaction where representation stops being a formality.

11

THE HOUSE

Buy or build

Both paths are well worn. Finished residences come available in every community, and there are enclaves in the mountains and by the lake with plans drawn and contractors standing by. Cliffs Builders is the in-house team delivering turnkey residences. Preferred Builders is the longer-standing roster of outside firms that have passed the design standards and the tests for fit, finish, and financial condition.

The design review standards here are high and they are enforced. That is the reason the housing stock looks the way it does. It is also the reason a build takes exactly as long as it takes. Anyone quoting you an aggressive timeline without having read the current design guidelines for your specific community is quoting you a feeling.

BEFORE YOU BUY A HOMESITE

Read the design guidelines, confirm the buildable envelope, and price the site work. On this terrain, slope and rock and access drive cost harder than square footage does.

PART TWO

The Mountain Region

Glassy, Valley, and Mountain Park. The three of them, the towns underneath them, and what changes when you live at elevation.

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THE CASE

Why buyers land here first

Most mountain communities in the Southeast make you choose between altitude and access. This is the stretch of the Blue Ridge where you do not have to.

The escarpment rises abruptly out of the Piedmont here, which means three thousand feet and fifty-mile views sit twenty-five minutes from a hospital, a Michelin-starred dining room, and an international airport. You can be on the mountain at nine and make a two o'clock flight without setting an alarm.

The second reason is climate. These elevations run meaningfully cooler than the valley floor through July and August, and the four seasons actually arrive rather than being implied. Buyers coming out of Florida and Texas are usually chasing precisely that, and they are also the ones who need the most orientation on what a Carolina winter at elevation involves. Section sixteen exists for them.

COUNTIES

All three communities sit in northern Greenville County, South Carolina. Several services you will use run out of Henderson and Polk Counties in North Carolina.

THE ESCARPMENT

It explains the terrain, the drive times, and the rainfall, which is among the highest in the eastern United States. Nobody mentions the rainfall in October.

The three, side by side

01 The Cliffs at Glassy

LANDRUM, SC

CHARACTER

Summit, original, dramatic

TERRAIN

Steep, ridge and cove

COURSE

Tom Jackson, bentgrass

LANDMARK

The stone chapel on the point

GATEHOUSE

10 Plumley Summit Road

Glassy is the one people photograph. The community occupies the top of the mountain and the ridges running off it, which produces the views and, in the same stroke, the grades. Driveways are steep, lots are sloped, and the mountain runs its own weather, sometimes visibly different from Landrum ten minutes below.

It suits buyers who want the view to be the point and who are honest with themselves about the drive. It works beautifully for second homes. It works less well for anyone with mobility concerns, and that is a sentence better said at the second showing than at the closing table.

02 The Cliffs Valley

TRAVELERS REST, SC

CHARACTER

Social, established, walkable

TERRAIN

Valley floor and lower slopes

COURSE

Ben Wright, parkland

LANDMARK

The clubhouse and the pond

GATEHOUSE

Knightsridge Road

Valley is what you buy when you have thought about January. The bowl means gentler roads and easier winters, Travelers Rest is fifteen minutes on a good highway, and the social calendar is the strongest of the three by a distance. The tennis and hiking programs pull people over from the other two communities, which tells you something.

Full-time residents concentrate here. So do buyers who want to walk to the club rather than drive to it, which at these elevations is not a small distinction.

03 The Cliffs at Mountain Park

MARIETTA, SC

CHARACTER

Newest, informal, spacious

TERRAIN

River valley, wooded hilltops

COURSE

Gary Player, links style

LANDMARK

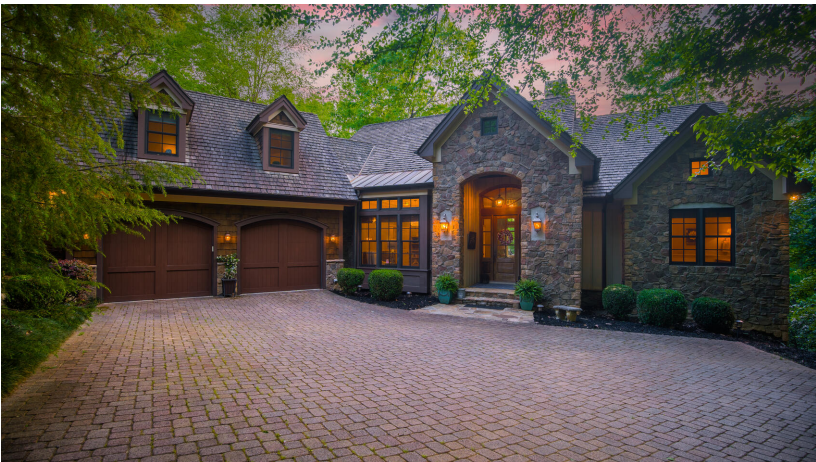
The Cabin

ACREAGE

Approximately 5,000

The least formal of the three and the one with the most room. The North Saluda runs through the valley floor and the course runs with it, native grasses and open sightlines. The Cabin is the social center and it is exactly what the name promises, which after enough clubhouses is a relief.

Newer infrastructure is the advantage that never shows up in a photograph and shows up in every conversation about a twenty-year-old roof.



**605 RAVEN ROAD, GLASSY AND 108 WHITE MAGNOLIA WAY,
MOUNTAIN PARK**

Two houses, two communities, fifteen minutes apart. The architecture is not accidental. Design review here is enforced, which is the reason the streetscape holds up and the reason a build takes what it takes.

The towns underneath

TRAVELERS REST, SC · 15 MINUTES

The everyday town for Valley and Mountain Park, rebuilt around the paved Swamp Rabbit Trail, which runs from downtown Greenville through the Furman campus and into the middle of Main Street. Groceries, the post office, a hospital with a full emergency department, and Topsoil, a farm restaurant that made the Michelin Guide's American South list. This is where your Saturdays will actually happen.

GREENVILLE, SC · 25 MINUTES

The reason the region works. Falls Park drops the Reedy River through twenty-six acres downtown with the Liberty Bridge curving over it. The Peace Center runs a 2,100-seat hall, a 400-seat theater, and an amphitheater. Bon Secours Wellness Arena seats fifteen thousand. The Greenville Drive play at Fluor Field, built as a replica of Fenway, which is a strange thing to find in South Carolina and a wonderful one.

LANDRUM, SC · 15 MINUTES FROM GLASSY

Horse country, and the practical town for Glassy. A short brick main street, an independent hardware store that stocks what a mountain house actually needs rather than what a chain thinks it needs, and the Hare and Hound Pub in a former mercantile building. Tryon and the equestrian center are a few minutes further.

HENDERSONVILLE AND FLAT ROCK, NC · 20 MINUTES

Over the line and into the apples. One of the better-preserved main streets in the region, UNC Health Pardee anchoring the medical side, Mezzaluna anchoring dinner. Flat Rock Playhouse is the State Theatre of North Carolina

and has been running professional seasons since the 1950s. The orchards open in the fall and the entire county turns out for them.

ASHEVILLE, NC · 45 MINUTES

The day trip that becomes a habit. Biltmore, the River Arts District, the restaurants, the breweries, and Asheville Regional, which is often the easier flight. The Blue Ridge Parkway starts doing its real work just north of town.

CLEMSON AND LAKE KEOWEE · 45 MINUTES

Worth knowing even if you buy in the mountains, because your membership reaches all three lake clubs and because a fall Saturday in Clemson is not a metaphor for anything. It is genuinely an event.

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PROVISIONS

Where to actually go

Ten places. Every one confirmed open in 2026 before it went on this list, which is more diligence than most best-of lists manage and the reason two well-known names are missing.

PLACE	WHERE	WHY
Swamp Rabbit Cafe & Grocery	Greenville	The serious local market. Produce, meat, dairy, bakery. Sits on the trail, which is either convenient or a trap depending on your discipline.

PLACE	WHERE	WHY
Landrum Hardware	Landrum	Independent, and the answer to most Saturday problems at Glassy.
Northampton Wine + Dine	Greenville	Retail shop and wine bar in one building. Deep stock, Friday tastings.
Topsoil Kitchen & Market	Travelers Rest	Farm to table on an actual working farm. Michelin Recommended, and the closest destination room to all three communities.
Scoundrel	Greenville	French, and the holder of Greenville's first Michelin star. Book three weeks out and do not be clever about it.
The Anchorage	West Greenville	Small plates, chef-driven, Michelin Recommended. The local counterweight to Scoundrel.
Soby's New South Cuisine	Greenville	Main Street institution and the booking that works when there are eight of you and one is difficult.
Gianna	Greenville	Italian with a terrace over Falls Park. Ask for the terrace in October and accept that you will not be the first.
Mezzaluna	Hendersonville	Upscale Italian and wood-fired pizza on North Main. The easy stop on the North Carolina side.

PLACE	WHERE	WHY
The Hare & Hound Pub	Landrum	A former mercantile building and the everyday room for the Landrum and Tryon side.

16

LIVING AT ELEVATION

What changes above two thousand feet

This is the section the developer will never print, and it is the one that decides whether a buyer is still happy in year three.

Winter is a road question, not a temperature question. Greenville gets rain when the mountain gets ice, and the elevation change between the gate and your driveway can be a thousand feet. Ask how the community handles snow and ice removal, how long a typical event closes the upper roads, and whether your specific driveway faces north. A north-facing driveway on a grade holds ice for days after the pavement below has cleared. The listing photographs were taken in October.

There is no natural gas up here. Heating, cooking, and standby generation run on propane, delivered by truck, from a tank that is either buried or sitting behind the garage. Confirm the size, whether it is owned or leased, and who currently supplies it. A leased tank ties you to one supplier's pricing, which is a fine arrangement right up until it is not.

Water and sewer vary by community and sometimes by street. Some addresses are on Blue Ridge Rural Water, some on a private system, some on a well. Some are on sewer, many are on septic. A septic system on this terrain is a real inspection item rather than a formality, and the last pump-out date is a perfectly reasonable thing to ask a seller for.

Connectivity is address-specific. AT&T fiber reaches parts of Travelers Rest and Landrum. Coverage in Marietta, Cleveland, and Tigerville has to be checked at the address rather than the town, because towns are large and fiber is not. Satellite has become the practical backstop further out. If you work from the house, settle this before you write an offer.

Power goes out. Blue Ridge Electric Cooperative and Duke serve different parts of this area and mountain lines take storms harder than valley lines do. A whole-house standby generator is standard equipment here rather than a luxury item. If a listing does not have one, price one into your offer.

Insurance is priced off distance to a fire station and to a hydrant. These are volunteer departments covering large rural districts and doing it well, but the ISO rating and the hydrant distance both land in your premium. Get a quote before you are under contract, not during due diligence when your leverage is gone.

Wildlife is not a novelty after the first month. Bear, deer, and turkey are routine. It shapes landscaping, trash handling, and whether you leave the garage cracked. The bear has opinions about the garage.

ASK FOR BOTH BILLS

POA assessment and club dues, in writing, for the specific address, plus any pending special assessment.

ASK ABOUT THE ROAD

Who maintains it, whether it is inside the gate, and what happens in an ice event.

ASK ABOUT THE DRIVEWAY

Grade, orientation, turning radius for a delivery truck, and whether a moving van can physically reach the house.

ASK ABOUT WATER

Public, private system, or well. If well, the last flow test and water quality report.

ASK ABOUT THE TANK

Propane size, buried or above ground, owned or leased.

ASK ABOUT THE VIEW

A view is an easement question as much as a topography question. Confirm what is protected and what is merely currently unbuilt.

17

THE YEAR

How the calendar actually runs

SPRING

The best-kept part of the year. Rhododendron and mountain laurel come up the mountain in waves, the waterfalls run full on winter rain, and the golf is ideal

before the humidity finds you. The pollen is genuinely remarkable and nobody photographs it.

SUMMER

The reason people from Florida buy here. Elevation buys real relief through July and August, and the afternoon storms build over the escarpment and clear. The lake clubs peak and the boat shuttle earns its keep.

FALL

The busy season and the one that sells houses. Color runs from the higher elevations down over several weeks rather than all at once, which stretches the window. Traffic on the mountain roads and through Hendersonville is real on October weekends. Book dinner in advance and mean it.

WINTER

Quieter, and the honest test of whether you are a full-time resident or a seasonal one. Snow and ice happen, sometimes seriously. Clear cold days give you the longest views of the entire year because the summer haze is gone, which is the compensation nobody mentions in the brochure.

PART THREE

The Owner's Guide

Gates, associations, utilities, schools, hospitals, records, and the two deadlines that carry a penalty if you miss them.

18

SEQUENCE

Your first thirty days, in order

A real sequence rather than a list. Each step unlocks the next, and two of them carry a legal deadline that nobody will remind you about.

01 **REGISTER AT THE GATEHOUSE**

Before anything else. Decals or transponders, your gate code, and the visitor and contractor entry

procedure. Do this the day you close, not the week you move, because the week you move you will have a truck at the gate and opinions about it.

02 **OPEN THE ASSOCIATION ACCOUNT**

Confirm the assessment and the billing cycle with the management company, and get the covenants and current design guidelines in writing. Ask specifically whether a special assessment is pending.

03 **TURN ON POWER AND WATER**

Blue Ridge Electric or Duke, depending on the address. Blue Ridge Rural Water, Greenville Water, or a private system. If the house is on a well, get the flow test and the water quality report from the seller while they still want to be helpful.

04 **SORT PROPANE BEFORE THE FIRST COLD NIGHT**

No natural gas at these elevations. Confirm tank size, owned or leased, and who supplies it. A leased tank ties you to one supplier's pricing.

05 **CONFIRM SEPTIC OR SEWER**

If septic, get the last pump-out date and the tank location. If sewer, open the account with the provider serving your community.

06 **GET INTERNET ORDERED**

Availability is address-specific, not town-specific. Order early. Installation on mountain roads has never once been a same-week proposition.

07 **SET UP WASTE COLLECTION**

Private haulers, not county service. Confirm the pickup day and where the community requires cans to be staged.

08 **TRANSFER YOUR DRIVER'S LICENSE**

South Carolina gives you forty-five days from establishing residency. Not ninety. This is the one people miss, and it is the reason we checked every other number in this directory.

09 **TRANSFER VEHICLE REGISTRATION**

Forty-five days in South Carolina, on Form 400. North Carolina runs a separate and shorter clock for registration than for the license, which is a trap worth knowing about.

10 **REGISTER TO VOTE**

South Carolina requires registration at least thirty days before any election you intend to vote in.

11 **FILE FOR YOUR PROPERTY TAX CLASSIFICATION**

South Carolina's owner-occupied legal residence classification materially reduces the assessment ratio on a primary residence. It is not automatic and nobody files it for you. File with the county assessor.

12 **UPDATE THE INSURANCE**

Premiums here run off distance to a fire station and to a hydrant. Have the agent confirm the ISO rating for the address and ask about wildfire and wind specifically.

13 **INTRODUCE YOURSELF TO THE FIRE DEPARTMENT**

Volunteer departments covering large rural districts. Knowing your station, and them knowing your driveway, is worth an afternoon and possibly a great deal more than that.

14 **JOIN ONE CLUB**

Not a formality. With more than three hundred member clubs across the seven communities, this is the single fastest route into the place. Pick the one you would have joined anyway.

TWO FLAGS USED THROUGHOUT THE DIRECTORY

CORRECTED 2026 marks an entry where the information in general circulation is wrong, replaced with a figure confirmed from the source organization in September 2026.

VERIFY marks an entry we could not confirm from a primary source. Most are club amenity numbers, which The Cliffs does not publish publicly. We would rather flag it than invent it.

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DIRECTORY

The numbers

Roughly ninety entries, each one checked against the source organization rather than copied forward from the last version of somebody's handout. That process is how we found the license deadline, two management companies that

no longer manage anything here, and a pair of support numbers that appear nowhere on the company's own site.

GATES AND COMMUNITY ACCESS

Gatehouse numbers are the ones to program into a phone first. Club amenity numbers below carry a Verify flag because The Cliffs does not publish them publicly; confirm through the club or the member portal.

The Cliffs at Glassy — Gatehouse

Main entry, staffed

[864.895.0205](tel:864.895.0205)

10 Plumley Summit Road, Landrum, SC 29356

Glassy Clubhouse VERIFY

[864.663.8106](tel:864.663.8106)

200 Fire Pink Way · verify with the club

Glassy Golf Shop VERIFY

[864.663.8114](tel:864.663.8114)

Verify with the club

Glassy Wellness Center VERIFY

[864.660.1155](tel:864.660.1155)

1 Vireo Drive · verify with the club

Glassy Mountain Chapel

Chapel Committee

[864.663.8103](tel:864.663.8103)

glassychapel.org

98 The Cliffs Parkway

The Cliffs Valley — Gatehouse

Access control, main gatehouse

[864.836.4411](tel:864.836.4411)

[864.616.4439](tel:864.616.4439) emergency cell

cliffsvalleysecurity@gmail.com

Knightsridge Road, Travelers Rest, SC

Cliffs Valley Clubhouse VERIFY

[864.660.1100](tel:864.660.1100)

250 Knightsridge Road · verify with the club

Cliffs Valley Golf Shop VERIFY

[864.836.4653](tel:864.836.4653)

Verify with the club

Cliffs Valley Wellness Center VERIFY

[864.660.1180](tel:864.660.1180)

25 Painter Creek Road · verify with the club

The Cliffs at Mountain Park — Gatehouse VERIFY

[864.836.2260](tel:864.836.2260)

4050 Highway 11, Marietta, SC · verify

Mountain Park Patrol VERIFY

[864.561.0819](tel:864.561.0819)

Verify with the community

The Cabin at Mountain Park

VERIFY

[864.516.1766](tel:864.516.1766)

201 Golf Bridge Road · verify

Mountain Park Golf Shop

VERIFY

[864.660.1133](tel:864.660.1133)

Verify with the club

Mountain Park Wellness Center

VERIFY

[864.516.1684](tel:864.516.1684)

635 Garden Market Drive, Travelers Rest

The Cliffs — Main Line

All seven communities

[866.411.5771](tel:866.411.5771)

cliffsliving.com

Member services and club information

PROPERTY OWNERS ASSOCIATIONS

Two of the three management companies changed since the source booklet was printed. These are the current ones.

The Cliffs at Glassy POA

Community association office

[864.895.2829](tel:864.895.2829)

info@glassyliving.com

CommunityNotices@GlassyLiving.com

glassyliving.com

8 Plumley Summit, Landrum, SC 29356

Southern Select Management

CORRECTED 2026

Manages Glassy. Formerly Aileron Management, which no longer provides association management.

[864.999.2350](tel:864.999.2350)

rthompson@southselectmgmt.com

jortega@southselectmgmt.com

2 Williams Street, Greenville, SC 29601

Cliffs Valley Community Association

Valley Connections

valleyconnections.org

Community site, documents and notices

Carlton Property Services CORRECTED 2026

Manages Cliffs Valley. Replaced NHE Inc.

[864.238.2557](tel:864.238.2557)

[864.414.7052](tel:864.414.7052) mobile

info@carltonpropertyservices.net

PO Box 3508, Greenville, SC 29608

Mountain Park POA VERIFY

Management attribution unconfirmed from public sources. Confirm with the community before relying on it.

[864.238.2557](tel:864.238.2557)

Verify

Mountain Park Village and Condominiums VERIFY

Reported as Cedar Management Group

[877.252.3327](tel:877.252.3327)

Verify

ELECTRICITY, GAS AND WATER

Service territory varies by address, sometimes street to street. Confirm the provider for your specific address before closing.

Blue Ridge Electric Cooperative

Member services

[800.240.3400](tel:800.240.3400)

[888.258.3743](tel:888.258.3743) outages

blueridge.coop

734 West Main Street, Pickens, SC 29671

Duke Energy

Customer service

[800.777.9898](tel:800.777.9898)

[800.769.3766](tel:800.769.3766) outages

Carolinas service territory

Superior Plus Propane

CORRECTED 2026

Formerly Freeman Gas. The Landrum location is phone and online only, no walk-in counter.

[864.457.2246](tel:864.457.2246) Landrum

[855.804.3835](tel:855.804.3835) main

superiorpluspropane.com

115 N. Howard Avenue, Landrum, SC

Blossman Gas CORRECTED 2026

Official site now lists this number at the Travelers Rest location rather than Easley.

864.269.3441

blossmangas.com

1103 US-25, Travelers Rest, SC 29690

Blue Ridge Rural Water Company

Same number for 24-hour emergencies

864.895.1719

brrwc.org

2241 Fews Chapel Road, Greer, SC 29651

Greenville Water

864.241.6000

greenvillewater.com

407 West Broad Street, Greenville, SC 29601

Jacabb Utilities

Sewer service, including Mountain Park

864.973.9001 office

864.973.7007 emergency

jacabbutilities.com

210 W. North 2nd Street, Seneca, SC

Eppley Waste

864.895.2678

eppleywaste.com

PO Box 210, Tigerville, SC 29688

B&M Sanitation VERIFY

No official website. Two numbers in circulation and neither could be confirmed from a primary source.

864.836.3232 listed

864.834.4144 directory

Marietta, SC · verify by phone

Fiber coverage here is address-specific, not town-specific.
Check the exact address before you write an offer.

AT&T Fiber

Confirmed available in parts of Travelers Rest and Landrum. Coverage in Marietta, Cleveland and Tigerville must be checked at the address.

att.com

Check availability by address

Spectrum CORRECTED 2026

Both numbers in the source booklet appear nowhere on Spectrum's own site. These are the official ones.

[855.860.9068](tel:855.860.9068) new service

[833.949.0036](tel:833.949.0036) support

spectrum.com

Cable internet and television

Satellite internet

The practical backstop at remote addresses where fiber has not reached.

Compare providers by address

Dial 911 for any emergency. The numbers below are for non-emergency and administrative contact.

Glassy Mountain Fire Department CORRECTED 2026

The second number carried in the source booklet does not appear on the department's site. Use this one.

[864.895.4306](tel:864.895.4306)

gmfd.net

2015 Highway 11, Landrum, SC 29356

Slater-Marietta Fire Department

Station 70 headquarters

[864.836.3143](tel:864.836.3143)

3001 Geer Highway, Marietta, SC 29661

Green River Fire & Rescue

[828.692.4009](tel:828.692.4009)

1524 Old US Highway 25, Zirconia, NC 28790

Greenville County Sheriff's Office

[864.467.5300](tel:864.467.5300) front desk

[864.271.5210](tel:864.271.5210) non-emergency

4 McGee Street, Greenville, SC 29601

Henderson County Sheriff's Office CORRECTED 2026

The booklet's non-emergency number was actually the Hendersonville city police line. This is the Sheriff's 24-hour communications center.

828.697.4596 administration

828.697.4911 24-hour comms

100 North Grove Street, Hendersonville, NC 28792

Hendersonville Police Department

Listed separately to prevent the confusion above

828.697.3025

City of Hendersonville, NC

HOSPITALS AND URGENT CARE

Prisma Health North Greenville Hospital CORRECTED 2026

Correct current name. Twenty-four hour emergency department. The closest hospital to all three mountain communities.

864.455.9206

807 North Main Street, Travelers Rest, SC

Prisma Health Greenville Memorial Hospital

Level I trauma center

864.455.7000

701 Grove Road, Greenville, SC

Prisma Health Greer Memorial Hospital

864.797.8000

830 South Buncombe Road, Greer, SC 29650

Prisma Health Urgent Care — Travelers Rest

Open seven days, 8am to 8pm

571 Roe Center Court, Travelers Rest, SC

AdventHealth Polk

Formerly St. Luke's Hospital. Twenty-four hour emergency room and the after-hours fallback for the Landrum side.

828.894.3311

101 Hospital Drive, Columbus, NC

UNC Health Pardee

828.696.1000

800 North Justice Street, Hendersonville, NC 28791

Tryon Urgent Care

VERIFY

Nearest urgent care to Landrum. Hours unconfirmed.

828.859.5600

3919 Lynn Road, Tryon, NC

SCHOOLS

Attendance zones in Greenville County are assigned address by address rather than by community. Confirm your specific address with the district before making any assumption about which school serves it.

Greenville County Schools

District office

greenville.k12.sc.us

Confirm attendance zone by address

Slater-Marietta Elementary

K4 through 5

[864.355.2000](tel:864.355.2000)

100 Baker Circle, Marietta, SC 29661

Tigerville Elementary

K4 through 5. Note the mailing city is Taylors, which surprises people.

[864.355.4600](tel:864.355.4600)

25 Tigerville Elementary School Road, Taylors, SC 29687

Northwest Middle School

Grades 6 through 8

[864.355.6900](tel:864.355.6900)

1606 Geer Highway, Travelers Rest, SC 29690

Blue Ridge Middle School

864.355.1900

2423 East Tyger Bridge Road, Greer, SC 29651

Travelers Rest High School

864.355.0000

301 North Main Street, Travelers Rest, SC 29690

Blue Ridge High School

864.355.1800

2151 Fews Chapel Road, Greer, SC 29651

Hillandale Elementary

Henderson County, NC

828.697.4782

40 Preston Lane, East Flat Rock, NC 28726

Flat Rock Middle School

Henderson County, NC

828.697.4775

191 Preston Lane, East Flat Rock, NC 28726

East Henderson High School

Henderson County, NC

828.697.4768

150 Eagle Pride Drive, East Flat Rock, NC 28726

Greenville County

Main switchboard

864.467.7100

greenvillecounty.org

301 University Ridge, Greenville, SC 29601

Greenville County Register of Deeds

Deeds, plats, recorded documents

864.467.7240

301 University Ridge, Suite S-2100, Greenville, SC 29601

Greenville County Tax Collector

864.467.7050

301 University Ridge, Suite S-1100, Greenville, SC 29601

Greenville County Clerk of Court

CORRECTED 2026

Not at County Square. This office sits on East North Street.

864.467.8551

305 East North Street, Greenville, SC 29601

Henderson County Permits and Inspections

828.697.4830

100 North King Street, Suite 220, Hendersonville, NC 28792

Henderson County Register of Deeds

828.697.4901

200 North Grove Street, Suite 129, Hendersonville, NC 28792

Henderson County Tax Assessor

828.697.4870

200 North Grove Street, Suite 102, Hendersonville, NC 28792

Henderson County Tax Collector

828.697.5595

200 North Grove Street, Hendersonville, NC 28792

The single most consequential correction in this guide.

South Carolina gives you 45 days, not 90.

South Carolina residency deadlines CORRECTED 2026

Forty-five days to apply for an SC driver's license or ID after moving to the state, and forty-five days to transfer vehicle registration. The source booklet said ninety days for the license, which is wrong.

dmv.sc.gov

Form 400 for title and registration; MV-93 checklist for the license

SCDMV Greer

Monday, Tuesday, Thursday, Friday 8:30 to 5. Wednesday 9:30 to 5.
Closed weekends.

[864.801.9375](tel:864.801.9375)

610 Arlington Road, Greer, SC

South Carolina voter registration

Register at least thirty days before any election in which you intend to vote.

scvotes.gov

State election commission

North Carolina residency deadlines

Sixty days to obtain a North Carolina license after establishing permanent residence. Registration can be required sooner, often within thirty days or upon accepting employment, whichever comes first.

919.715.7000 NCDMV

Read the license and registration deadlines separately

North Carolina vehicle inspection

Annual safety inspection required within ninety days of registration renewal. Henderson County is not an emissions county, so safety inspection only.

Henderson County, NC

NCDMV Hendersonville — Driver License VERIFY

Phone not confirmed against an official NCDMV page.

[828.692.6915](tel:828.692.6915)

125 Baystone Drive, Hendersonville, NC

NC License Plate Agency, Hendersonville VERIFY

The booklet address, 45 Four Seasons Boulevard, appears to be wrong. Current listings show 145 Four Seasons Mall. Call before driving over.

[828.692.0648](tel:828.692.0648) listed

145 Four Seasons Mall, Hendersonville, NC 28792 · [verify](#)

POST OFFICES

USPS does not publish direct branch numbers, so these come from directory listings. Two conflict with current listings and are flagged.

Marietta

Mon–Fri 9–1, 2–4 · Sat 9–11

864.836.3531

3047 Geer Highway, Marietta, SC 29661

Travelers Rest

Mon–Fri 9–1:15, 2–4:30 · Sat 9–11

864.834.3227

400 South Main Street, Travelers Rest, SC 29690

Cleveland VERIFY

Two numbers in circulation. Current listings show the second.

864.836.8378 booklet

864.610.4045 listed

4031 Geer Highway, Cleveland, SC 29635

Tigerville

Mon–Fri 9–1, 2–4 · Sat 9–10

864.895.3115

7864 North Tigerville Road, Tigerville, SC 29688

Landrum VERIFY

Two numbers in circulation. Current listings show the second.

[864.457.2368](tel:864.457.2368) booklet

[864.457.2362](tel:864.457.2362) listed

500 East Rutherford Street, Landrum, SC 29356

AIR TRAVEL

Greenville-Spartanburg International

GSP. Twenty-five minutes from the mountain communities.

[864.877.7426](tel:864.877.7426)

gspairport.com

2000 GSP Drive, Greer, SC 29651

Cerulean Aviation

The sole fixed-base operator at GSP, open around the clock. Worth knowing if private aviation is part of the picture.

[864.655.5696](tel:864.655.5696)

ceruleanaviation.com

2000 GSP Drive, Suite 1, Greer, SC 29651

Asheville Regional Airport

AVL. Often the easier connection from the North Carolina side.

[828.684.2226](tel:828.684.2226)

flyavl.com

61 Terminal Drive, Suite 1, Fletcher, NC 28732



DAMIAN HALL GROUP

LUXURY REAL ESTATE

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INTERNATIONAL REAL ESTATE

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WORKING WITH US

When you are ready

The conversation starts with the community, your timeline, and an honest read on what your money buys in each of them. Everything in this guide follows from there.

We represented four of the six homes that sold above two million dollars at Glassy last year, including 8 Raven Road at \$659 a square foot, a Glassy record. Damian ranks among the top thirty advisors in the Christie's International Real Estate network worldwide. Every photograph in this guide was shot by DHG Studios on a Cliffs property or a Cliffs course.

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ABOUT THIS GUIDE

Compiled and verified by Damian Hall Group in September 2026. Public-facing contacts were checked against the source organization. Entries we could not confirm carry a Verify flag rather than a guess, because a wrong phone number in a guide like this is worse than a missing one.

An independent field guide published by Damian Hall Group. Not published by, endorsed by, or affiliated with The Cliffs Communities, and not an offer to sell or a solicitation to buy real estate. Community and club descriptions follow The Cliffs' own published material; amenities, programs, membership terms, dues, and assessments change without notice and must be confirmed directly with the club and the association. Contact information was verified in September 2026 and will drift. Damian Hall Group at Blackstream and Maxey Blackstream are Affiliates of Christie's International Real Estate. Equal Housing Opportunity.