

Waterfront & Water Access Communities of New Hampshire's Lakes Region



A sampling of some of the waterfront and water access communities in the Lakes Region. The lakefront amenities are unsurpassed! Our Realtors'® experience and market knowledge will help guide you to the following communities and many others!

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SAMOSSET CONDOMINIUMS

Gilford - 850ft. of prime shoreline on Lake Winnepesaukee overlooking The Broads and the Ossipee Mtn. Range. Samoset is home to 130 townhomes with various floor plans set on 22 acres of gentle, beautifully landscaped topography. Lovely sandy beach, boat slips and a boat mooring field, including a clubhouse overlooking the lakeside pool and sun deck. Samoset has an additional pool on the back side of the property and tennis courts.

Continued...

BROADVIEW CONDOMINIUM



Gilford - 640ft. of shorefront on Lake Winnepesaukee with spectacular lake and mountain views across "The Broads." This community houses 50 two and three level townhouses with attached garages featuring several floor plans and a marina with a large stone breakwater, 34 boat slips, a large natural sand beach with an oversized sun deck and tennis court. Superb location for jogging, walking and bike riding.

GUNSTOCK ACRES



Gilford - With over 400 homes Gunstock Acres offers a wide choice of price and architecture. You will find homes nestled into the hillsides and others with lake or mountain views. Amenities* at the recreation lot with 504ft. on Lake Winnepesaukee include sandy beaches, bath house, large dock/sun deck, launch for small boats, kayak rack, moorings, picnic area, tennis courts, baseball field and basketball court.

STONEDRIFT CONDOMINIUMS



Gilford - 200ft. of meticulously maintained shorefront on Lake Winnepesaukee with panoramic lake and mountain views. This modest association houses 9 townhomes that all share a breathtaking setting, 2 sandy beaches, a community dock with an individual mooring for each unit owner and a tennis court. The location for walking, running and bicycling is suburb and it is close to Gunstock Mountain Resort.

GOVERNOR'S ISLAND CLUB



Gilford - Governor's Island Club is an exclusive and private, 500 acre island community on Lake Winnepesaukee that is bridged to the mainland. Some of New Hampshire's finest luxury homes have been constructed along the shoreline of this unique island. Additionally, a number of fine homes are located within the inland road network and share access to Governor's Island amenities. Amenities include amazing sugar sand beaches, tennis courts, walking trails and a lovely clubhouse fronting along the beach. The panoramic lake and mountain views are breathtaking.

MISTY HARBOR



Gilford - Misty Harbor's magnificent 335ft. sugar sandy beach on Winnepesaukee is one of the finest around with spectacular views facing Mt. Washington. Located on both sides of Route 11B, Misty Harbor is home to 93 one-bedroom condominium suites, as well as 25 two-bedroom lake view suites. Operated as a hotel condominium, it features an indoor heated pool, hot tub, saunas, outdoor swimming pool, a tennis court, reception area and an on-site rental program.

TIMBER BAY



Gilford - This small lakefront association on Winnepesaukee features 400ft. of pristine sandy shoreline with over three acres of manicured lawns and natural woodlands. Only 11 single-family detached cottages and duplexes make up this desirable association. Ownership here includes an individual boat slip for each unit owner. The park like setting has a fabulous natural sandy beach.

** Not all properties in Gunstock Acres have access to these amenities.*

THE LEDGES



Hebron/Alexandria - Located just north of the landmark cliffs on the west shore of Newfound Lake, The Ledges has 53 duplex and tri-plex 2-3 BR townhome condominiums with lake views on the Alexandria part of the community and sites for 18 modern 3BR, 3 bath stand-alone condominium homes on 84 acres in Hebron. Amenities include a clubhouse with swimming pool, gathering rooms, tennis courts, 1,700ft. sandy beach, kayak rack, on/off dock and mooring field.



WINDWARD HARBOR



Moultonborough - 1,000ft. of Lake Winnepesaukee shorefront with a beautiful sandy beach and a 44-boat slip, protected, inland boat basin. 22 detached single-family homes and 7 duplex style homes come in a variety of floor plans and architectural design and are configured in a horseshoe shape along the shoreline. Each home includes a deeded boat slip. A unique and majestic 3 story boat house functions as a clubhouse. When the community was developed, it won "Project of the Year Award" by Professional Builder Magazine.

WINNSTOCK CONDOMINIUMS



Gilford - 500ft. of beautiful shorefront on Lake Winnepesaukee with panoramic lake and mountains views. This community features 44 townhomes, laid out in three tiers, overlooking the lake. It includes a wonderful sandy beach, sunbathing area, swim platform, tennis court and day docking with a mooring field for individual unit owners. Winnstock is located on a scenic road that is great for walking, running or bicycling and is close to Gunstock Mountain Resort.

COUNTRY CLUB SHORES



Laconia - 18 custom single-family homes are beautifully sited along 600ft. of tranquil shorefront overlooking Lake Opechee. Located directly across the street from Laconia Country Club's 18-hole golf course, this a great location for any avid golf or lake enthusiast. Each architecturally designed home features an attached garage and amenities include a sandy beach, day docks, boat mooring, as well as canoe and kayak racks.

LONG BAY



Laconia - Long Bay is the sister gated community adjacent to South Down Shores and is nestled on 100 acres with 1,200ft. of sparkling shorefront situated along Paugus Bay of Lake Winnepesaukee. A wide selection of immaculate single-family homes are available within this community plus several villages to fit every taste. Long Bay residents enjoy the security of a private, gated community. The amenities include two gorgeous white sand beaches, a heated pool with a sunbathing patio overlooking the lake, a cabana, community boat docks, two tennis courts, a community club house, three ponds and walking trails.

YACHT CLUB VISTA



Gilford - Situated along approximately 400ft. of gradual sandy shorefront in Saunders Bay of Lake Winnepesaukee, this community is home to a huge docking system featuring an expansive sun deck built over the water with permanent boat slips for each owner. A gazebo, outdoor pool and tennis court are also included. Individual condominium cottages and attached condominium units are located on both sides of Rte. 11B with spectacular views. The walk in sugar sand beach is beautiful.

THE LAKE HOUSES at CHRISTMAS ISLAND



Laconia - This luxury waterfront community features 18 townhomes on 3.2 acres all situated close to the water's edge on approximately 1,000ft. of westerly facing shorefront on Paugus Bay of Lake Winnepesaukee. Complete with two natural sandy beaches, a private boat launch and 18 individual boat slips for each owner, this association is perfect for a primary residence or second home.

MALLARD COVE



Laconia - With 988ft. of south-west facing shoreline on Lake Opechee, this community features 30 distinctive detached condominium single-family and duplex homes with attached garages along the lakeside with several designs and floor plans. Residents enjoy the tennis court and two natural sandy beaches. Located directly across the road from Laconia Country Club's 18-hole golf course, this is a great location for any avid golf or lake enthusiast.

MEREDITH BAY



Laconia - This private gated community includes approximately 430 acres encompassing both sides of Route 3. A wide selection of custom single-family homes, lake view townhomes and luxury garden style condominiums at the Lodges at Meredith Bay are offered within this community. Amenities include a beautiful swimming pool complete with immaculate landscaping, patios, grills and a cabana. Other amenities include tennis courts, a community garden, fitness center, swim dock and kayak launch on Lake Winnepesaukee. Additionally, there is access to a nearby marina and beach club. Many of the homes have extraordinary lake and mountain views from this hillside location overlooking Lake Winnepesaukee.

SOUTH DOWN SHORES



Laconia - South Down Shores encompasses 265 manicured acres and approximately 4,000ft. of beautiful shoreline along Lake Winnepesaukee's Paugus Bay. This private, gated community includes roughly 490 properties made up of single family homes and 19 intimate condominium villages. With a vast selection of architectural designs and floor plans, you are sure to find a home here to meet your needs. This community is surrounded by scenic open spaces, sandy beaches and spectacular views. The Laconia Country Club borders the property. The South Down Shores Boat Club includes 40 boat slips (10 are dedicated to the Boat Club use) and 40 moorings, plus 218 dry berths which are serviced with a boat forklift. Amenities also include two tennis courts, a basketball and volleyball court, skating pond, walking trails, children's playground and a beach house.

SUNDOWN CONDOMINIUMS



Laconia - Sundown Condominiums features deeded beach access to Lake Winnepesaukee with a day dock, tennis courts and a bathhouse for all Plantation Beach Association members to enjoy. The attractive landscaping is complete with stone walls and Victorian lighting. There are several architectural designs and floor plans with a mix of custom townhomes and detached homes.

ROCKY LEDGE CONDOMINIUM



Laconia - This waterfront condominium includes approximately 467ft. of prime shorefront on Lake Winnepesaukee with dramatic lake and mountain views. 25 units consisting of various floor plans screened porches and awesome views. A beautiful sandy beach and a wonderful stone breakwater with enclosed boat slips for unit owners. Lovely decks, expansive lawns, tennis court and a great location.

STONECREST CONDOMINIUMS



Laconia - 45 individual townhomes with several floor plans are set along 200ft. of westerly facing shorefront on Paugus Bay of Lake Winnepesaukee. This association features a natural sandy beach and 12 individual boat slips along the natural shorefront.

WILDWOOD VILLAGE



Laconia - Wildwood Village has a variety of architecturally designed 2 and 3 story townhomes, as well as single level duplex homes with attached garages. Home owners enjoy deeded rights to a 350ft. natural sand beach on Winnisquam, two tennis courts, a boat launch, canoe and kayak racks and moorings.

WINDOVER CONDOMINIUMS



Laconia - This small condominium association with westerly exposure and desirable shore frontage on Lake Winnepesaukee includes four single-family, contemporary style homes with attached garages and two three level townhouse duplexes with detached garages. A deeded boat slip for each homeowner is contained within a protected stone breakwater.



THE GROUSE POINT CLUB



Meredith - Gorgeous single-family homes and townhouses are featured within this 81 acre gated community with its own yacht club and pristine waterfront amenities along Lake Winnepesaukee. Relax on any of the 3 sandy beaches or the rooftop sun deck at the club house. Grouse Point amenities include two lighted tennis courts, a play area for children, 35 boat slips and a mooring field. A 7,000sqft. clubhouse overlooks the Lake and has an indoor heated pool, whirlpool spa, spacious function room, sun room and fitness room. A picture-perfect place to live or vacation, with rolling lawns, extensive stone walls, wooded areas and breathtaking views.

MEREDITH MOORINGS



Meredith - 1200ft. of gorgeous shoreline along Lake Winnepesaukee in Meredith Bay. A perfect spot where you can enjoy long range lake and mountain views with southern exposure and walk along beautiful pathways and parks to downtown Meredith Village restaurants and town docks. 30 condominium units with screened in porches overlooking the lake. A fabulous walk in natural sandy beach, long dock system and individual moorings, lush lawns and serenity.

PATRICIAN SHORES



Meredith - Located between Meredith Village and Center Harbor, Patrician Shores is home to a mixture of both waterfront and water access. A magical 400ft. natural sandy beach with panoramic Lake Winnepesaukee views is shared by approximately 84 homes and includes 44 boat slips, 6 moorings and 10 PWC moorings. A recreation hall, tennis courts, boat launch and canoe/kayak racks round off the amenities.

SANDS OF BROOKHURST



Meredith - A small community of waterfront and water access homes with a convenient location near restaurants, shops and area attractions. A very desirable sandy beach on Lake Winnepesaukee is enjoyed by the Sands of Brookhurst homeowners and many of the homes have deeded boat slips, providing great access to the Lake.

WALDRON BAY



Meredith - 61 individual single-family homes along 3,482ft. of shorefront on Lake Winnisquam complete this desirable, rural community in Meredith. Waldron Bay homes come in a variety of styles and floor plans. Of the 344 acres that make up this association 170 are wooded conservation lands that border the private lots of various sizes. A clubhouse nestled along the scenic sandy beaches features a large community room with a fireplace, restrooms, changing areas and kitchen. Amenities include a tennis court, canoe/windsurfer racks and 21 boat slips.

WINNIPESAUKEE BEACH CC



Meredith - 66 homes are located within this desirable Lake Winnepesaukee community in the scenic town of Meredith. Amenities include a large crescent shaped, natural sandy beach, awesome views with a large selection of individual boat slips. Homeowners also can enjoy tennis, basketball, shuffleboard and horseshoes. This community is close to many of the local Lakes Region amenities and events.

WHITEMORE SHORES



Bridgewater - This private community on 65 sunny acres shares over 1,100ft. of shoreline on Newfound Lake, one of the cleanest lakes in the Northeast. There are 50 modern stand-alone 3BR, 3 bath condominium homes with sunset exposure and lake and mountain views as well as a tastefully updated duplex in a vintage building preserved from its prior history as a boys' camp. Amenities include a mooring field, shoreline pavilion, sandy beach and on/off dock.

BALMORAL



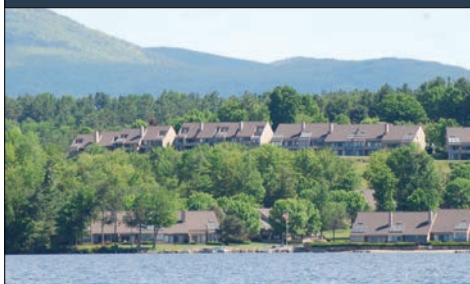
Moultonborough - Balmoral is one of the larger waterfront communities on Lake Winnepesaukee with approximately 400 vacation homes and primary residences with various architectural styles and floor plans. With a unique canal system going through a section of this community, many of these homes have direct boating access to Lake Winnepesaukee. Amenities include a breathtaking 500ft. sandy beach, clubhouse, tennis courts, docking facilities and more.

HARBOURSIDE



Moultonborough - This small waterfront community on Lake Winnepesaukee is nestled on 50 acres in a park-like setting with 950ft. of shoreline. Two natural sand beaches and a sun deck overlook the Lake and each homeowner has their own individual dock. 16 contemporary style homes were strategically placed throughout the beautifully landscaped grounds and enjoy privacy behind the estate-like entrance where tall pines dot the roadway. Harbourside also features a tennis court.

JONATHAN'S LANDING



Moultonborough - Located on bridged Long Island, this private community is spread out over 52 acres and enjoys fabulous westerly views across Lake Winnepesaukee. This meticulously maintained association is home to 62 individual condominium townhouses with breathtaking views and includes sandy beaches, a 59-slip marina, swimming pools and tennis courts.

LANDS END



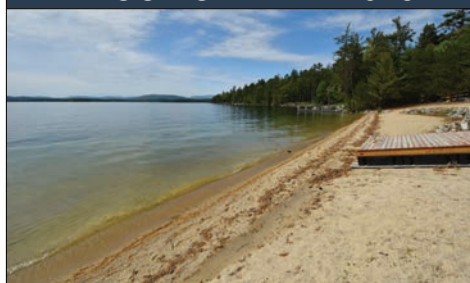
Moultonborough - Cross a bridge over to Long Island and it will lead you to beautifully maintained Lands End on Lake Winnepesaukee. With expansive rolling lawns that lead down to the Lake, this community features a variety of single-family condominiums, duplexes and townhomes each with a unique architectural design. Amenities include a natural sand beach, individual boat slips, an in-ground pool, tennis courts, and play areas overlooking manicured grounds.

SUISSEVALE



Moultonborough - Suissevale is one of the largest water-access communities on Lake Winnepesaukee with approx. 426 year-round homes and roughly 170 lots spread out on over 600 acres with 2500ft. of shoreline on Winnepesaukee. Amenities include enormous sandy beaches, a marina with many boat slips, launch, canoe and kayak racks, tennis courts, and a clubhouse. There is even a sledding hill for the winter.

WILDWOOD ON WINNIPESAUKEE



Moultonborough - A mix of luxurious waterfront homes and water access homes on Lake Winnepesaukee with a beautiful westerly facing sandy beach for all association members. Includes a day dock and panoramic lake and mountain views. This peaceful location is situated on Long Island, one of five bridged islands on Lake Winnepesaukee. Various architectural designs and floor plans are featured in this country, lakeside neighborhood.

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"We Sell the Lakes Region!"™

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