

Residential  
4060319 Closed

**65 Cow Island**  
**Tuftonboro, New Hampshire 03816**



**L \$324,500**  
**C\$282,000**



<b>Zoning:</b>	Shoreline	<b>Rooms:</b>	6
<b>Year Built:</b>	1967	<b>Bedrooms:</b>	3
<b>Color:</b>	Yellow	<b>Total Baths:</b>	1
<b>Taxes:</b>	\$ 2,996.12	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.79	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	34,412	<b>Total Fin SqFt:</b>	1,080
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,080
<b>Road Frontage:</b>	No	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	150	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	24x30
<b># of Stories:</b>	2	<b>Flood Zone:</b>	No
		<b>Style:</b>	Cottage/Camp

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	No	<b>Seasonal:</b>	Yes
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>	No	<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** Tuftonboro - 65 Cow Island is an incredible spot to spend your weekends, vacations and any other leisure time you have to spend. Living on the island during the warm months really helps you escape your everyday life. This property is special in many ways. The lot is level to the water giving you a gentle walk-in to the sandy bottom with crystal clear frontage. The depth at the end of the u-shaped dock will allow you to jump and dive into the water offering no challenge for parking your boat. The house is a classic summer camp with knotty pine interior, wood floors, a wood stove, bedroom on the first floor and 2 large bunk rooms on the second. I will bet you will spend much time in the waterfront screened porch playing games and eating meals. There is a campfire pit set up and ready for you to enjoy the summer evenings. Views will excite you looking towards Tuftonboro Neck and the mountains beyond. If you are looking to be on one of the islands, you NEED to see this property.

**Directions:**

Residential  
4060238 Closed

**63 Little Bear Island**  
**Tuftonboro, New Hampshire 03816**



**L \$325,000**  
**C\$260,000**



<b>Zoning:</b>	ISC-Island Cons	<b>Rooms:</b>	3
<b>Year Built:</b>	1954	<b>Bedrooms:</b>	2
<b>Color:</b>	yellow	<b>Total Baths:</b>	1
<b>Taxes:</b>	\$ 2,982.00	<b>Full:</b>	0
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	1.11	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	48,352	<b>Total Fin SqFt:</b>	768
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	768
<b>Road Frontage:</b>	No	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	150	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	
<b># of Stories:</b>	1	<b>Flood Zone:</b>	Unknown
		<b>Style:</b>	Cottage/Camp

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Unknown	<b>Seasonal:</b>	Yes
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** Interior renovations are currently in progress. All new floors have been installed, the bedrooms and bath are being redone. Nice westerly exposure, 2 bedroom furnished cottage nestled in the tall pines on Little Bear Island awaits you. This home sits on 1.11 acres with 150' on beautiful clear Lake Winnepesaukee. The pine paneled home has a floor furnace to the break the chill on those cool summer nights and the house is wired for a generator. Sit on the private screened-in porch and enjoy what nature has to offer. Sunbathe on a sunny water's edge deck listening to the water lapping on the shore. Enjoy swimming from your sturdy deep water dock. A wonderful view of the Belknap Mountains and beautiful sunsets complete this picturesque waterfront setting. An adjacent lot and a mainland dock are also available for additional cost. Assisted Showings only.

**Directions:** Located on west side of Little Bear Island - from Harilla Landing, go straight across the bay to Little Bear. Assisted Showing only, no docking or walking on property without listing agent.

**Residential**  
**4053431 Closed**

**1472 Mount Major Highway**  
**Alton, New Hampshire 03810**



**L \$439,000**  
**C\$425,000**



<b>Zoning:</b>	RES	<b>Rooms:</b>	7
<b>Year Built:</b>	2004	<b>Bedrooms:</b>	3
<b>Color:</b>		<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 5,234.00	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$0	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.54	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	23,522	<b>Total Fin SqFt:</b>	1,696
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,696
<b>Road Frontage:</b>	Yes/ 20	<b>Apx Fin Below Grd:</b>	0
		<b>Apx Ttl Below Grd:</b>	
<b>Water Frontage:</b>	10	<b>Foot Print:</b>	
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	2	<b>Style:</b>	Contemporary

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** WOW!!! \$60,000 Price Reduction...Owner says SELL NOW!!! Deeded/owned Winnepesaukee boathouse is included with this beautiful single family 3-level Contemporary style home. Long private drive, open concept featuring 3 bedrooms, two bedrooms open onto a wonderful covered porch, cathedral ceilings, stone fireplace, hardwood floors, yet another covered porch accessed by the upper living area both with mahogany decking and views, shared sandy beach and only 8 minutes to skiing. A rare find!

**Directions:** Route 11 from Gilford, take right before Mauhaut Shores Road.

**Residential**  
**4066628 Closed**

**118 Toltec Point Road**  
**Moultonborough, New Hampshire 03254**



**L \$499,000**  
**C\$375,000**



<b>Zoning:</b>	Residential	<b>Rooms:</b>	8
<b>Year Built:</b>	1970	<b>Bedrooms:</b>	3
<b>Color:</b>	Tan	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 4,592.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.41	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	17,860	<b>Total Fin SqFt:</b>	1,488
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,488
<b>Road Frontage:</b>	Yes/ 70	<b>Apx Fin Below Grd:</b>	0
		<b>Apx Ttl Below Grd:</b>	
<b>Water Frontage:</b>	100	<b>Foot Print:</b>	Irregular
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	No
<b># of Stories:</b>	1	<b>Style:</b>	Ranch

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	No	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>	No	<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** Moultonborough - This Lake Winnepesaukee waterfront home has been the place of great memories for this family for many years. With the main home and a waterfront guest cottage this property is perfect for you to spend a quiet weekend alone reading a book but is ready to sleep the entire troop on the special weekends. Located in a quiet cove with a "no wake" giving you the chance to swim, kayak, or relax on the swim raft and the open water is within eye shot if you would like to water ski with your friends. The waterfront gives you room to play with easy access into the water and nice sandy bottom frontage. The home is open concept with a large kitchen and dining area. The open lakeside deck is big enough for the everyone to enjoy. If you are looking for a home on Lake Winnepesaukee that will work for you and double as the gathering spot for everyone that will come to visit come to visit this property.

**Directions:** Moultonborough Neck to Shaker Jerry Road to Hanson Mills Road to Toltec Point to #118 on the water.

**Residential**  
**4091331 Closed**

**11 Chipmunk Lane**  
**Moultonborough, New Hampshire 03254**



**L \$595,000**  
**C\$575,000**



<b>Zoning:</b>	Residential	<b>Rooms:</b>	6
<b>Year Built:</b>	1962	<b>Bedrooms:</b>	3
<b>Color:</b>	Brown	<b>Total Baths:</b>	1
<b>Taxes:</b>	\$ 5,177.31	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2011	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$4	<b>Garage Capacity</b>	2
<b>Lot Acre:</b>	.31	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	13,504	<b>Total Fin SqFt:</b>	1,060
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,060
<b>Road Frontage:</b>	Yes/ 48	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	127	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	26 x 24
<b># of Stories:</b>	1	<b>Flood Zone:</b>	No
		<b>Style:</b>	Cottage/Camp , Log

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** Moultonboro, NH. Exceptional lakeside cottage with outstanding 180 degree mountain and lake views. This property has a large dock with lakeside deck attached and sprawling white sand beach and lake bottom. This beautiful cottage features brick fireplace with woodstove insert, air conditioning, large deck, enclosed porch that is surrounded by windows to the view, detached two car garage, vaulted ceilings with skylights and ceiling fans, three private bedrooms and a quality lakeside get away location.

**Directions:** Moultonboro Neck Road to left on Shaker Jerry Road to right on Cottage Road to left on Chipmunk Lane. Property on left.

**Residential**  
**4055769 Closed**

**32C Wawbeek Road**  
**Tuftonboro, New Hampshire 03850**  
**Melvin Village NH**



**L \$599,000**  
**C\$550,000**



<b>Zoning:</b>	res	<b>Rooms:</b>	6
<b>Year Built:</b>	1903	<b>Bedrooms:</b>	3
<b>Color:</b>	red	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 6,754.80	<b>Full:</b>	1
<b>Taxes TBD:</b>		<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	2
<b>Lot Acre:</b>	.56	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	24,394	<b>Total Fin SqFt:</b>	1,167
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,167
<b>Road Frontage:</b>	Yes/ 138	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	76	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	
<b># of Stories:</b>	2	<b>Flood Zone:</b>	Unknown
		<b>Style:</b>	Cottage/Camp

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	Yes
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** Classic Winnepesaukee cottage on the edge of the Lake:permenant dock,so/western exposure,sun all day with the best sunsets on the lake and long water views from Gunstock to Red Hill.Wonderful original lake cottage w/all new siding and windows plus a guest cottage with bathroom. the great wrap around porch, partially screened for hours of sunsets and peaceful times.Expansion is possible with a second lot across the drive with 2 garages on it. A truly original Tuftonboro waterfront.

**Directions:** From wolfeboro take Route 109 North towards Melvin Village, turn left onto Wawbeek Road, follow road to the end, see sign on left.

Residential  
4019466 Closed

106 Castle Shore Rd  
Moultonborough, New Hampshire 03254

(6)



(15)

L \$640,000  
C\$600,000



<b>Zoning:</b>	PW	<b>Rooms:</b>	7
<b>Year Built:</b>	1964	<b>Bedrooms:</b>	3
<b>Color:</b>	Brown	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 4,912.00	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	.43	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	18,731	<b>Total Fin SqFt:</b>	1,494
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,494
<b>Road Frontage:</b>	Yes/ 84	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	100	<b>Apx Ttl Below Grd:</b>	0
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	
<b># of Stories:</b>	1 1/2	<b>Flood Zone:</b>	Unknown
		<b>Style:</b>	Other

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
<b>Remarks:</b>	FEATURES MANY NEW IMPROVEMENTS. FABULOUS SUNSETS, facing true west with beautiful panoramic views of Lake Winnepesaukee and Red Hill. Wonderful Location! Close to skiing, golf, and all the Lakes Region has to offer. Views of the lake while sitting on the deck, eating in the cherry cabineted kitchen, from the 1st floor master suite and the second level deck. Walkout lower level could be additional living space. Two car garage for winter boat storage. This is a home not a cottage that was built by an Industrial Contractor. Permanent dock/deck. Original owner, first time offering...		

**Directions:** Rte 25 to Rte 109 to right on States Landing to left on Castle Shore Rd.

Residential  
2813428 Closed

68 Cattle Landing Road  
Meredith, New Hampshire 03253



L \$725,000  
C\$712,500



<b>Zoning:</b>	Residential	<b>Rooms:</b>	6
<b>Year Built:</b>	1978	<b>Bedrooms:</b>	3
<b>Color:</b>	Taupe	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 12,077.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.78	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	33,977	<b>Total Fin SqFt:</b>	1,368
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,368
<b>Road Frontage:</b>	Yes/ 97	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	93	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	
<b># of Stories:</b>	1	<b>Flood Zone:</b>	No
		<b>Style:</b>	Contemporary , Ranch

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
<b>Remarks:</b>	-This fine home is located in the exclusive Cattle Landing area which is loaded with old lake history. There are two lots of record, one for the house and another for the septic system and any other future building you may desire. The views are what this area is known for. You face south and can see the Gunstock Ski area in the Belknap Mountain Range. The permanent dock is relatively new and the pilings are a permitted use and may be maintained, a real plus for open lake living. The custom built home was designed so that most rooms have views of the lake. The kitchen has a wall of built-ins and storage space for all your needs. The large master suite opens onto a mahogany deck and the lower level is easily adaptable to future expansion with the huge slider to the lake.		

**Directions:** Meredith Neck Rd to Cattle Landing Rd. Home on left.

**Residential**  
4089012 Closed

**38 Dale Road**  
**Meredith, New Hampshire 03253**



**L \$774,900**  
**C\$725,000**



<b>Zoning:</b>	Residential	<b>Rooms:</b>	8
<b>Year Built:</b>	1964	<b>Bedrooms:</b>	3
<b>Color:</b>	Tan	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 9,800.00	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	2
<b>Lot Acre:</b>	.41	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	17,860	<b>Total Fin SqFt:</b>	1,656
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,656
<b>Road Frontage:</b>	Yes/ 30	<b>Apx Fin Below Grd:</b>	0
		<b>Apx Ttl Below Grd:</b>	
<b>Water Frontage:</b>	131	<b>Foot Print:</b>	
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	2	<b>Style:</b>	Contemporary

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>	No	<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** This classic Lake Winnepesaukee waterfront home is now available for the first time! With 130+ feet of southerly facing frontage and unobstructed views to Gunstock Mountain, plus over 1 mile of open water views stretching to Governors Island, this property is among the finest shorefronts available. The 3 bed 2 bath home features a large stone fireplace in the living room and dining area with an abundance of windows and sliders for great views from almost every seat. The upper level "Great Room" offers its own deck plus cathedral ceilings and a spacious loft with a wall of windows for spectacular lake views. The yard is well landscaped with terraced decks and pathways that lead past a fountain and flower beds down to a large dock. Watch from the patio as the Mount Washington cruises by or take your own boat ride through popular Sally's Gut (just around the corner) and head into Weirs Beach or up the bay to Meredith. The location is ideal and the setting incredible!

**Directions:** From Meredith take RT 25 to Pleasant Street. Follow Pleasant Street for 1.1 miles and hang right onto Meredith Neck Road and continue for 1.5 miles. Turn right onto Old Hubbard Road which will turn into Dale Road. Follow for 1.2 miles. Property will be on your left.

**Residential**  
4099059 Closed

**34 Lovejoy Lane**  
**Meredith, New Hampshire 03253**



**L \$899,000**  
**C\$875,000**



<b>Zoning:</b>	SFR Water	<b>Rooms:</b>	8
<b>Year Built:</b>	1900	<b>Bedrooms:</b>	4
<b>Color:</b>	Grey	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 12,823.00	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2011	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	1
<b>Lot Acre:</b>	.91	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	39,640	<b>Total Fin SqFt:</b>	2,711
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	2,711
<b>Road Frontage:</b>	Yes/ 260	<b>Apx Fin Below Grd:</b>	0
		<b>Apx Ttl Below Grd:</b>	
<b>Water Frontage:</b>	230	<b>Foot Print:</b>	
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	1 3/4	<b>Style:</b>	Cottage/Camp

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Unknown	<b>Seasonal:</b>	Yes
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** On the market for the first time in 60 years! A fabulous Lake Winnepesaukee lodge at the waters edge. Home has 2700 square feet with 5 Bedrooms (4 bedroom septic) with 2 1/4 baths. Three of the bedrooms have sinks installed. Property includes a boat house with breakwater, dock and 230' of pristine waterfront including a sheltered hard packed sugar sand beach along with a guest house and detached garage. Incredible views looking between Bear Island and Pine Island and directly into the White Mountains. With .91 acres of land you have excellent privacy with much of the natural tree cover intact. The home has many great interior details including natural wood work, numerous built ins, coffered ceilings, hardwood floors, fieldstone fireplace and two screen porches. Recent improvements include a new roof, exterior paint and well. Truly the old lake feel with charm that you can't easily replicate. A very good value in today's marketplace.

**Directions:** Meredith Neck To Lovejoy Sands (Rd. to Shep Browns Boat Basin), Right on Lovejoy Lane number 34 on left near end of Road. Very private

**Residential**  
**4084120 Closed**

**254 Castle Shores Road**  
**Moultonborough, New Hampshire 03254**

(6)



(24)

**L \$899,900**  
**C\$875,000**



<b>Zoning:</b>	Residential	<b>Rooms:</b>	6
<b>Year Built:</b>	2003	<b>Bedrooms:</b>	3
<b>Color:</b>	White	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 5,535.00	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2011	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	.50	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	21,780	<b>Total Fin SqFt:</b>	1,920
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,920
<b>Road Frontage:</b>	Yes/ 100	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	100	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	40 x 24
<b># of Stories:</b>	2	<b>Flood Zone:</b>	No
		<b>Style:</b>	Contemporary

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** Moultonboro, NH. Southwest facing waterfront with almost everything! Beach, garage, patio, AC, decks, 3 bedrooms, 2 baths, tile and hardwood floors, radiant heat plus a luxurious interior with a European flair. Has great rental history. Call for details.

**Directions:** Route 109 to Suissevale Avenue to end to left on Castle Shores Road to home on right #254.

**Residential**  
**4071610 Closed**

**34 Boat House Road**  
**Moultonborough, New Hampshire 03254**  
**Moultonboro Neck NH**



(9)

**L \$999,000**  
**C\$900,000**



<b>Zoning:</b>	Residential	<b>Rooms:</b>	8
<b>Year Built:</b>	1940	<b>Bedrooms:</b>	3
<b>Color:</b>		<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 8,780.16	<b>Full:</b>	0
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	2
<b>Tax Year:</b>	2011	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	.89	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	38,768	<b>Total Fin SqFt:</b>	1,287
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,287
<b>Road Frontage:</b>	Yes/ 180	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	180	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	
<b># of Stories:</b>	2	<b>Flood Zone:</b>	Unknown
		<b>Style:</b>	Cape

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>	No	<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** Here's your opportunity to own prime frontage on Lake Winnepesaukee with beautiful sunset views and a vintage Cape that was part of the original Kona Farm. Open and level, the property features a sweeping lawn to a child safe beach and dock with clear, clean and inviting water. With nearly an acre and 180 feet of desirable lake frontage, this property has great potential. There is a newly installed 4 bedroom septic system.

**Directions:** Route 25 in Moultonborough to Moultonboro Neck Road, right onto Kona Farm Road, left onto Boat House Road to property on right.

Residential  
4074641 Closed

**29 Hanson Drive**  
**Moultonborough, New Hampshire 03254**



**L \$1,099,994**  
**C\$950,000**



<b>Zoning:</b>	Residential	<b>Rooms:</b>	10
<b>Year Built:</b>	2002	<b>Bedrooms:</b>	3
<b>Color:</b>	Sand	<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 11,035.00	<b>Full:</b>	3
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	3.40	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	148,104	<b>Total Fin SqFt:</b>	2,620
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	2,620
<b>Road Frontage:</b>	Yes/ 462	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	100	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	
<b># of Stories:</b>	2	<b>Flood Zone:</b>	Unknown
		<b>Style:</b>	Ranch , Walkout Lower Level

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>	No	<b>Surveyed:</b>	Unknown	<b>Seasonal:</b>	Unknown
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>	No	<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** NOW BEING OFFERED WITH A 2 ACRE LOT LOCATED DIRECTLY ACROSS THE STREET. This is an amazing opportunity to own not only a Lake house on Winnepesaukee but an additional lot for privacy or future development. This home has breathtaking views of the big lake. A well appointed kitchen with sliders to an oversized deck and pocket doors to the living space and bedrooms lend a feeling of open space that can easily be sectioned off for privacy. The addition to the home includes a spacious master suite with a luxurious bath, all offering stunning views of the lake. Step outside to find a level lot expanding to the sandy beach and L shaped dock, perfectly set to enjoy the open waters of the Lake, not to mention the sunrises provided by the Southern exposure. A gem neatly tucked away yet easily accessed, just minutes away from the quaint village of Center Harbor and an easy drive to Meredith with its vast array of restaurants and shopping.

**Directions:**Route 25 through Center Harbor. Right onto Redding Lane. Enter Krainewood Shores. Follow to Hanson Drive on right. Home is third house on left, lot is directly across the street.

Residential  
4064145 Closed

**62 Varney Point Left**  
**Gilford, New Hampshire 03249**



**L \$1,195,000**  
**C\$925,000**



<b>Zoning:</b>	Res	<b>Rooms:</b>	9
<b>Year Built:</b>	1930	<b>Bedrooms:</b>	4
<b>Color:</b>	Brn	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 16,089.00	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	.51	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	22,216	<b>Total Fin SqFt:</b>	2,768
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,568
<b>Road Frontage:</b>	Yes/ 115	<b>Apx Fin Below Grd:</b>	1,200
<b>Water Frontage:</b>	115	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	56x28
<b># of Stories:</b>	1	<b>Flood Zone:</b>	No
		<b>Style:</b>	Ranch

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>	No	<b>Surveyed:</b>	No	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>	No	<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** Spectacular Sunsets! This is absolutely one of the best waterfront locations on Lake Winnepesaukee. The lot is level, beautifully landscaped, offers great privacy and faces directly west. The water and mountain views don't get any better. This beautiful vintage lake home was completely re-done for year round living in 1988. Renovations started with a poured concrete foundation which allowed for the addition of two more bedrooms, a bath, a family room, a laundry and utility room on the lower level. The main level was completely renovated from the kitchen, dining/living room, bedrooms, bath and sun room. Retaining the original "old lake" feel of the home was of primary importance to the owners. The favorite of the children will be the bunkhouse with its huge fieldstone fireplace. The property also includes a 24'x32' boathouse with an attached dock/sundeck all protected with a stone breakwater. Property includes add't interior lot across street

**Directions:** Rte 11 East to Varney Point Rd left, at fork to #62 sign on property

Residential  
2828362 Closed

**97 Pleasant**  
**Meredith, New Hampshire 03253**



**L \$1,300,000**  
**C\$1,100,000**



<b>Zoning:</b>	res	<b>Rooms:</b>	9
<b>Year Built:</b>	1960	<b>Bedrooms:</b>	3
<b>Color:</b>	clay	<b>Total Baths:</b>	4
<b>Taxes:</b>	\$ 13,606.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	2
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	4
<b>Lot Acre:</b>	.48	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	20,909	<b>Total Fin SqFt:</b>	4,015
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	4,015
<b>Road Frontage:</b>	Yes/ 136	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	136	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	
<b># of Stories:</b>	2 1/2	<b>Flood Zone:</b>	No
		<b>Style:</b>	Cape , Walkout Lower Level

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>	No	<b>Surveyed:</b>	No	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	winnepesaukee	<b>Current/Land Use:</b>	No	<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Remarks:** Lake Winnepesaukee, Meredith Bay custom 3-4 bedroom waterfront home, with decks, screen porch, and waterfront seating, excellent for entertaining. Fabulous southern views down the Lake. First floor master suite, eat-in kitchen and dining area w/ double sided fireplace, Rec room, TV room, Study, and 3 car garages.

**Directions:**

Displaying matches 1 through 15 of 15

**Selected Criteria**

State:New H  
SubType:Resid  
ActSt:Clo  
SellDt:12/01/2011 - 12/31/2011  
WtrBody:winnepesaukee  
WaterAcc:Own