



Lady of the Lakes Estates
LIFE IN THE LAKES REGION



LACONIA, NEW HAMPSHIRE

Overview

Lady of the Lakes Estates is a new residential subdivision situated in the beautiful Lakes Region of New Hampshire. Located on White Oaks Road in Laconia, New Hampshire, Lady of the Lakes Estates brings you the best of the state at your fingertips. Drive just a few minutes to get to Lake Winnapasake via Weirs Beach where you can relax on the beach, go for a swim, or hit the shops and games on the boardwalk. Just down the street or across the lake, enjoy the town docks of Meredith with a wide variety of restaurants to try. Gunstock Mountain ten minutes away in Guilford provides year round fun for the whole family. All your shopping necessities are right in Laconia just off the end of White Oaks Road, including grocery stores, a hardware store, pharmacies, and much more. Head down the road to Merideth to go shopping and enjoy the many restaurants the town has to offer. Or stay in and enjoy the HOA's walking trails, pickleball courts, and a playground for the kids or grandkids. There is fun for the young and old alike. This wonderful new development is just a few minutes from the by-pass making access to RT 93 very easy. It's less than 2 hours from Boston but a world away.

Our Homes

We have 3 homes to offer with the stunning Craftsman Cape being our premier offering! Our other homes are the Modern Farmhouse Cape and the Ranch. Here are some of the details of those homes:

The Craftsman Cape



- ❖ Phase-one pre construction price of \$829,000
- ❖ 2,490 square feet of finished space
- ❖ Open concept living area
- ❖ 3 bedrooms plus huge bonus room standard
- ❖ 1st floor primary suite
- ❖ 2-car garage
- ❖ Walk-in pantry
- ❖ Stunning natural lighting
- ❖ Gas fireplace
- ❖ Screened in porch for those great summer days and evenings

The Modern Farmhouse Cape



- ❖ Pre-Construction pricing of \$779,900
- ❖ 1,962 Square Feet of finished space
- ❖ 3 Bedrooms plus a lovely 1st floor office
- ❖ Open concept living space
- ❖ 1st floor primary suite
- ❖ 2 car garage
- ❖ Large kitchen with island
- ❖ Beautiful foyer
- ❖ Mud room entry off garage

The Ranch



- ❖ Pre-construction pricing of \$749,900
- ❖ 1,645 square feet of finished space
- ❖ Open concept design and one floor living
- ❖ Craftsman Style home with potential bonus room above the garage
- ❖ Primary suite featuring walk-in closet, tiled shower and double vanity

THE PROCESS

This is Phase One of the Lady of The Lakes Estates. During this phase we are able to offer these homes at pre-construction pricing and with the reasonable expectation of being in your brand-new home Summer 2025. In order to make that happen we have to act rather quickly, as there are only five homes being offered for sale in this initial phase.

1. Meet with a representative of Lady of The Lakes and go over the various home styles available and which lots are going to be built this winter.

We can do a site visit but it will take some vision!

2. Choose a home and choose a lot!

3. As we await final Attorney General approval of this project (anticipated early this fall), we are only asking for a \$5,000 deposit and a signed Reservation. This will hold your lot, and your deposit is completely refundable at any time.

4. If financing is needed, we will refer you to our preferred lenders, although it is always your choice who you choose to work with.

5. You will receive copies of all the proposed HOA documents to review, as well as the final construction specifications.

6. When we receive AG approval, we will switch all lot reservations to a binding contract. This locks in the builder to build your home at an agreed-upon price. At this time two very important events will occur. First, we will meet again and you will make all your selections for the construction of your home! Pick out your granite countertops, your cabinetry, your tile, etc. Second, you will sign the contract and provide a \$25,000 deposit. This allows us to move forward with the construction of your home. There is no further financial obligation until closing.

7. Construction of your home will begin. We will keep in close communication with you to keep you updated on progress. We will be happy to occasionally meet up with you on-site to get an up-close look on your new home in various stages of construction.

8. You will be asked to provide lighting for your brand-new home as well as some other items not provided by the builder (this will all be in your spec sheets). We will assist you in that process. We work with great vendors and sub-contractors, even including a local nursery that will provide a free consultation toward a landscaping plan to really make your new house the envy of the neighborhood.

9. After completion, we will conduct a walk-through to make sure that the home has been built according to the agreed-upon contract. If there are issues with the construction that need to be addressed before closing, then they will be immediately taken care of. Other minor issues will be put on a punch list that will be attended to as soon as circumstances allow. Additionally, there will be a 30-day window in which you can identify cosmetic or other issues that need attention. At the end of that 30-day window those items will be addressed. And don't forget that you are protected by a one-year builder's warranty for items specifically listed therein.

This project has not yet been registered by the NH Consumer Protection Bureau of the Attorney General's Office, Dept. of Justice. Until such time as registration has been issued, only non-binding reservations may be accepted.