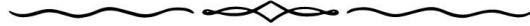




# *Lady of the Lakes Estates*

LIFE IN THE LAKES REGION



© Donald A. Gardner, Inc.

# IT'S A GREAT DAY IN NEW HAMPSHIRE'S LAKES REGION!!

As we go to market with these wonderful new construction homes, and prepare to offer them at **PRE-CONSTRUCTION** pricing, it is a warm and brilliant day in late summer. Fall will arrive, and too soon after, winter will come blowing in. It might get cold (it will), it might snow (it will), and the lake might freeze up (it probably will), but through it all we will be hard at work building and finishing the homes that make up Phase One of Lady of The Lakes Estates.

THERE ARE ONLY A FEW HOMES LEFT IN PHASE ONE! ACT NOW AND LOCK UP ONE OF THESE BEAUTIFUL HOMES IN THE HEART OF THE LAKES REGION AND ENJOY THE FOLLOWING BENEFITS:

- **PRE-CONSTRUCTION** PRICING!
- **CUSTOMIZE** YOUR HOME TO YOUR EXACT PREFERENCE!
- BE IN YOUR NEW HOME **THIS SUMMER!**

## **LIFE IS SHORT. LIVE IT IN NEW HAMPSHIRE.**

Please take a moment to check out this brochure. It will let you know exactly what kinds of homes we are building here at Lady of The Lakes. We will describe in some detail the standard construction specs and the fine finishes that are available on these homes. Unlike most new construction projects, at Lady of The Lake Estate homes are built standard with high-end features. You can be assured that the list price of these homes will get you a gorgeous new home with high-quality finishes and state of the art systems in place. All with the peace of mind that comes with a new construction home.

# A PROJECT OVERVIEW

Lady of The Lakes Estates is a new 46-home residential subdivision in the Lakes Region of New Hampshire. It is located on White Oaks Road in Laconia, providing easy access to all the 4-season amenities the Lakes Region offers. We are only a few minutes from several Lake Winnepesaukee access points, including Weirs Beach, the Town Docks of Meredith, multiple marinas, and many other public beaches. You can be on your boat, or with your toes in the sand, in no time at all. Gunstock Mountain in Gilford provides year-round family fun and is only ten minutes away. Laconia is just down the road and has all the necessities including grocery stores, big-box hardware, medical facilities, and everything else you could ever need. The amazing shops and restaurants of Meredith are also readily within reach as well, and the other beautiful lake-side towns of Alton, Wolfeboro, Center Harbor, and Tuftonboro provide a life-time of beauty and relaxation. Not to mention family fun for young and old alike. The grandkids will never be bored at Lady of The Lakes. Or you can even stay in for the day and enjoy the association walking trails, pickle-ball courts, and play ground.

This exciting and inviting new neighborhood is located just a few minutes from the by-pass making access to RT 93 very easy. Less than two hours to Boston, but a world away.





# THE HOMES

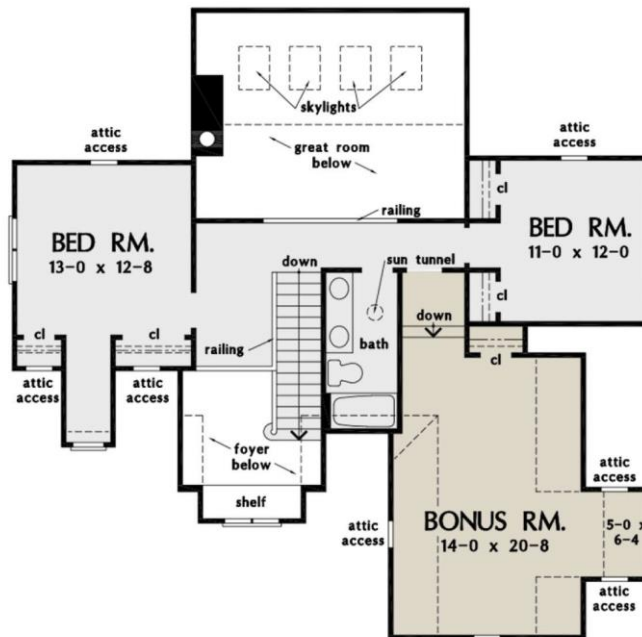
Lady of The Lakes Estates is proud to offer three distinct home styles, including a Craftsman style Cape home as our premier offering. Also available are a Modern Farmhouse Cape home, and a convenient one-floor Ranch. Here are some of the details for each:

## THE CRAFTSMAN CAPE



- PHASE-ONE **PRECONSTRUCTION** PRICE OF \$839,900
- **2,490 SQUARE FEET** OF FINISHED LIVING SPACE
- 3 BEDROOMS PLUS **HUGE BONUS** ROOM STANDARD
- OPEN CONCEPT LIVING SPACE
- 1<sup>ST</sup> FLOOR PRIMARY SUITE
- 2-CAR GARAGE
- WALK-IN PANTRY
- WELCOMING FOYER
- AMAZING NATURAL LIGHT
- GAS FIREPLACE AVAILABLE
- AN AMAZING **SCREENED-IN PORCH** AVAILABLE FOR THOSE GREAT SUMMER EVENINGS IN NEW HAMPSHIRE

# CRAFTSMAN CAPE FLOORPLANS



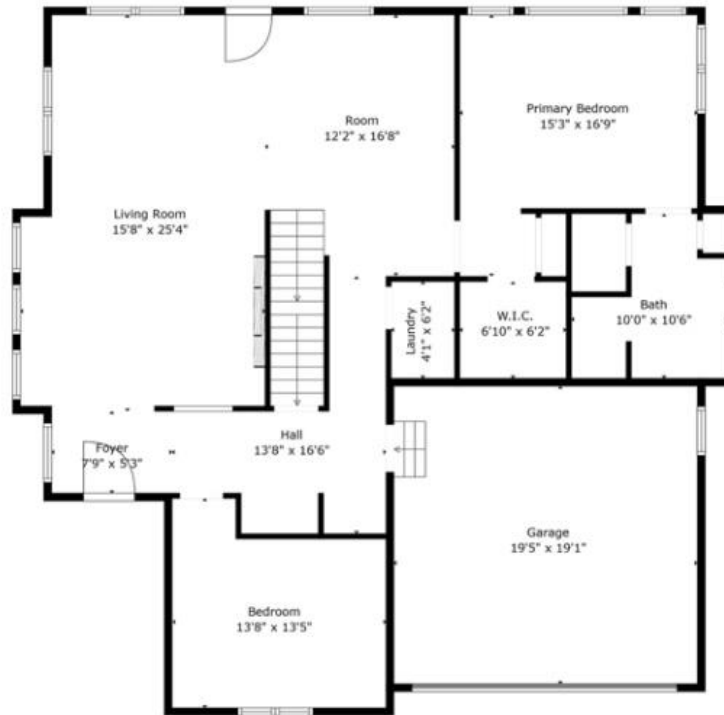
# MODERN FARMHOUSE CAPE



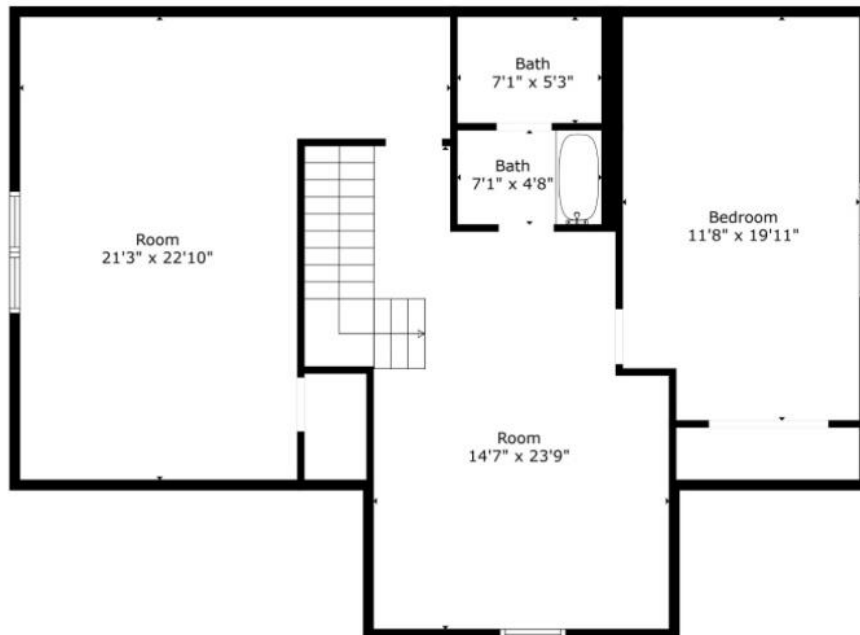
- **PRE-CONSTRUCTION** PRICING OF \$779,900
- SLIGHTLY **MODIFIED VERSION** AVAILABLE FOR \$699,900 ON SELECT LOTS
- **2,340 SQUARE FEET** OF LIVING SPACE 3 BEDROOMS PLUS AMAZING UPSTAIRS LOFT
- LOVELY **1ST FLOOR OFFICE**
- OPEN CONCEPT LIVING SPACE
- 1<sup>ST</sup> FLOOR PRIMARY SUITE
- 2-CAR GARAGE
- BEAUTIFUL FOYER
- MUD-ROOM ENTRY OFF OF GARAGE



# MODERN FARMHOUSE FLOORPLANS



TOTAL: 2370 sq. ft



# THE RANCH



- **PRE-CONSTRUCTION** PRICING OF \$779,900
- **1,645 SQUARE FEET** OF FINISHED SPACE
- OPEN CONCEPT DESIGN AND **ONE-FLOOR LIVING**
- **CRAFTSMAN STYLE** HOME WITH POTENTIAL BONUS ROOM
- PRIMARY SUITE FEATURING **WALK-IN CLOSET, TILED SHOWER AND DOUBLE VANITY**

## RANCH FLOORPLAN





## **THE PROCESS**

As mentioned, 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 in 2025. In order to make that happen we have to act rather quickly, as there are only a few more 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 the timeline for construction. We can do a site visit but it will take some vision!
2. Choose a home and choose a lot!
3. We recently received full approvals so we are now accepting binding contracts!
4. If financing is needed, we will refer you to our preferred lenders, although the choice is always yours on with whom you choose to work.
5. You will receive copies of all the proposed HOA documents to review, as well as the final construction specifications.
6. The standard contract 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 make all of your selections for the construction of your home. Pick out your granite countertops, your cabinetry, your tile, etc. This can be an exciting part of the process! The second event is to sign the contract and provide a binding construction 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 know that you are excited so we will be happy to occasionally meet 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.
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.



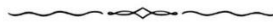


The Lakes Region of New Hampshire is one of America's most beautiful and desirable places to call home. For many people, a home in the Lakes Region is the hard-earned result of a lifetime of work. For others, it is a place to raise their families. For every lake, for every ski slope and river, for every brilliant foliage season or summer on the lake, there is a reason to make the move.



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INFORMATION CONTAINED IN THIS BROCHURE IS ACCURATE AND RELIABLE AS OF THE TIME OF IT'S CREATION. NEW CONSTRUCTION PROJECTS ARE ALWAYS A WORK IN PROGRESS AND CHANGES MAY BE MADE THAT ARE NOT IMMEDIATELY CORRECTED IN THE PRINTED MATERIAL. PLEASE ASK THE REPRESENTATIVE FOR THE MOST UP TO DATE INFORMATION AND REMEMBER THAT THESE HOMES WILL BE BUILT ACCORDING TO THE SIGNED CONTRACT