

STONEWALL CORNERS “FAQ” SHEET

PLEASE REVIEW THESE FREQUENTLY ASKED QUESTIONS, AND THEIR ANSWERS. WE LOOK FORWARD TO ANSWERING MORE OF YOUR QUESTIONS AS YOU MAKE AN INFORMED DECISION ABOUT THIS GREAT PROJECT!

Q: “WHERE IS STONEWALL CORNERS?”

A: Stonewall Corners is being constructed at the corners of Hayes Road and RT 3, in Laconia. It is approximately 5 minutes to Weirs Beach and 10 minutes to Meredith. It can be easily accessed from RT 93 via Exit 23, bypassing almost all of the Lakes Region’s busiest traffic.

Q: “How many units are you building at Stonewall Corners?”

A: We are permitted to build 52 units. We are excited to offer this many homes to Lakes Region residents, new-comers, second-home owners, and investors.

Q: “What kind of condos are you building at Stonewall Corners?”

A: The majority of the units at Stonewall Corners are traditional town-house style homes. They are either 2-3 bedroom units with a garage, entry-way and utility rooms on the first level. The second level features an open concept living space, the second level offers 2 private en-suites. On some units there is an additional level offering a 3rd private en-suite. The end units are a different concept, with 1st-floor en-suites. In addition, we have one duplex building in which we are offering 2 units of a similar concept but different design. Floorplans are attached to our MLS listings.

Q: “How big are the units?”

A: The homes at Stonewall Corners are slightly larger than the typical town-homes being offered in the Lakes Region. The smallest units are approximately 1,400 sq feet and the largest are around 1,800. This includes finished living space.

Q: “What kind of finishes are standard?”

A: The specs and standards can be found on the spec sheet attached to our MLS listings. In short, these homes will be very nice at the base price. Our commitment is always that whatever the advertised price is, you can pay that and get quality. You can upgrade certain areas, and add your finishes and customizations, but there is never a bait and switch with the pricing.

Q: “Speaking of pricing, how much are the units?”

A: Prices start at \$499,900 for the 2-BR interior units. This represents a great value in today’s new-construction marketplace. An end-unit is \$530,000, 3-BR interior units are \$560,000, and the 2 duplex units are priced at \$575,000 and \$600,000 each.

Q: “What are the condo fees and what do they cover?”

A: You will find detailed info on the proposed budget sheet, but the condo fee is projected to be \$275/month and they cover the typical areas. This includes snow-removal (including shoveling of walk-ways), exterior maintenance of the buildings, landscaping, and the responsible building up of reserves.

Q: “Are short-term rentals allowed?”

A: Yes, we have decided to allow short-term rentals. We understand that there are mixed feelings about this, so we made a commitment to do it the right way. To do that, we have partnered up with [Lodgism.com](https://lodgism.com). They are a NH-based rental and property management company dedicated to responsibly manage short-term rentals. In this way, we are assured of our investor clients’ units being managed in the best way possible. It also gives us confidence that the other owners at Stonewall Corners will have peaceful enjoyment of their homes, whether it is for the weekends, vacation stays, or permanent residence.

Q: “What is there to do in the area?”

A: We are glad you asked! Stonewall Corners sits in an amazing location. There are a myriad of fun family activities literally within walking distance. Whether it is the legendary Funspot Arcade, or restaurants/entertainment

centers, there is always something to do without even getting in your car. But if you do feel like driving, the world is your year-round oyster. Weirs Beach is mere minutes away, the shops, restaurants, and other beautiful amenities of Meredith are also readily available. Gilford is just a ten minute ride, and provides Gunstock Ski Area, BofNH Pavillion, and other fun activities. Multiple marinas give you ready access to your boat. Further north are the White Mountains for unbelievable hiking and skiing. And it is not just Winnepesaukee at your fingertips. Squam Lake, Winnisquam, and Newfound Lake are readily available.

Q: “What is the timeline for construction?”

A: We have broken ground, the foundations are in, and we are scheduled to start framing very soon. The first units will be completed by late Spring of 2026 and will be ready for the summer. Units will then be finished as they are built with final build-out planned for two years from now.

Q: “What is the process to buy a unit at Stonewall Corners?”

A: The first step is to sign a non-binding reservation for the particular unit you wish to reserve. This reservation requires a \$5,000 deposit. This is not a contract, and it does not obligate you for the final purchase. It allows us to begin construction of the unit and build it to your specs. When we receive final approval from the Attorney General’s Office (see disclaimer below), we will then move to full contracts. This involves a more binding deposit and a contract that is put together to protect all parties and to insure the construction of your new home.

Q: “Is there anything to see currently?”

A: Yes. Although we have just started, if you visit the site with one of our representatives you will get a good sense of where the individual units are going. More importantly, if you wait until the units are further along you will lose out on the most desirable units. If you wait even longer you will miss out on pre-construction pricing. Acting quickly is important when buying in a new-construction community. And the non-binding reservation gives you the opportunity to do that.

THIS PROJECT IS NOT YET APPROVED BY OR REGISTERED WITH THE STATE OF NEW HAMPSHIRE'S ATTORNEY GENERAL'S OFFICE OF CONSUMER PROTECTION. UNTIL SUCH TIME AS THAT REGISTRATION, NO BINDING CONTRACTS MAY BE OFFERED OR ACCEPTED.