

STONEWALL



CORNERS

Modern Living in the Lakes Region



LACASSE & AVERY
REAL ESTATE BROKERAGE
— Meredith, New Hampshire —

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WELCOME TO STONEWALL CORNERS

Lacasse & Avery Real Estate Brokerage is proud to offer another great Lakes Region new-construction community. This project started with a vision: create an affordable opportunity for individuals and families to finally have a piece of the Lakes Region to call their own. We are thrilled to bring it to life!

With prices starting at \$499,900 and a rental program in place, Stonewall Corners represents a chance for families and investors alike to make their ambitions a reality.

PROJECT OVERVIEW

Stonewall Corners is a 52-unit new-construction community in the heart of the Lakes Region. We are located adjacent to the legendary Funspot Arcade, and we are walking distance to restaurants, bars, game centers, and other amenities. Hop in your car and you are at Weirs Beach in three minutes. Head north and you are in the desirable community of Meredith NH with scores of shopping, dining, and entertainment options. Ski at Gunstock or take in a show at the BoNH Pavilion. It's four seasons of fun at Stonewall Corners!

Most importantly, there is Lake Winnepesaukee! New Hampshire's largest lake and one of the most beautiful destinations in New England, is just around the corner! You will find multiple marinas, public beaches, and other amazing Winnepesaukee access points from your home base at Stonewall Corners.

Take a moment to check out this brochure and then call us directly at 603-481-2657 for more information. We would love to hear from you and want to help make your Lakes Region dreams come true.

THE FLOORPLANS

Unlike most townhouse communities, we can offer multiple floorplans for sale. We understand that not everyone has the same needs for their Lakes Region home, so here at Stonewall Corners we have three distinct floor plans in our

main buildings, as well as two highly desirable duplex units. The options are as follows. Take your pick!

- 2 BR 2 ½ BA (starting at \$499,900) These great units provide around 1,400 square feet of living space. Set up in a very desirable manner, these units provide double en-suites upstairs. This provides great privacy for families and friends and makes it very attractive for those who plan to rent out their units. The garage level has lockable storage as well as a spacious utility room. The main level is the modern open concept that everyone is looking for, with kitchen and dining areas and a bright sun-lit living room. There is even a private deck for those warm summer evenings. Have a cocktail on us!
- 3 BR 3 ½ BA (starting at \$559,900) When was the last time you saw a townhouse with TRIPLE EN-SUITES? Well, you will find it here at Stonewall Corners. This unit provides all the benefits of the 2 Bedroom units with an additional en-suite on the top floor. This en-suite even includes a private balcony. The over 1,700 square feet of living space is sure to please.
- 2 BR 2 ½ BA END UNITS (starting at \$529,900) These desirable end units provide something rarely seen in a town-house community: a FIRST FLOOR EN-SUITE! The main level offers a second en-suite directly off the living room for easy living. These units also include the tiled mudroom, lockable storage, and private decks that you will find throughout Stonewall Corners.



- THE BOUTIQUE DUPLEX... (offered at \$574,900 and \$599,900). Both units offer the same great construction detail and overall design concept as the townhomes but here we make it available in a duplex design,

double end-units in the quietest corner of the community. The first unit is approximately 1,450 square feet including a lovely entry, first floor bonus room, open concept main living space and spacious double-ensuite upstairs. The other unit is even larger and includes a main level bonus room for your preferred usage. It should go without saying that these units will go quickly so act now if this great lay-out works for you.



THE PROCESS

As we begin the construction and sales process here at Stonewall Corners, it is important to act quickly to receive the benefits of early participation in this great community. First, you will receive PRE-CONSTRUCTION PRICING, which

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is always a huge savings. Second, you will get your pick of the units. The first building that we are offering is the most desirable, as it sits in the quiet corner of the project, away from the hustle and bustle.

It starts with picking out which floorplan, and specifically which unit works best for you. At that point you will be asked to sign a NON-BINDING RESERVATION. This is an important point. Prior to signing the binding contract, your reservation allows you to pick your unit and to choose your customizations and upgrades, all with the peace of mind that comes with a completely refundable deposit of \$5,000.

When we receive full approvals from the state's Attorney General's office, we will then ask you to sign a binding contract with a more substantial deposit. By that time we will be closer to the completion of the unit, and you will be more comfortable with the concept of the community and the quality of the work. This process is only available to those who act quickly.

THE TIMELINE

This project is fully approved by the city of Laconia. In fact, construction has already begun! The site is cleared and foundations are being poured. We have a solid game plan for the build-out of these units and we are confident that they will be available in the late Spring of 2026. We anticipate full approvals for the Condominium Association to be granted to us this winter. At that point we will be switching from the non-binding reservations to full contracts. That will constitute the end of PHASE-ONE and with it the end of PRE-CONSTRUCTION PRICING. That is why it won't pay to wait. Call now and get the process started!

SPECS AND FEATURES AT STONEWALL CORNERS

INFORMATION CONTAINED HEREIN CHANGES AS THE CONSTRUCTION PROCESS MOVES FORWARD. SOMETIMES IT IS DIFFICULT TO KEEP UP WITH

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IT! THE MOST IMPORTANT THING TO REMEMBER IS THAT WHEN THE TIME COMES TO SIGN A CONTRACT, AND BEFORE YOU WILL BE EXPECTED TO MAKE A BINDING DEPOSIT, YOU WILL BE GIVEN AN UPDATED AND ACCURATE SET OF SPECS. THOSE SPECS, AND THE UPGRADE AND SELECTIONS SHEET THAT YOU AND THE SELLER WILL BOTH SIGN, WILL FORM THE BASIS OF THE CONSTRUCTION OF YOUR NEW CONDO AT STONEWALL CORNERS.

FOUNDATION: THESE CONDOS ARE BUILT ON A SLAB FOUNDATION, WITH 8" EXTERIOR CONCRETE WALLS AND 4 FOOT PERIMETER FROST WALL. ALL FIRST FLOORS INCLUDE A GARAGE DOOR AND SEPARATE "MAN-DOOR" ENTRY

GARAGE: EACH UNIT WILL HAVE AN ATTACHED ONE CAR GARAGE, WITH POURED CONCRETE FLOOR. EPOXY FLOOR COVERING WILL BE OFFERED AS AN UPGRADE WITH PRICE TO BE DETERMINED. AT THE REAR OF THE GARAGE IN MOST UNITS THERE WILL BE A UTILITY CLOSET WITH THE ELECTRIC HOT WATER HEATER AND ELECTRICAL PANEL. MOST UNITS ALSO FEATURE A LOCKABLE STORAGE CLOSET.

FRAMING: ALL EXTERIOR FRAMING IS 2"x6" AT 16" OC CONSTRUCTION. INTERIOR FRAMING OF PARTITION WALLS IS 2"x4" AT 16"OC.

HEATING AND AC: THE CONDOS AT STONEWALL CORNERS ARE HEATED AND COOLED USING ELECTRICALLY POWERED AND ENERGY-EFFICIENT MULTIZONE AIR-SOURCED HVAC SYSTEMS. THESE ARE EFFICIENT SYSTEMS PROVIDING CLIMATE CONTROL IN A VERY RELIABLE AND COST-EFFECTIVE MANNER.

PLUMBING: ALL PLUMBING IS DONE VIA MODERN PEX TUBING. SEWER AT STONEWALL CORNERS IS PART OF THE LACONIA SEWER SYSTEM. SIMILARLY, WATER IS PROVIDED BY THE CITY OF LACONIA.

INSULATION: WILL BE A COMBINATION OF SPRAY FOAM, DENSE PACK CELLULOSE AND INSULATED HOUSE WRAP

ELECTRIC: EACH UNIT WILL HAVE A 200-AMP ELECTRICAL SERVICE

FLOORING: THE ENTRY WAY WILL BE FEATURE A TILED FLOOR WITH TILE CHOSEN FROM BUILDER-PROVIDED OPTIONS. THE REST OF THE HOME WILL FEATURE A VINYL PLANK FLOORING ALSO CHOSEN FROM BUILDER CHOICES. FURTHER OPTIONS INCLUDE HARDWOOD FLOORING AND TILE FOR THE BATHROOMS. THESE WILL BE UPGRADES WITH COSTS TO BE DETERMINED.

CABINETS: ALL KITCHEN AND BATH CABINETS AND VANITIES WILL BE CHOSEN FROM SEVERAL OPTIONS PROVIDED BY THE SELLER. BUYERS MAY CHOOSE DIFFERENT COLORS FOR DIFFERENT ROOMS IN THEIR NEW HOME.

COUNTERTOPS: GRANITE COUNTERTOPS ARE STANDARD IN THE CONDOS AT STONEWALL CORNERS. THE BUILDER WILL OFFER SEVERAL CHOICES FOR THE KITCHEN AND FOR EACH BATHROOM. AS WITH CABINETS, BUYERS MAY MIX AND MATCH THEIR CHOICES THROUGHOUT THE CONDO.

SINKS, ETC: KITCHENS WILL FEATURE A RECTANGULAR SINGLE BOWL STAINLESS SINK. BATHS WILL FEATURE A SINGLE OR DOUBLE VANITY ACCORDING TO FLOORPLANS, WITH PORCELAIN SINKS. TOILETS WILL BE STANDARD HEIGHT. SHOWERS WILL BE FIBERGLASS TUB/SHOWER COMBO UNITS. UPGRADES TO TILED SHOWER, OR A TILED SURROUND OVER A TUB BASE WILL BE ALLOWED AT A PRICE TO BE DETERMINED.

PLUMBING FIXTURES: THESE HOMES WILL BE BUILT WITH A STANDARD FIXTURE FOR EACH SINK AND SHOWER. THESE FIXTURES WILL BE BRUSHED NICKEL IN THE STANDARD VERSION BUT MAY BE UPGRADED TO BLACK OR GOLD FOR A PRICE THAT IS YET TO BE DETERMINED.

CABINET HARDWARE: THERE WILL BE A STANDARD OFFERING FOR CABINET PULLS AND HINGES. THIS WILL BE BRUSHED NICKEL BUT CAN BE UPGRADED TO BLACK OR GOLD FOR A PRICE THAT IS YET TO BE DETERMINED.

DOOR HARDWARE: ALL KNOBS AND HINGES WILL BE BRUSHED NICKEL AND WILL COME IN A STANDARD PACKAGE. THIS CAN BE UPGRADED TO BLACK OR GOLD FOR A PRICE THAT IS YET TO BE DETERMINED.

LIGHTING: YOU WILL BE GIVEN A LIST OF LIGHTS THAT YOU WILL NEED TO PROVIDE. AT CLOSING YOU WILL BE GIVEN A \$1000 CREDIT. ALL BEDROOMS WILL BE WIRED FOR OVERHEAD LIGHTS/FANS, AS WILL THE LIVING ROOM. THE KITCHEN WILL BE WIRED FOR PENDANTS ABOVE THE PENINSULA AND ABOVE THE SINK. THE BATHROOMS WILL BE WIRED FOR VANITY LIGHTS. OTHER AREAS OF THE HOME WILL FEATURE RECESSED LIGHTING WHERE APPROPRIATE AND TO CODE.

APPLIANCES: KITCHENS AT STONEWALL CORNERS FEATURE A SUITE OF MODERN AND EFFICIENT APPLIANCES. THESE WILL INCLUDE: STAINLESS GENERAL ELECTRIC REFRIGERATOR, ELECTRIC RANGE, MICROWAVE, AND DISHWASHER. A CREDIT WILL BE APPLIED AT CLOSING IF THE BUYER WISHES TO UPGRADE THESE APPLIANCES. HOOK-UPS FOR WASHER AND DRYER ARE ALSO INCLUDED.

WALLS/PAINTING: INTERIOR WALLS WILL BE DRYWALLED AND PRIMED. BUYERS MAY SELECT UP TO TWO PAINT COLORS FOR THEIR CONDO. BUYERS SHOULD SELECT FROM SHERWIN-WILLIAMS PRO-MAR SERIES.

EXTERIOR: THE EXTERIOR OF THE BUILDINGS WILL BE GRAY VINYL HORIZONTAL SIDING WITH BOARD AND BATTEN VERTICAL ACCENTS. THE BUILDINGS WILL ALSO FEATURE STONE VENEER LOWER PORTIONS. DECKS WILL FEATURE COMPOSITE DECKING AND TEMPERED GLASS IN LIEU OF A RAILING SYSTEM. THE ROOFS WILL INCLUDE ASPHALT SHINGLES AND ATTRACTIVE METAL SECTIONS FOR VISUAL APPEAL.

THE GROUNDS: THE COMMON AREAS WILL BE GRASS WITH TREES PLANTED WHERE APPROPRIATE. THE DRIVEWAYS WILL BE ASPHALT.

POTENTIAL UPGRADES

We are proud to offer these units at a high level of standard construction. However, there are some areas where you may want to upgrade. Check out some of the available upgrades and customizations below. Please note that the prices of these upgrades have not yet been determined but they will be set prior to asking you to sign a binding contract.

- Hardwood floors
- Tiled showers
- Epoxy garage floors
- Custom appliance selections
- Custom lighting
- “Smart Home” technology

SOME HEALTHY DISCLAIMERS

This brochure and the information contained within it are accurate at the time of its creation. New-construction projects are always changing and the construction specifications, the available upgrades, the costs, and even the floorplans are subject to change. We try to keep up with the changes and communicate them to all our potential buyers. It is always a good idea to communicate with the listing agents, and to inquire about the most recent changes and whether everything you see is still applicable. However, once you sign a binding contract, there will be no changes without signed change orders. As part of that contract you will get copies of the floorplans, the building specs, the upgrades and customizations that you have selected, and costs associated with everything. Once that contract is signed we will build your unit to your specifications.

Some of the imagery you see here, and some of the imagery you see on our website and on our MLS listings will include upgrades or will be changed as construction progresses. That is the nature of new-construction.

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.

**PLEASE CALL 603-481-2657 FOR MORE INFORMATION, OR
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