

THE PINNACLE OF LAKESIDE LIVING

MEREDITH *Bay*



LIVE WHERE THE WORLD COMES TO PLAY

For more than a century, **Lake Winnepesaukee** has been one of America's most beloved playgrounds. People come from around the world to enjoy its unmatched scenic beauty and endless list of fun things to do. Then they fall in love with the area—and vow to return again and again.

Meredith Bay was created to give lake lovers a beautiful place to call home. Ours is a community where families and friends gather together to enjoy all kinds of fun activities, and **make memories** that will last a lifetime. Meredith Bay residents enjoy not just lake access but breathtaking lake views, along with all kinds of wonderful amenities and activities.

Whether you're looking for a year-round residence or a four-season vacation home, Meredith Bay offers a wealth of beautiful choices—from brand-new lake homes and townhomes to single-floor lodge condominiums. **It's lakeside living at its very best.**





A VIBRANT COMMUNITY

The beauty of life at Meredith Bay extends well beyond the things you see when you gaze upon its scenic surroundings. Because Meredith Bay is much more than just a collection of **wonderful new lake homes** and life-affirming amenities. Ours is a true community, where families and friends regularly gather together to enjoy a wide range of shared activities and interests. There's a genuine spirit of fellowship here that brings families and friends closer together every day, and makes each new day all the more meaningful. From community events and social gatherings to fitness programs and children's activities, **Meredith Bay is a people place**—and one that people of all ages and from all walks of life get to enjoy together.



Many of the homes at Meredith Bay offer stunning,

FOUR-SEASON VIEWS

of Lake Winnepesaukee and the majestic Belknap Mountain range.



THE SINGLE-FAMILY HOMES

Meredith Bay residents can enjoy all the benefits of a brand-new home—without the hassles, headaches and holdups of a fully-custom home. You can choose your own home site and build one of the stunning Adirondack- and Craftsman-style homes from our design portfolio with **personalized finishes, features and options** to suit your individual style and lifestyle—or select one of our beautifully crafted move-in-ready homes. Many home sites offer sweeping views of Lake Winnepesaukee and New Hampshire’s surrounding mountains, and all offer genuine privacy in settings enhanced by nature.

The single-family residences at Meredith Bay are a compelling blend of two timeless architectural styles in which breathtaking floor plans, stone details, cedar shingles and other beautiful elements come together to distinguish each finely crafted home. Constructed and outfitted with only the finest materials, fixtures and details, each home is designed to provide **year-round enjoyment**.

Whether you choose to create your own home design or opt for one of our move-in-ready homes, you’ll enjoy all the benefits of new construction, along with today’s most modern and efficient home systems. And many home sites come with an ongoing right to lease a boat slip at the nearby Akwa Marina.*

*Boat slip is subject to annual rental charges, which may vary.





THE TOWNHOMES

In the Townhomes at Meredith Bay, high-quality construction and a **low-maintenance lifestyle** add up to more time for doing the things you love. Situated overlooking Lake Winnepesaukee, they offer stunning views of the lake, islands and surrounding mountains. For summer fun or winter adventure, they're the perfect choice for anyone who's looking for a high-quality, lock-and-leave, lake home option.

The Townhomes feature beautiful Adirondack-style architecture, up to 2,400 square feet of living space, and an attached garage. The open-concept main living level includes expansive windows overlooking the lake, a rustic stone fireplace and a spacious deck—making them **perfect for year-round family fun** and entertaining. The second floor offers master and guest suites with en-suite baths, along with a loft retreat. And each townhome features a walk-out lower level with flexible space suitable for one or more optional packages, such as a home office, home theater, children's playroom or additional guest suite.

THE LODGE CONDOMINIUMS

There's nothing else like them anywhere on the lake—or in the entire Lakes Region. Enjoy panoramic views of Lake Winnepesaukee and New Hampshire's picturesque mountains from your single-floor home in the Lodge Condominiums. These luxury condos are situated on an idyllic hillside overlooking the lake and islands and offer a rich list of thoughtful features.

Each Lodge unit averages approximately 1,800-square-feet and includes two or three bedrooms, two and one-half bathrooms, kitchen, fireplace, living and dining area, and lakeview deck. Luxury finishes are found throughout, including stainless steel appliances, granite countertops, custom fixtures, and much more.

Unique features include heated underground garage parking—with elevator access directly from the garage into most units. So when you come home after a fun-filled day in the Lakes Region, living the good life will never be easier.



After spending a day enjoying everything
the Lakes Region has to offer,
it's nice to come home to a place that's always
WARM AND WELCOMING.



A PLACE WHERE THERE'S NEVER NOTHING TO DO

Life at the lake is all about **having fun**, and you'll find it in many forms at Meredith Bay. Our beautiful community is laced with scenic walking trails that lead from neighborhood to neighborhood and connect residents to the property's many special amenities.

At the lake shore, you can make use of the kayak launch, picnic area, bocce court and swim platform. There's also tennis, pickleball, a swimming pool and pavilion with changing rooms, ping pong and corn hole, community garden, and a fitness center where weekly classes are held. Meredith Bay families can also make their own maple syrup in our on-property Sugar Shack, too. Or have a party in our rustic "Love Shack"—a lakeview cabin stocked with books, board games and **guaranteed good times**. And of course Lake Winnepesaukee and the entire Lakes Region are right at your doorstep. So boating, fishing, golfing, skiing, antiques, delicious dining and other attractions are always just moments away.

Meredith Bay residents also enjoy access to a local marina and beach club with lakeside pool, sandy beach, beach volleyball and much more. And thanks to Southworth's Reciprocity Program, our residents receive **special privileges** at all clubs and resorts owned or managed by Southworth, including The Abaco Club in The Bahamas, Machrihanish Dunes in Scotland, Creighton Farms outside Washington D.C., Willowbend on Cape Cod, and Renaissance just north of Boston.



START MAKING MEMORIES TODAY

Meredith Bay is conveniently situated between the quaint lakeside village of Meredith, known for its **charming shops, art galleries and restaurants**, and the nostalgic vacation area of Weirs Beach.

- Easy to access from Interstate 93
- 90 minutes from Boston
- 50 minutes from Manchester Airport
- 15 minutes from Gunstock Ski Area
- 60 minutes to Waterville Valley, Loon Mountain and the Mount Washington Valley

Whether you're looking to introduce your family to a whole new world of four-season fun, or just want a comfy place at the lake where you can **relax and entertain family and friends**, Meredith Bay has the perfect home for you. Schedule your personal tour today and you'll see why Meredith Bay is the number-one new home community in the Lakes Region.





HOPE TO SEE YOU SOON!

It would be our pleasure to give you a personal tour of Meredith Bay and show you all that our lakeside community has to offer. Our Sales Center is open Monday-Friday from 9am-5pm, and on weekends from 10am-4pm. Special Open House events take place almost every weekend—check out our website for details.



MEREDITH BAY

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SOUTHWORTH
Communities