

THE PINNACLE OF LAKESIDE LIVING

# MEREDITH *Bay*



## *Number-One for Four-Season Fun*

Ready to feel like a kid again? Come home to Meredith Bay, where the beauty, fun, and excitement of New Hampshire's famed Lake Winnepesaukee await you every day of the year. With its spectacular home choices and wonderful resort-style amenities, there's nothing else like Meredith Bay anywhere in the Lakes Region.

Whether you're looking for a year-round residence or a four-season home-away-from-home, Meredith Bay offers the perfect retreat in an area that's been one of the world's favorite getaway destinations for over a century.

Visit our extraordinary community and you'll see: at Meredith Bay, the vacation of a lifetime never has to end.



**MEREDITH BAY**

LAKE WINNIPESAUKEE



## *Ready to Fall in Love?*

A home should reflect your spirit. Inspire everyday life. And capture your heart. That's the underlying concept behind every home at Meredith Bay.



Combining timeless beauty, distinctive architecture and a wealth of resort-style amenities, Meredith Bay sets the new standard for living on Lake Winnepesaukee. Here, you have the opportunity to purchase one of our custom-crafted model homes, build the home of your dreams from the ground up, or embrace the hassle-free lifestyle of our lakefront townhomes and lakeview condominiums.

Whichever you choose, we're certain you'll fall in love with the relaxed lifestyle, strong sense of community, and spectacularly beautiful natural setting—a combination you'll only find at Meredith Bay.

Meredith Bay is unique in another way, too. It's a Southworth community, one that's been created by a company recognized around the world for its integrity, stability and for offering great value. Whatever kind of home you choose at Meredith Bay, you're ensuring a lifetime of enjoyment in the Lakes Region's premier gated community.



## Live the Way You Want To

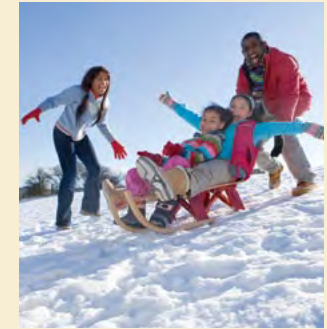


Can you picture it? The home and lifestyle of your dreams set in a location that surrounds you with stunning natural beauty at every turn. Innovative design and construction provide all the comforts—as only a home built to the highest standards can.

Perched high overlooking Lake Winnepesaukee, Meredith Bay's Akwa Vista neighborhood of secluded single-family home sites boasts 270-degree panoramic views that extend to Mount Washington, Weirs Beach, Gunstock and beyond. Here, you can choose from a collection of existing model homes, select a custom home plan created exclusively for Meredith Bay or, if you prefer, bring in your own design and builder to create the lake home of your dreams.

Then there are the Townhomes at Meredith Bay, singularly beautiful residences which offer lakefront living with million-dollar views plus all the benefits of low-maintenance living. Several different townhome plans are available, each with its own unique character and charm.

Finally, we also offer one-, two- and three-bedroom condominiums at The Lodges at Meredith Bay. These one-of-a-kind, single-level flats have been designed to make living at the lake as enjoyable as it is easy—with underground parking, elevator access directly into your unit, and lake views from your deck that are worthy of a postcard. There's nothing else like them in the Lakes Region.



## *The Lodges*

Our community's newest offering, The Lodges at Meredith Bay, take condominium living to a whole new level. Imagine being greeted every morning by awe-inspiring views of a sun-splashed lake before setting out for a day of nonstop fun. It's not just a dream. It's life at Meredith Bay.



## *The Fun Never Ends*

Who says you can't please everyone? When you enjoy the pleasures of home ownership at Meredith Bay, the entire family—from the very young to the young at heart—has guaranteed access to a wide world of fun.



A focal point of the community, the Akwa Marina and Beach Club offers an impressive slate of amenities designed for your enjoyment. Take to the lake from the state-of-the-art marina—in your own boat or one from the on-site American Boat Club. Sunbathe or read a book at the sandy beach. Take a dip in the beachfront swimming pool. Enjoy lakeside cocktails and dining at the charming Beach Bar. Take on the kids in a game of beach volleyball. Or simply relax in the lakeside hot tub and watch the boats go by.

You'll find a second swimming pool up on the hill in our Akwa Vista neighborhood, along with DecoTurf tennis courts, a party pavilion, and a network of walking trails that are perfect for relaxing strolls in nature.

At Meredith Bay, the best of times await you, just steps from your door. It's wish fulfillment—on a grand scale.



## *Live Where the World Comes to Play*



For generations, families have come to New Hampshire's Lakes Region to enjoy its scenic beauty, unhurried way of life, and boundless recreational pursuits. With a home at Meredith Bay, the possibilities are as endless as Lake Winnepesaukee's 200-plus miles of magnificent shoreline.

The biggest attraction, of course, is the lake itself. Boating, swimming, fishing, waterskiing—they're all right outside your door. But fun on the water is only the beginning. The area boasts an almost endless supply of other ways to enjoy your time in the Lakes Region. You can go antique shopping. Visit an art gallery. Enjoy a night out at one of the lively local restaurants. Take in a play or music event. Hike up a mountain. Enjoy all the nostalgic attractions at Weirs Beach. Ride a steam train or take a sunset cruise on the M/S Mount Washington. Or just relax on your deck with family and friends and enjoy the beautiful views.

When summer's over, the fun's just beginning. Foliage season in these parts is legendary. In winter, within a short drive of Meredith Bay you'll find some of New Hampshire's finest skiing. And you haven't lived until you've tried your hand at ice-fishing here on New England's largest lake!



## *Easy to Get Here, Hard to Leave*

Located on the western shore of Lake Winnepesaukee in the town of Laconia, New Hampshire, Meredith Bay is easily reached from Boston, New York, Connecticut and all of New England's major metropolitan areas.

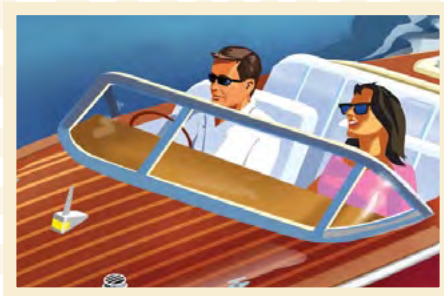


- Easy to access from Interstate 93
- 90 minutes from Boston
- 3 hours from Hartford
- 5 hours from New York City
- 50 minutes from Manchester Airport
- 15 minutes from Gunstock Ski Area, 60 minutes to Waterville Valley, Loon Mountain and the Mount Washington Valley

We invite you to schedule a visit and personally experience all that Meredith Bay has to offer. Our Sales Center is open daily, and special Open House events are scheduled throughout the year. For more information, visit our website, or call us at **1-888-559-4141**.







## MEREDITH BAY

LAKE WINNIPESAUKEE

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Properties offered exclusively by Meredith Bay Lighthouse Realty, LLC. The Townhomes are part of **The Townhomes at Meredith Bay, a condominium.** The Lodges are part of **The Lodges at Meredith Bay, a condominium,** which has not been registered by the New Hampshire Consumer Protection and Antitrust Bureau of the Attorney General's Office, Department of Justice. Until such time as registration has been issued, only non-binding reservation agreements may be accepted for the Lodges. This is not an offer to sell property to, or a solicitation from, residents of NY, NJ, CT, or any other state that requires preregistration of real estate. Prices and availability are subject to change without notice. Some first floor units do not have direct elevator access into unit. Artwork shows conceptual design, which is representative only and is subject to change. The marina and beach club are owned and operated by Akwa Marina Yacht Club, LLC. Boat slips and use of American Boat Club are subject to separate agreement and payment.