



Oh, to Live by the Lake

Meredith Bay, a resort created by Southworth Development, offers limitless recreation in a pristine setting.

Whether you are looking for a year-round home in a spectacular environment or a second home with amazing amenities, Meredith Bay, the new luxurious gated community on Lake Winnepesaukee in New Hampshire, has the ideal home for every lifestyle. Meredith Bay is being developed by Southworth Development, whose properties include Willowbend on Cape Cod and five other communities; in those communities, excellence reigns in every detail.

"The biggest amenity is Lake Winnepesaukee itself," says Jennifer Shea, sales manager at Meredith Bay. "That's why everybody is here, but it's really a four-season community. Once the lake freezes over people are skiing, snowmobiling and ice fishing. We're 15 minutes from Gunstock Mountain and a half an hour to Loon and Waterville."

Amenities, and options, abound

The community is approximately 430 acres in size, but continues to expand as Southworth buys additional abutting land. Housing is being developed in three phases. The first phase was the creation of neighborhoods of single-family homes. There are 129 separate house lots and about 30 homes have already been built. Homes range from 1,800 square feet to over 5,000 square feet. Since they are all built in the Adirondack or Arts and Crafts styles using natural colors and elements like stones to blend in with nature, there is a unifying effect that makes size irrelevant.

Ernie Rice and his wife Lynn bought a 2,000-square-foot two-story bungalow-style home in October of 2012. They love the area and wanted to be near the lake, but it was the amenities that became the deciding factor.



BY LAURIE HIGGINS
Spotlight on MEREDITH BAY

Thirty single-family homes have already been built at Meredith Bay and more are in the works; all are either Adirondack or Arts and Crafts style and reflect the architecture of the region.



Clockwise from left: Thoughtful touches, such as the transom windows in this bedroom abound. Wide-open floor plans were created with family and entertaining in mind. 'Welcome' to Meredith Bay.

"It's the best run development I've ever seen," says Rice. "The upkeep around the grounds and roadways kind of shocked us to no end because I've seen a lot of developments like this over the years of looking for a place but nothing like this. During the winter the roads were plowed every 15 minutes during a storm."

A townhouse with a view

Phase two at Meredith Bay consists of 19 three-story townhouses right on the water. They are located on a beautiful cliff ledge that overlooks Lake Winnepesaukee and offers eagle nest views. The townhouses are done in the Adirondack style with natural earth colors, natural cedar, stone accents and extended rakes and trusses.

"The view that they're looking at is Meredith Bay and that particular view on Winnepesaukee is so spectacular because you don't see any commercial buildings or highways," says Shea. "All you're looking at is lake, mountains and islands, so it's really pristine."

Just for fun

In addition to the natural amenities provided by such a stunning location, Meredith Bay has on-site amenities that add much to the enjoyment of living in the community. The Akwa Marina Yacht and Beach Club offers a state-of-the-art marina with a floating dock system that can accommodate vessels of any size. There is a boat launch and 76 dedicated boat slips. Nearby is the Little Ship Store, which sells ice cream, candy, soda, sunscreen and other snacks and recreational items. The brand-new Beach Bar is a large Adirondack-style pavilion with a real antique sailboat repurposed as the bar. The recreation area also includes a pool and hot tub, a huge volleyball court, bocce court, a fire pit, a variety of different style cabanas and a private sandy beach.

Up in the single-family neighborhood, there is a second pool, two tennis courts with DecoTurf surfaces, a playground and walking trails.



Clockwise from Left: At the heart of Meredith Bay is Lake Winnepesaukee. The Akwa Marina Yacht and Beach Club. The new Beach Bar at the pavilion.

Terry Peyton and his wife Pamela bought an end-unit townhouse in November. He purchased it before the building was even complete because he saw it as a great investment.

"It's a three-level townhouse, three bedrooms, three-and-a-half baths and very upscale in terms of all the quality products that they used to build it," he says, adding, "And the view, the view, the view, is just magnificent."

More to come

Phase three of Meredith Bay is projected to begin in the fall and there has already been a lot of interest in the condominiums, The Lodges, because their design mimics a traditional Adirondack lodge. Each lodge will have 24 single-level condominiums with a very unique design.

"From an interior design aspect they are more like what you would see in cities," says Shea. "You are going to drive under to park and then take an elevator that opens directly into your condominium so you don't have that apartment feel where you have hallways with doorways. It has a much more exclusive private feel."



"We have other amenities we plan to build, but we have plenty of amenities for people to enjoy right now," says Shea. "It is a lifestyle that's really about being active and in nature. People really love to bike and hike and fish. The activities are limitless." 