

FOR SALE



116 Upper Mile Point Drive

MEREDITH, NEW HAMPSHIRE



Lake Winnepesaukee
Living with Every
Amenity Imaginable

5 BEDS

5 BATHS

4,951 SQFT

THEDOWGROUP.COM

THE DOW GROUP



The Ultimate Winnepesaukee Getaway
with your own 30 foot dock



Welcome to your new home!

Welcome to The Captain's Hideaway - a LUXURY, fully furnished, meticulously designed, lake home in Meredith's private Lake Ridge community, complete with a 30' deep-water DOCK! This sleek, beautifully maintained property offers year-round lake and mountain views, plus golf cart access to resort-style amenities including the docks, a pool, playground, waterfront kayak storage, boat lockers and a day dock. The open-concept layout is both luxurious and livable, featuring a first-floor primary suite, a well appointed kitchen with premium Bosch appliances, two electric fireplaces, mudroom areas, and multiple sun-drenched gathering spaces. The second floor offers 3 bedrooms, 2 full baths, and another living area perfect for guests or multi-generational families. The lower level is an entertainer's dream, with multiple bars and lounge spaces, game tables, a 4K projector with 104" screen, a 5th bedroom, an office, and full bath. Walk out the sliders to a full outdoor kitchen, firepit, hot tub, TV, and multiple seating areas. An expansive lawn provides both privacy and room for lawn games. The oversized 5-car garage and Reeds Ferry shed offer abundant storage for every season. Easy to use the scenic railroad to walk to downtown Meredith in summer, and as a snowmobile trail in winter. The Captain's Hideaway is more than a home - it's a lifestyle on Lake Winnepesaukee.



Exterior





Kitchen





Dining & Breakfast Nook





Living Area





First Floor Primary Suite





Bedrooms





Bedrooms





Office & Bonus Room





Entertaining Zone





Entertaining Zone & Theater





Upper Deck





Patio





Fire Pit





Garage & Workshop





30' Deep Water Dock





Lake Ridge Amenities



Floorplan





FOR SALE OFFERED AT \$2,750,000

116 Upper Mile Point Dr. Meredith, NH



SCAN FOR VIDEO TOUR & MORE INFO



Broker/agent does not guarantee the accuracy of square-footage, lot size, or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources. Buyers are advised to independently verify the accuracy of all information.



SHANNA BEKAR

The Dow Group

(603) 371-2995

shanna@thedowgroup.com

At the Dow Group, our agents are here to guide you through your real estate process. Whether you're buying, selling, investing, or looking towards luxury properties, the Dow Group is here. Our in-depth knowledge of the local real estate market is unmatched, and our expert ability to deliver results is shown through our hard work and dedication to your satisfaction.

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PLACE

kw COASTAL AND
LAKES & MOUNTAINS
KELLER WILLIAMS REALTY

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Deborah L. Bratschi and John G. Bratschi

2. **PROPERTY LOCATION:** 116 Upper Mile Point Drive, Meredith, NH 03253 MBLU S17/18/E - House Only

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. USE: Number of persons currently using the system: 6
 Does system supply water for more than one household? ☒ Yes ☐ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
 Quality: ☐ Yes ☒ No ☐ Unknown
 If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test _____
 If YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
 If YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☒ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☐ Yes ☐ No ☐ Unknown
 Septic Design Available: ☐ Yes ☐ No

b. IF PUBLIC OR COMMUNITY/SHARED
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No
 What steps were taken to remedy the problem? _____

c. IF PRIVATE:
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown
 Tank Size _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS

DLB JGB
05/06/25 05/06/25

BUYER(S) INITIALS

05/06/25 05/06/25

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
 IF YES, Location: _____ Size: _____ ☐ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? ☒ Yes ☐ No ☐ Unknown
 IF YES: Are tanks currently in use? ☒ Yes ☐ No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? Propane
 Age of tank(s): 13 yrs Size of tank(s): 500 gal
 Location: Left of garage
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
 Comments: _____

b. ASBESTOS - Current or previously existing:
 As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown
 In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown
 In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown
 If YES, Source of information: _____
 Comments: _____

c. RADON/AIR - Current or previously existing:
 Has the property been tested? ☐ Yes ☐ No ☒ Unknown
 If YES: Date: _____ By: _____
 Results: _____ If app _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS

DLB / JFB
06/06/25 3:10 PM EDT 06/06/25 3:02 PM EDT

BUYER(S) INITIALS

____ / _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☐ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☒ Yes ☐ No ☐ Unknown If YES, Explain: HOA covenants only

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☒ Yes ☐ No ☐ Unknown If YES, Explain: HOA fees only

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unknown

Comments: _____

g. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, By: _____

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. Heating System Age: 2yr & 6 yr Type: 2 furnaces a/c units Fuel: Propane Tank Location: _____

Owner of Tank: Ryhmes

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 2024 Lakes Region Plumbing and Heating

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 8 yrs Type of Roof Covering: Shingle

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS

[Signature] / [Signature]

BUYER(S) INITIALS

[Signature] / [Signature]

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage None
 Comments: _____

l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____

m. Plumbing Type: _____ Age: _____
 Comments: _____

n. Domestic Hot Water: Age: 8 years Type: Tankless water heater Gallons: _____

o. Electrical System: # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____

s. Air Conditioning: Type: _____ Age: 2 & 6 yr Date Last Serviced and by whom: 2024 lakes region plumbing
 Comments: _____

t. Pool: Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____

u. Generator: Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____

v. Internet: Type Currently Used at Property: Breezeline

w. Other (e.g. Alarm System, Irrigation System, etc.) Door, window and motion alarm. 10 zone irrigation on b-hyve remote system
 Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

DLB / JPB
06/06/25 06/06/25

BUYER(S) INITIALS

____ / _____

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

Garage:

- 9 installed cabinets, 7 rolling cabinets and workbench.
- Nutone mounted Vacuum System.

Basement:

- 7 1/2 Ft. Pool Table,
- 12 Ft. Shuffleboard Table
- 40 Inch Samsung mounted TV on bar.

Office:

Computer Rack explained as:

House is outfitted with a Control4 home automation system which includes audio and video distribution From a centralized location. The touch screens in the wall allow the user to control audio and video sources for all TVs and rooms that are connected to the system. The video distribution has been upgraded to 4k and the audio system has the ability to play most online audio sources.

The lower level media room consists of the 5.2 audio system with a 4k laser projector (screen is 105-inch x 60-inch). The wireless network in the house is optimized to provide wireless coverage through out the entire house. All this can be accessed through an app on a mobile phone.

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SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Deborah L Bratschi

dotloop verified
06/06/25 3:10 PM EDT
WRRRA-8MC2-0003-RTRY

SELLER

DATE

John G. Bratschi

dotloop verified
06/06/25 3:02 PM EDT
RANF-UEAM-FRSZ-73BY

SELLER

DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER

DATE

BUYER

DATE

SELLER(S) INITIALS

DLB *JPB*
06/06/25 3:10 PM EDT dotloop verified 06/06/25 3:02 PM EDT dotloop verified

BUYER(S) INITIALS

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: Deborah L. Bratschi and John G. Bratschi
116 Upper Mile Point Drive, Meredith, NH 03253 MBLU S17/18/E - House Only
2. Association Name (if applicable): _____
3. Property Manager/Agent: Evergreen Management Phone: _____
4. **GENERAL AND LEGAL**
- a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
- b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
- d. Are you aware of any rental, use or age restrictions? ☐ Yes ☒ No ☐ Unknown
- e. Number of allocated parking spaces available for this unit: 6
- f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? ☒ Yes ☐ No ☐ Unknown
- h. Are there any pet policies? Restrictions: ☐ Yes ☐ No Dogs/Cats Allowed: ☐ Yes ☒ No
5. **MASTER INSURANCE POLICY**
- a. Name of Company: Co-operative insurance
- b. Name of Agent: Mel her Prescott agency Phone: 603-524-4535
6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$HOA =225/month
- b. What do the monthly fees include?
- | | | |
|---|---|--|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Hot Water | <input checked="" type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Lot Rent | <input type="checkbox"/> Snow Removal |
| <input type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax | <input type="checkbox"/> Trash Removal |
| <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Recreation/Community Association Dues | <input type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Other: <u>Landscape common area</u> | | |
- c. Are there any additional fees? If so, please specify: _____
- d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
If Yes, explain: _____
- Additional Comments: _____

7. **ACKNOWLEDGEMENTS:**
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

Deborah L. Bratschi

SELLER

dotloop verified
06/06/25 3:10 PM EDT
36CE-TUJF-NZKA-9JHO

DATE

John G. Bratschi

SELLER

dotloop verified
06/06/25 3:02 PM EDT
TXUJ-QTNH-VERO-APYD

DATE

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BUYER

DATE

BUYER

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PROPERTY DISCLOSURE RIDER
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1. Seller and Property Address: Deborah L. Bratschi and John G. Bratschi
18 Lake Ridge Road, Meredith, NH 03253 MBLU S17/18/18 - Boat Slip Only
2. Association Name (if applicable): _____
3. Property Manager/Agent: _____ Phone: _____
4. **GENERAL AND LEGAL**
- a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
- b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
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- h. Are there any pet policies? Restrictions: ☐ Yes ☒ No Dogs/Cats Allowed: ☒ Yes ☐ No
5. **MASTER INSURANCE POLICY**
- a. Name of Company: _____
- b. Name of Agent: _____ Phone: _____
6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$292/month
- b. What do the monthly fees include?
- | | | |
|---|---|---|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Hot Water | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Lot Rent | <input type="checkbox"/> Snow Removal |
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| <input type="checkbox"/> Other: _____ | | |
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Deborah L. Bratschi

SELLER

DATE

dotloop verified
06/10/25 9:03 PM EDT
KA9R-LKPT-D117-DAXD

John G. Bratschi

SELLER

DATE

dotloop verified
06/08/25 2:09 PM EDT
NA9R-5AHQ-LJAP-XCJI

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BUYER

DATE

BUYER

DATE



Features List

SYSTEMS:

- Carrier Heating/cooling system for First Floor and Lower Level with built in Humidifier
- Carrier Heating/cooling system for 2nd Floor new in 2023
- Navien Condensing Water Heater
- VacuMaid Internal home vacuum system
- Nutone vacuum system in garage
- Control4 Home Automation System (audio/video/lighting)
- 10 Zone Irrigation System with B-Hyve Smart System controlled via App
- Hard wired smoke detectors and carbon monoxide detectors

FIRST FLOOR LIVING ROOM AND MUDROOM AREAS:

- Darlana Extra Large Double Cage Lantern Chandelier from Visual Comfort
- Haiku Ceiling Fan 84" Aluminum
- Sony 65" Smart TV with sound bar
- Electric remote controlled fireplace
- Pottery Barn custom upholstered couch, custom upholstered swivel chairs, coffee table, plus side tables and area rug
- Two recliner leather chairs, glass side table, large custom upholstered ottoman, area rug
- Custom light filtering blinds
- Front Hall Custom cubby area - Carpenter designed and installed
- Back Hall Custom cubby area - Carpenter designed and installed
- Grass Cloth Wallpaper in Back Hall

116 Upper Mile Point Drive

MEREDITH, NEW HAMPSHIRE



KITCHEN & DINING AREA:

- Bosch appliances: Refrigerator, Double Oven, 5 Burner Gas Stove, Hood, Under Counter Microwave
- Commercial Keurig Coffee Maker with direct water line
- Electric remote controlled fireplace
- Custom counter and bar height upholstered chairs
- Custom upholstered arm chairs as well as Serena & Lily chairs at main dining table
- Custom made live-edge dining table

FIRST FLOOR PRIMARY SUITE:

- 55" Samsung mounted TV
- Pottery Barn Canopy Bed, bedside tables, desk and chair
- Custom blackout blinds
- Pottery Barn white shelving in Primary Bathroom
- Jacuzzi 8 Jet whirlpool tub
- 4' x 7' Shower with rainhead and handheld fixtures

2ND FLOOR BEDROOMS AND LOUNGE AREA:

- Custom blackout blind systems on 1/2 round windows and regular windows in 3 bedrooms on 2nd Floor
- Custom blackout decorative drapes in 3 bedrooms on 2nd Floor
- 55" Picture Frame TV
- Lounge area couch, chair, ottoman, rug
- Bedroom with King bed, bedside tables, upright dresser, console table
- Bedroom with Queen bed, bedside table, dresser with mirror, lounge chair and ottoman
- Bedroom with Bunk Bed Twin over Double, dresser

116 Upper Mile Point Drive

MEREDITH, NEW HAMPSHIRE



ENTERTAINMENT ZONE (LOWER LEVEL):

- Custom Bar with Uline double beverage refrigerator, Uline ice maker, Bosch dishwasher, and Marvel
- Keg Refrigerator with 2 Taps
- 40" Samsung mounted TV on Bar
- 4 Custom upholstered bar height swivel chairs
- Pool Table (7.5 ft.)
- Shuffleboard Table (12 ft.)
- Dart Board
- Wine Bar with Uline double wine refrigerator
- Home Theatre JVC 4K Laser Projector with 105" x 60" screen and surround sound
- Leather sectional with reclining seats, coffee and console tables, area rug
- Custom blackout blinds throughout Lower Level, Office, and Lower Level Bedroom
- 40" Samsung mounted TV in unfinished basement used as workout area
- Bedroom with LL Bean Lakehouse Queen Iron Bed, bedside tables, dresser

OFFICE:

- 47" Samsung mounted TV
- 2 Dual Screen arms set up
- House is outfitted with a Control4 home automation system which controls home audio and lighting. The lower level media room consists of the 5.2 audio system with a 4k laser projector (screen is 105 inch x 60 inch). Easy access through the Control4 App.

116 Upper Mile Point Drive

MEREDITH, NEW HAMPSHIRE



LAUNDRY ROOM:

- Samsung Front Loading Washer and Dryer

GARAGE:

- Oversized 5 car capacity
- Modine Direct Gas Line Heater
- 9 installed cabinets, 7 rolling cabinets, workbench
- GE Large Capacity Refrigerator
- Nutone mounted Vacuum System
- Retractable mounted hose system
- Flooring - epoxy flooring throughout

GOLF CART:

- GOLF CART: EZ Go Golf Cart with MadJax Genesis 250 Rear Seat Kit

OUTDOOR FEATURES:

- Sundance 680 Edison 7 person 35 Jet 350 gallon Hot Tub
- Sunbrite Outdoor 55" TV
- Outdoor granite top Charbroil Kitchen
 - Direct propane line 5 Burner Grill
 - Refrigerator
 - Direct water line Sink
 - Custom made cover
- 11 Ft. Offset Umbrella over grill area
- Large fenced in area in backyard for dogs/kids
- Reeds Ferry Shed 20 Ft. x 14 Ft.
- Teak furniture upper and lower decks, other outdoor furniture
- Goalrilla 60" in Ground Basketball hoop with yard guard and pole pad

116 Upper Mile Point Drive

MEREDITH, NEW HAMPSHIRE



ADDITIONAL FEATURES:

- Artwork, wall art, & decorative accessories throughout house, many from local artisans, including 3 metal prints on Lower Level from local NH photographer Jeremy Noyes

116 Upper Mile Point Drive

MEREDITH, NEW HAMPSHIRE



Exclusion List:

- Oil painting in master bedroom
- Gym equipment and Winchester Safe in unfinished basement
- All contents in the Reeds Ferry Shed
- In the Garage
 - Tools
 - Tubs
 - Christmas tree

Return to:

John & Deborah Bratschi

181 Highgate St.
Needham, MA
02492

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Joseph M. Frassica and Kathleen A. Frassica, Trustees of the Joseph and Kathleen Frassica 2018 Trust** udt **12/27/2018**, of 116 Upper Mile Point Drive, Meredith, NH 03253 for consideration paid grant to **John Gerard Bratschi and Deborah Bratschi**, Husband and Wife, of 181 Highgate Street, Needham, MA 02492, as joint tenants with rights of survivorship with WARRANTY COVENANTS:

A certain tract or parcel of land, together with any buildings or improvements thereon, situated in Meredith, Belknap County, State of New Hampshire, being more particularly described as follows:

Being Lot Number 5, as described on a plan entitled "Subdivision Plan of Land Prepared for 18 Mile Point Drive Realty Trust, Lake Ridge on Meredith Bay" dated 24 January 2000, revised 6/15/04 by David M. Dolan, LLS recorded at the Belknap County Registry of Deeds Plan Drawer L48, Plans 53, 54 55 & 56.

Beginning at an iron rod set at the southeast corner of the herein described lot abutting lot 4 on the westerly side of Mile Point Drive;

Thence along Mile Point Drive, along a curve to the left with a radius of two hundred twenty-five and zero hundredths feet ($R = 225.00'$) and curve length of one hundred fifteen and forty-nine hundredths feet ($L = 115.49'$) to an iron rod set;

Thence along Mile Point Drive north twenty-seven degrees, forty-three minutes, seventeen seconds west ($N 27^{\circ} 43' 17'' W$), a distance of one hundred twenty-three and sixty-two hundredths feet ($123.62'$) to an iron rod set at the south west corner of the common land;

Thence on the same bearing a distance of fifteen and three hundredths feet to a point at land of PMS Realty, LLC;

Thence along the land of PMS Realty, LLC south fifty-eight degrees, twenty-eight minutes, twenty-seven seconds west ($S 58^{\circ} 28' 27'' W$) a distance of three and sixty-four hundredths feet ($3.64'$) to a drill hole in a stone wall;

Thence along the wall south fifty-seven degrees, fifty-four minutes, six seconds west (S 57° 54' 06" W), a distance of eighty-three and fifty-one hundredths feet (83.51') to a drill hole at the end of the stone wall;

Thence along the land of PMS Realty, LLC south fifty-eight degrees, eight minutes, five seconds west (S 58° 08' 05" W), a distance of eighty-four and eleven hundredths feet (84.11') to a drill hole in a stone wall;

Thence along the wall south fifty-seven degrees, thirty-eight minutes, forty-three seconds west (S 57° 38' 43" W), a distance of forty-nine and eighty-six hundredths feet (49.86') to a drill hole at lot 4;

Thence along lot 4 south thirty-two degrees, twenty-one minutes, seventeen seconds east (S 32° 21' 17" E), a distance of one hundred thirty and ninety-seven hundredths feet (130.97') to an iron rod set;

Thence continuing along lot 4 south seventy-two degrees, thirty-three minutes, seven seconds east (S 72° 33' 07" E), a distance of two hundred fifty-six and forty-seven hundredths feet (256.47') to the point of beginning.

Also including a private drive easement for a common driveway for lots 4 and 5, over lot 4. This easement is for ingress and egress only, by foot and vehicles. It is understood that the owner of lot 5 shall be responsible for the cost to maintain the portion of the driveway used exclusively for access to lot 5. The Grantee shall be responsible for only the pro rata share of maintenance and repair of the portion of the common driveway actually used to access lot 5. The common drive is more particularly described as follows:

Beginning at the southeast corner of lot 5 at an iron rod set on Mile Point Drive;

Thence along lot 4 north seventy-two degrees, thirty-three minutes, seven seconds west (N 72° 33' 07" W), a distance of one hundred seventy-one hundredths feet (171.71') to an iron rod set;

Thence through lot 4 south one degree, forty minutes, fifty-four seconds west (S 01° 40' 54" W), a distance of one hundred three and seventy-seven hundredths feet (103.77') to a drill hole at lot 3;

Thence along lot 3 south seventy-two degrees, thirty-seven minutes, seven seconds east (S 72° 37' 07" E), a distance of one hundred seventy-one and sixty-four hundredths feet (171.64') to an iron rod set on Mile Point Drive;

Thence along Mile Point Drive north one degree, forty-one minutes, fifteen seconds east (N 01° 41' 15" E), a distance of one hundred three and fifty-six hundredths feet (103.56') to the point of beginning.

Also including a right to use the existing private roadways and common areas together with others, for access and ingress and for utility access, and subject to the right of others to use existing roadways.

Subject to permanent water main and maintenance easement in favor of the Town of Meredith dated May 26, 2004 and recorded in the Belknap County Registry of Deeds at Book 2056, Page 384.

Subject to and with the benefit of the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR LAKE RIDGE ON MEREDITH BAY, A RESIDENTIAL SUBDIVISION recorded in the Belknap County Registry of Deeds at Book 2056, Page 347 and amendments thereto.

Subject to an easement to Energy North Propane dated October 15, 2001 and recorded in the Belknap County Registry of Deeds at Book 2146, Page 206.

Meaning and intending to describe and convey the same premises conveyed to Joseph M. Frassica and Kathleen A. Frassica, Trustees of the Joseph and Kathleen Frassica 2018 Trust, by virtue of a deed of Joseph Frassica, dated December 27, 2018 and recorded January 31, 2019 in the Belknap County Registry of Deeds at Book 3220, Page 517.

Joseph M. Frassica and Kathleen A. Frassica, husband and wife, join in signing this deed to release all rights of homestead, and any other rights, herein.

TRUSTEE CERTIFICATE

The undersigned, Joseph M. Frassica and Kathleen A. Frassica, Trustees of the Joseph and Kathleen Frassica 2018 Trust, created under Declaration of Trust dated December 27, 2018 as amended and restated, hereby have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and to hold any interest in real estate and no purchaser of third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see the application of any Trust assets paid to the Trust for conveyance thereof.

Executed this 5 day of October, 2020.

Joseph and Kathleen Frassica 2018 Trust

By: Joseph M. Frassica

Joseph M. Frassica, as Trustee & Individually

Joseph and Kathleen Frassica 2018 Trust

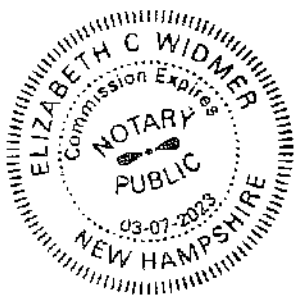
By: Kathleen A. Frassica

Kathleen A. Frassica, as Trustee & Individually

State of New Hampshire

County of Belknap

On this 5 day of October, 2020, personally appeared the above named Joseph M. Frassica and Kathleen A. Frassica, Individually and in their capacity as Trustees of the Joseph and Kathleen Frassica 2018 Trust known to me or satisfactorily proven through proof of identification, their driver's licenses, to be the individuals who executed the foregoing instrument, and swore to and acknowledged the same to be their voluntary act and deed in said capacity.



Before me,

[Signature]

Notary Public/Justice of the Peace

My commission expires:

Return to:

John & Deb Bratschi
181 Highgate St.
Needham MA
02492

**BOAT SLIP ASSIGNMENT
LAKE RIDGE ON MEREDITH BAY
MEREDITH, BELKNAP COUNTY, NEW HAMPSHIRE**

WHEREAS, Joseph M. Frassica and Kathleen A. Frassica, Trustees of the Joseph And Kathleen Frassica 2018 Trust, u/d/t dated December 29, 2018, of 116 Upper Mile Point Road, Meredith, NH 03253 (Assignor), holder of an Assignment of Boatslip recorded in the Belknap County Registry of Deeds at Book 3220, Page 520, pursuant to Section 5.13 of the Third Amendment to Declaration of Covenants, Restrictions and Easements for Lake Ridge on Meredith Bay, A Residential Subdivision, dated July 11, 2005 and recorded in the Belknap County Registry of Deeds at Book 2190, Page 895, said boatslip constructed under a Lease with the State of New Hampshire dated August 31, 2005, as amended and renewed, for a portion of the Concord to Lincoln railroad corridor adjacent to Lake Ridge on Meredith Bay, a residential subdivision on Mile Point Drive, Meredith, Belknap County, New Hampshire upon which are constructed common docks with boatslips.

WHEREAS, John G. Bratschi and Deborah L. Bratschi, of 181 Highgate Street, Needham, MA 02492 (Assignee) as joint tenants with rights of survivorship;

Is the owner of Lot Number 5, Phase 1, by deed of Joseph M. Frassica and Kathleen A. Frassica, Trustees of the Joseph And Kathleen Frassica 2018 Trust, u/d/t dated December 29, 2018, to the Assignee dated _____, 2020 and recorded in the Belknap County Registry of Deeds at Book _____, Page _____ as shown on a plan entitled "Subdivision Plan of Land Prepared for 18 Mile Point Drive Realty Trust, 'Lake Ridge on Meredith Bay'" dated 24 January 2000, revised 15 June 2004 by David M. Dolan, LLS, recorded at the Belknap County Registry of Deeds in Plan Drawer L48, Plans 53, 54, 55 & 56.

NOW WHEREFORE, for consideration paid, the Assignor assigns to the Assignee the exclusive right to use boatslip number 18 as depicted on the attached plan under the following conditions:

1. The Assignee acknowledges that the assignment is conditioned upon the ownership of a lot in Lake Ridge on Meredith Bay.
2. The Assignee acknowledges that the exclusive use of the boatslip is governed by the provisions of RSA 228:57-a where the lease shall be for a period of five years from the date of the lease, renewable as long as the use of the property does not interfere with the operations of the railroad.

3. The Assignee acknowledges that the Lake Ridge on Meredith Bay Association under RSA 228:57-a controls the lease and boat dock structures. The Assignee shall be a member of the Lake Ridge on Meredith Bay Dock Committee and shall be responsible for the Assignee's share of the lease payment and maintenance costs.

4. The use of the boatslip is subject to the provisions of the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR LAKE RIDGE ON MEREDITH BAY, A RESIDENTIAL SUBDIVISION recorded in the Belknap County Registry of Deeds at Book 2056, Page 347, and as subsequently amended, to which reference is made for more detailed rules and regulations.

5. To mitigate conflict with the operations of the railroad and lessen the impact of crossing the tracks, there shall be no overnight sleeping on, or major repairs to, boats kept at the docks. Major loading and unloading of equipment and persons shall be done at the Meredith Town Docks or other off-site location. There shall be no sub-assignment or renting of boat slips to any party not an Owner.

6. The Assignee may reassign the exclusive right to use the boatslip only to a lot owner in Lake Ridge on Meredith Bay subdivision.

Meaning and intending to assign the same boatslip assigned to Joseph M. Frassica and Kathleen A. Frassica, Trustees of the Joseph and Kathleen Frassica 2018 Trust by Boat Slip Assignment by Joseph Frassica dated December 27, 2018 and recorded in the Belknap County Registry of Deeds on January 31, 2019 at Book 3220, Page 520.

The property is not the residence of the within Assignor and is not subject to homestead rights.

The undersigned Joseph M. Frassica and Kathleen A. Frassica, as Trustees of The Joseph and Kathleen Frassica 2018 Trust, a New Hampshire Trust, created under Trust Agreement dated December 29, 2018, are the Trustees at the time of this assignment and have full and absolute power in said trust agreement to assign any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the trustees for an assignment thereof.

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SEE SIGNATURES ON NEXT PAGE

Witness our hands this 5 day of October, 2020.

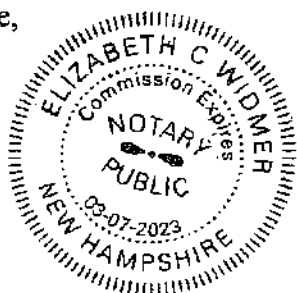
The Joseph and Kathleen Frassica 2018 Trust

By: Joseph M. Frassica, Trustee By: Kathleen A. Frassica, Trustee
Joseph M. Frassica, Trustee Kathleen A. Frassica, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

On this 5 day of October, 2020, personally appeared the above named **Joseph M. Frassica and Kathleen A. Frassica, Trustee of the Joseph And Kathleen Frassica 2018 Trust** known to me or satisfactorily proven through proof of identification (i.e. their driver's licenses) to be the individuals who executed the foregoing instrument, and swore to and acknowledged the same to be their voluntary act and deed in said capacity.

Before me,



[Signature]

Notary Public/Justice of the Peace
My commission expires:

116 UPPER MILE POINT DR

Location	116 UPPER MILE POINT DR	MBLU	S17/ 18/E / /
Acct#	70020	Owner	BRATSCHI, JOHN GERALD & DEBORAH
Assessment	\$1,601,500	Appraisal	\$1,601,500
PID	102420	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,199,800	\$401,700	\$1,601,500
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,199,800	\$401,700	\$1,601,500

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	BRATSCHI, JOHN GERALD & DEBORAH	Sale Price	\$1,520,000
Co-Owner		Certificate	
Address	181 HIGHGATE ST NEEDHAM, MA 02492	Book & Page	3353/0737
		Sale Date	10/09/2020
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRATSCHI, JOHN GERALD & DEBORAH	\$1,520,000		3353/0737	00	10/09/2020
FRASSICA, JOSEPH & KATHLEEN 2018 TR	\$0		3220/0517	1A	01/31/2019
FRASSICA, JOSEPH	\$0		2846/0713	1J	05/08/2013
FRASSICA, JOSEPH; PRZYBYTEK, LISA A	\$0		2730/0216	1J	10/03/2011
PRZYBYTEK, LISA A	\$550,000		2716/0743	01	07/15/2011

Building Information

Building 1 : Section 1

Year Built: 2005
Living Area: 3,357
Replacement Cost: \$1,193,749
Building Percent Good: 98
Replacement Cost
Less Depreciation: \$1,169,900

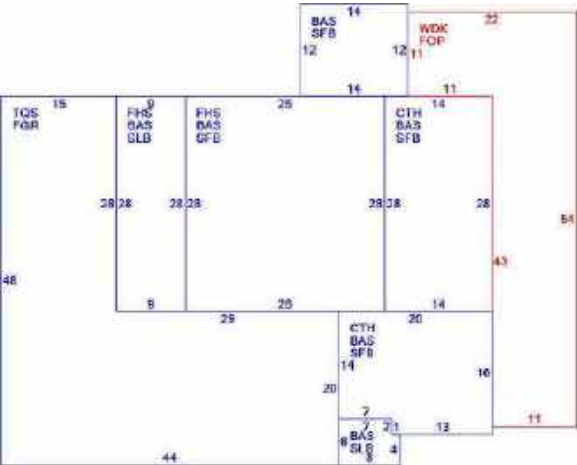
Building Attributes	
Field	Description
Style:	Modern/Contemp
Model	Residential
Grade:	Custom I
Stories:	1.5
Occupancy	1
Exterior Wall 1	Vinyl Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Forced Hot Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	8
Bath Style:	Above Avg
Kitchen Style:	Above Avg
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
MH Park	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/MeredithNHPhotos/100100199184.jpg>)

Building Layout



(ParcelSketch.ashx?pid=102420&bid=102245)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,892	1,892
TQS	Three Quarter Story	1,300	975
FHS	Half Story, Finished	980	490
CTH	Cathedral Ceiling	698	0
FGR	Garage,Framed	1,300	0
FOP	Porch, Open	715	0
SFB	Basement,Raised Finished	1,594	0
SLB	Slab	298	0
WDK	Deck, Wood	715	0
		9,492	3,357

Extra Features

Extra Features	Legend
----------------	--------

Code	Description	Size	Value	Bldg #
WHL	WHIRLPOOL TUB	1.00 UNITS	\$3,400	1
FPL	FIREPLACE	1.00 UNITS	\$3,900	1
KITH	KITCHEN	1.00 UNITS	\$4,900	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	1.16
Description	SINGLE FAM	Depth	
Zone	S	Assessed Value	\$401,700
Neighborhood	LR	Appraised Value	\$401,700
Alt Land Appr Category	No		

Outbuildings

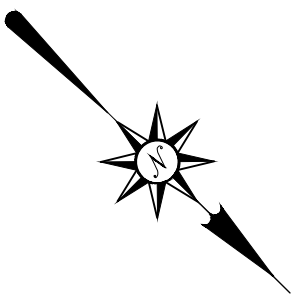
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
RPV3	PAVING LARGE			1.00 UNITS	\$4,000	1
PAT2	PATIO-GOOD			240.00 S.F.	\$2,600	1
PAT2	PATIO-GOOD			576.00 S.F.	\$6,300	1
SHD2	SHED GOOD			280.00 S.F.	\$4,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,199,800	\$401,700	\$1,601,500
2023	\$1,199,800	\$401,700	\$1,601,500
2022	\$771,800	\$293,100	\$1,064,900

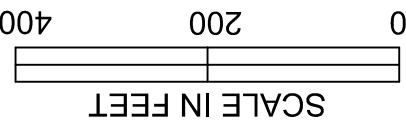
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,199,800	\$401,700	\$1,601,500
2023	\$1,199,800	\$401,700	\$1,601,500
2022	\$771,800	\$293,100	\$1,064,900

PROPERTY MAP
MEREDITH
NEW HAMPSHIRE



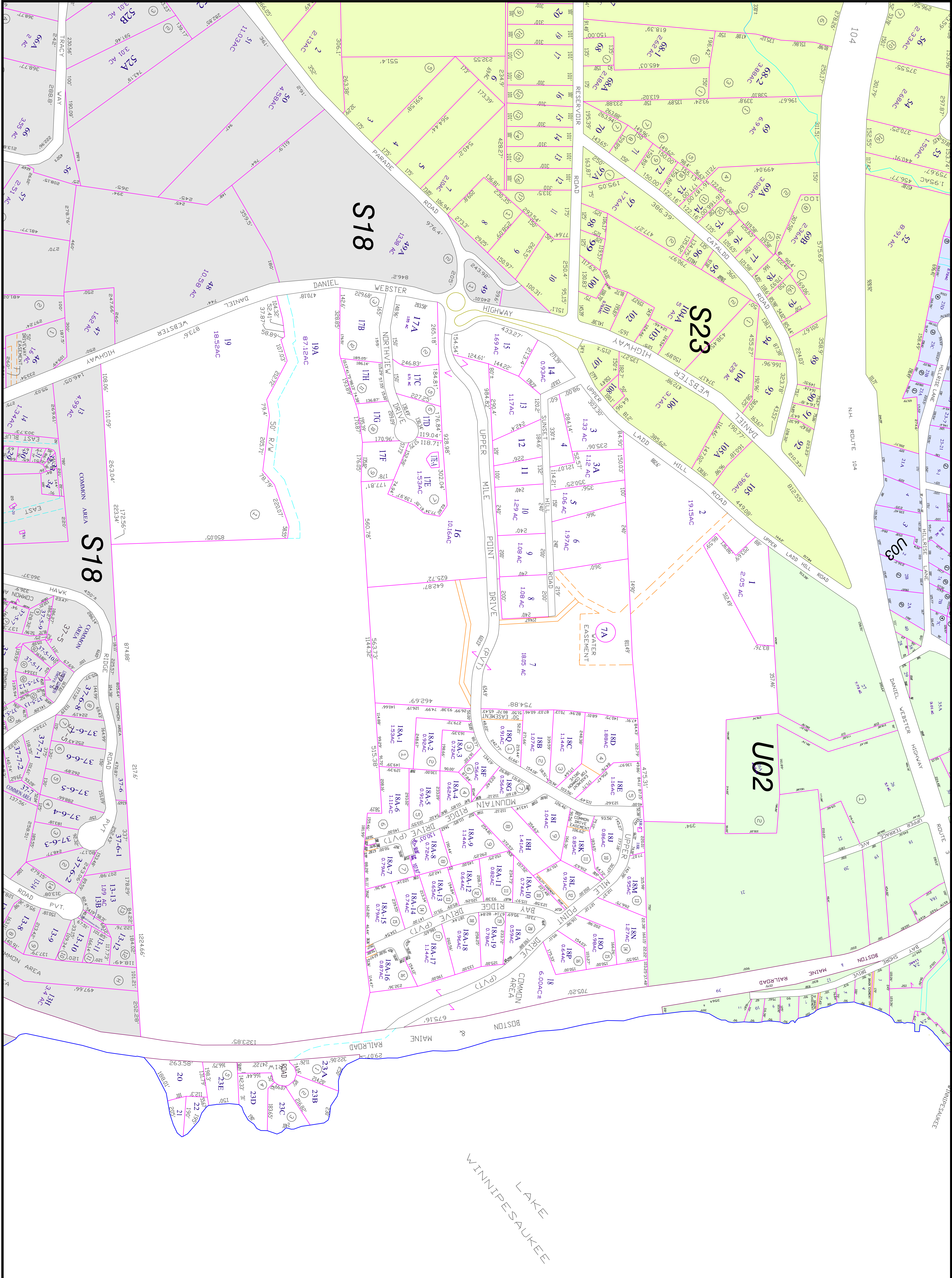
ABUTTING MAP NO. **R174**
PARCEL NUMBER **74**
STREET ADDRESS NO. **R174**

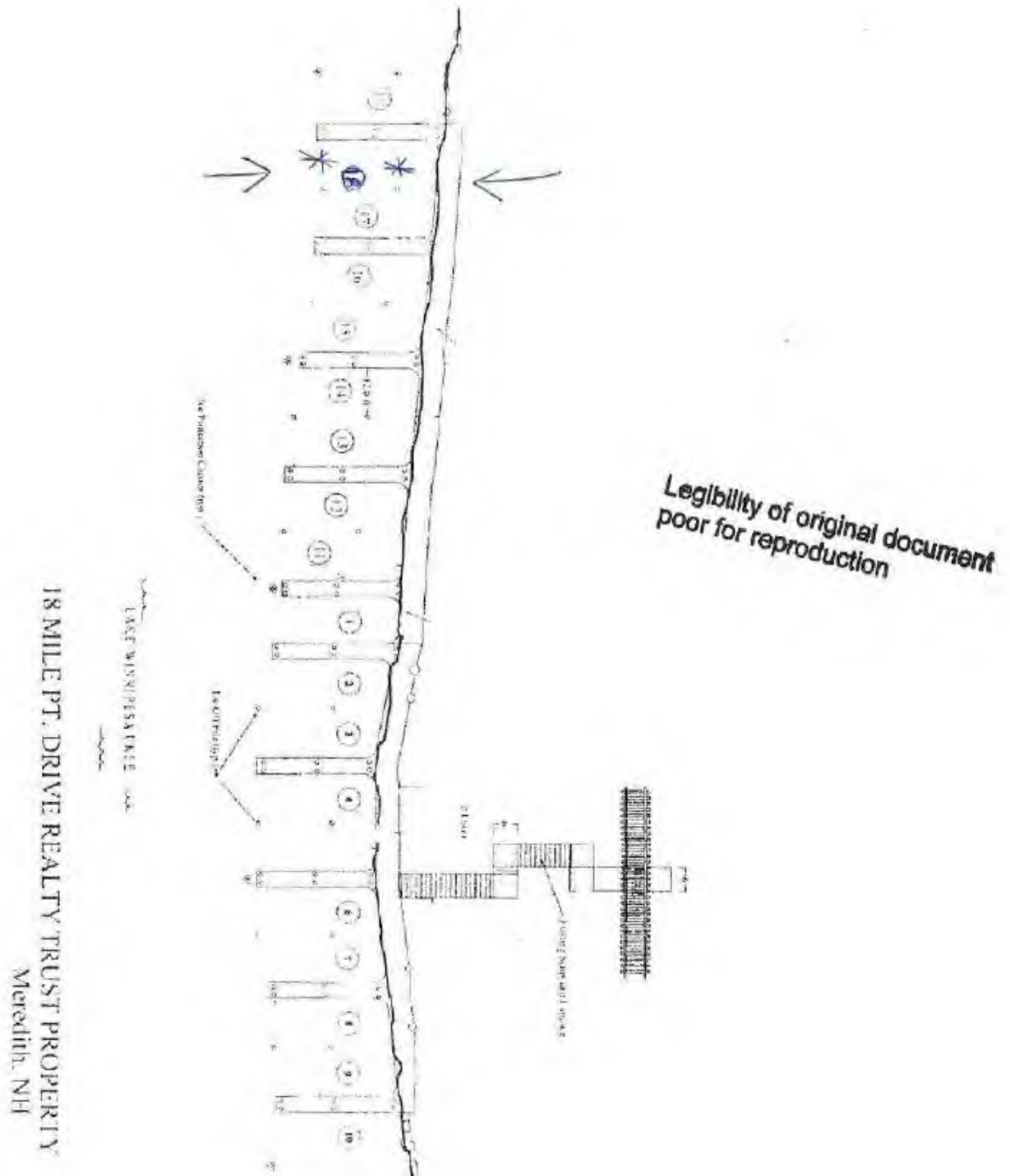
LOT DIMENSION 156'
PROPERTY HOOKS
RIGHT OF WAY
EASEMENT
LOT DIMENSION 156'



John E. O'Donnell & Associates
632 Bald Hill Road
New Gloucester, Maine 04260

S17







← 116 UPPER MILE POINT DR | 70020

Bill: 279918 | Year: 2024 | Type: REGULAR/ORIGINAL



Installments



Installment	Due date	Amount billed	Payments	Interest	Amount due
1	07/05/2024	\$7,919.42	\$7,919.42	\$0.00	Paid
2	01/07/2025	\$8,511.98	\$8,511.98	\$0.00	Paid

Payments



Posted date	Amount
06/26/2024	\$7,919.42
12/27/2024	\$8,511.98

Charges and adjustments



Description	Taxable value	Tax rate	Charge amount
RESIDENTIAL REAL ESTATE TAX	\$0.00	0	\$16,431.40

Print Page

Okay





← 18 LAKE RIDGE BOATSLIP | 73070

Bill: 279885 | Year: 2024 | Type: REGULAR/ORIGINAL



Installments



Installment	Due date	Amount billed	Payments	Interest	Amount due
1	07/05/2024	\$445.05	\$445.05	\$0.00	Paid
2	01/07/2025	\$478.35	\$478.35	\$0.00	Paid

Payments



Posted date	Amount
06/14/2024	\$445.05
01/03/2025	\$478.35

Charges and adjustments



Description	Taxable value	Tax rate	Charge amount
RESIDENTIAL REAL ESTATE TAX	\$0.00	0	\$923.40

Print Page

Okay





New Hampshire Employment Security



Community Profile

By Geography >> City/Town >> Meredith

Meredith, NH

Print



Community Contact

Town of Meredith
Troy Brown, Town Manager
41 Main Street
Meredith, NH 03253

Telephone
 Fax
 E-mail
 Web Site

(603) 677-4209
Not Available
tbrown@meredithnh.org
www.meredithnh.org

Municipal Office Hours

Town Hall: Monday to Friday, 8-5

County
 Labor Market Area
 Tourism Region
 Planning Commission
 Regional Development

Belknap County
Laconia, NH Micropolitan Statistical Area
Lakes Region
Lakes Region Planning Commission
Belknap County Economic Development Council

Election Districts
US Congress
Executive Council
State Senate
State Representative

District 1
District 1
District 2
Belknap County District 2

Incorporated: 1768

Origin: Meredith was first granted in 1748 to a group of settlers led by Samuel Palmer, a teacher of surveying and navigation, who had laid out much of the land surrounding Lake Winnepesaukee. It was known as Palmer's-Town, or Second Township, since it was the second town granted by the Masonian Proprietors that lay at the lake. Many settlers were from Salem, Massachusetts, and the town was later called New Salem. In 1768, the town was incorporated by Governor John Wentworth as Meredith, for Sir William Meredith, who allied with William Pitt in opposition to taxation on the colonies.

Villages and Place Names: Bear Island, East Bear Island, Leavitt Park, Lovejoy Sands, Meredith Center

Population, Year of the First Census Taken: 881 residents in 1790

Population Trends: Population change for Meredith totaled 3,761 over 50 years, from 2,904 in 1970 to 6,665 in 2020. The largest decennial percent change was a 60 percent increase from 1970 to 1980. The town's population increased by seven percent from 2010 to 2020.

Population Density and Land Area: 2023 (US Census Bureau): 168.2 persons per square mile of land area. Meredith contains 40.3 square miles of land area and 14.2 square miles of inland water area.

Municipal Services

Type of Government	Selectmen/Town Manager
Budget:Municipal Appropriations,2024	\$20,098,044
Budget:School Appropriations,2024-2025	\$33,391,476
Zoning Ordinance	1971/10
Master Plan	2002
Capital Improvement Plan	Yes
Industrial Plans Reviewed By	Planner/Engineer/CEO

Boards and Commissions

Elected:	Selectmen
Appointed:	Planning; Conservation; Library; Cemetery; Zoning; Parks & Recreation

Public Library **Meredith Public****Emergency Services**

Police Department	Full-time
Fire Department	Full-time Chief
Emergency Medical Service	Commercial

Nearest Hospital(s)	Distance	Staffed Beds
Concord Hospital - Laconia	10 miles	72

Utilities

Electric Supplier	Eversource Energy; NH Electric Coop
Natural Gas Supplier	None
Water Supplier	Municipal

Sanitation	Municipal
Municipal Wastewater Treatment Plant	No
Solid Waste Disposal	None
Curbside Trash Pickup	No
Pay-As-You-Throw Program	No
Recycling Program	Mandatory

Telephone Company	Breezeline; Consolidated; First Light
Cellular Telephone Access	Yes
Cable Television Access	Yes
Public Access Television Station	Yes
High Speed Internet Service: Business	Yes
High Speed Internet Service: Resident	Yes

Property Taxes

(NH Dept. of Revenue Administration)

2023 Total Tax Rate	\$9.89
2023 Equalization Ratio	91.7
2023 Full Value Tax Rate (per \$1000 of value)	\$9.05

2023 Percent of Local Assessed Valuation by Property Type	
Residential Land and Buildings	93.5%
Commercial Land and Buildings	5.9%
Public Utilities, Current Use, and Other	0.5%

Housing

(ACS 2019-2023)

Total Housing Units	5,135
Single-Family Units,Detached or Attached	4,152
Units in Multiple-Family Structures:	
Two to Four Units in Structure	401
Five or More Units in Structure	396
Mobile Homes and Other Housing Units	186

Population(1-Year Estimates/Decennial)

(US Census Bureau)

Total Population	Community	County
2023	6,804	65,019
2020	6,665	63,705
2010	6,278	60,088
2000	5,940	56,325
1990	4,846	49,216
1980	4,646	42,884

Demographics**American Community Survey (ACS 2019-2023)**

Population by Gender	
Male	3,366
Female	3,340
Population by Age Group	
Under Age 5	78
Age 5 to 19	964
Age 20 to 34	1,060
Age 35 to 54	1,276
Age 55 to 64	1,267
Age 65 and over	2,061
Median Age	54.7 years

Educational Attainment, population age 25 or older	5,267
High school graduation or higher	96.8%
Bachelor's degree or higher	43.6%

Income, Inflation Adjusted \$

(ACS 2019-2023)

Per Capita Income	\$54,241
Median Family Income	\$113,125
Median Household Income	\$70,069

Median Earnings, full-time, year-round workers	
Male	\$59,232
Female	\$52,430

Individuals below poverty level	10.5%
---------------------------------	--------------

Labor Force

(NHES - ELMI)

Annual Average	2013	2023
Civilian Labor Force	3,146	3,044
Employed	2,991	2,975
Unemployed	155	69
Unemployment rate	4.9%	2.3%

Employment & Wages

(NHES-ELMI)

Annual Average Covered Employment	2013	2023
Good-Producing Industries		
Average Employment	604	551
Average Weekly Wage	\$1,126	\$1,419

Service-Providing Industries		
Average Employment	2,073	2,258
Average Weekly Wage	\$598	\$978

Total Private		
Average Employment	2,677	2,809
Average Weekly Wage	\$717	\$1,065

Government(Federal, State, Local)		
Average Employment	362	347
Average Weekly Wage	\$857	\$1,205

Total, Private Industry plus Government		
Average Employment	3,038	3,156
Average Weekly Wage	\$734	\$1,080

If "n" appears, data do not meet disclosure standards.

Education and Child Care

NH Department of Education, 2023

Schools Students Attend: **Grades K-12 are part of Inter-Lakes Cooperative (Center Harbor, Meredith, Sandwich)**District: **SAU 2**Career Technology Center: **J. Oliva Huot Technical Center (Laconia) Winnisquam Agricultural Programs**

Educational Facilities(includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	1	1	1	—
Grade Levels	P K 1-6	7-8	9-12	—
Total Enrollment	421	148	283	—

Nearest Community/Technical College: **Lakes Region**Nearest College or Universities: **Plymouth State**2023 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing) Total Facilities: **4** Capacity: **178**

Largest Businesses	Product/Service	Employees	Established
Meredith Village Savings Bank	Banking services	210	1869
Golden View	Nursing home	130	
Hampshire Hospitality Holdings	Inn, spa, marketplace	115	1983
Meredith Harley Davidson	Motorcycle retail, repair, service	64	1983
Remcom/North Corporation	Machine electrical connectors	65	1983
Annalee Mobilite Dolls, Inc.	Soft sculpture dolls	50	1962
Ippolito's Furniture	Furniture sales	36	1978
Interlakes School System	Education	228	
Town of Meredith	Municipal Services	78	

*Employer Information Supplied by Municipality***Transportation** (distance estimated from city/town hall)

Road Access US Routes:	3
State Routes:	104, 132, 25
Nearest Interstate/Exit:	I-93, Exit 23
Distance:	9 miles

Railroad	State owned line
Public Transportation	No

Nearest Public Use Airport, General Aviation

Laconia Municipal	Runway 5,286 ft. asphalt
Lighted? Yes	Navigation Aids? Yes

Nearest Airport With Scheduled Service

Manchester-Boston Regional	Distance 56 miles
Number of Passenger Airlines Serving Airport	4

Driving distance to select cities:

Manchester, New Hampshire	57 miles
Portland, Maine	83 miles
Boston, Massachusetts	108 miles
New York City, New York	307 miles
Montreal, Quebec, Canada	231 miles

Commuting To Work

(ACS 2019-2023)

Workers 16 years of age and over

Drove alone, car/truck/van:	70.0%
Carpooled, car/truck/van:	6.3%
Used Public Transportation:	0.4%
Walked:	1.5%
Traveled by other means:	1.2%
Worked at home:	20.5%
Mean Travel Time to Work:	26.8 minutes

Work in community of residence:	49.2%
Commute to other NH community:	45.5%
Commute out-of-state:	5.3%

Recreation, Attractions, Events

X Municipal Parks
YMCA/YWCA
Boys Club/Girls Club
X Golf Courses
Swimming: INDOOR FACILITY
Swimming: OUTDOOR FACILITY
Tennis Courts: Indoor Facility
X Tennis Courts: Outdoor Facility
Ice Skating Rink: Indoor Facility
Bowling Facilities
X Museums
X Cinemas
X Performing Arts Facilities
X Tourist Attractions
X Youth Organizations (ie Scouts and 4-H)
X Youth Sports: Baseball
X Youth Sports: Soccer
Youth Sports: Football
X Youth Sports: Basketball
X Youth Sports: Hockey
X Campgrounds
X Fishing/Hunting
X Boating/Marinas
X Snowmobile Trails
X Bicycle Trails
X Cross Country Skiing
X Beach or Waterfront Recreation Areas
Overnight or Day Camps

Nearest Ski Areas: **Gunstock**Other: **Annalee Doll Museum; Scenic Railroad**Economic & Labor Market Information Bureau, NH Employment Security, April 2025. Community Response Received **7/23/2024**

All information regarding the communities is from sources deemed reliable and is submitted subject to errors, omissions, modifications, and withdrawals without notice. No warranty or representation is made as to the accuracy of the information contained herein. Specific questions regarding individual cities and towns should be directed to the community contact.