

Residential **Single Family** **43 Windjammer Ridge**
4994479 **Laconia**
Active **Unit/Lot #**

NH 03246

Listed: 5/8/2024**\$2,290,000****Closed:****DOM: 0**

County NH-Belknap
Village/Dist/Locale
Year Built 2006
Architectural Style Modern Architecture
Color Gray
Taxes TBD No
Tax - Gross Amount \$17,160.00
Tax Year 2023
Rooms - Total 11
Bedrooms - Total 4
Baths - Total 4
Baths - Full 3
Baths - 3/4 0
Baths - 1/2 1
SqFt-Apx Fin Above Grade 3,362
SqFt-Apx Fin Below Grade 1,039
SqFt-Apx Total Finished 4,401
Lot Size Acres 0.31
Lot - Sqft 13,504
Date - Initial Showings Begin



Directions Route 3 Laconia to Meredith Bay (gated community) to Soleil Mountain Road to 2nd right on Deadreckoning Point to right on Windjammer Ridge, gray house on Cul De Sac

Unbranded Tour URL 1

Remarks - Public Welcome to 43 Windjammer Ridge! This stunning 3 level home offers the perfect setting to begin your Lake Winnepesaukee adventures. With breathtaking views from nearly every room, this custom-built home resides in the gated community of Meredith Bay, promises an unforgettable experience. Upon arrival, you'll be welcomed by a covered porch, leading you into a sunken living room featuring a wood-burning fireplace. The expansive gourmet kitchen flows into a butler's pantry and formal dining room, making entertaining a breeze. A convenient first-floor office adds to the home's appeal, while unique touches abound throughout, including a spa-like primary bathroom boasting sunrise views that will rejuvenate your spirit. Other notable features include an antique beam, waterski shelving, and a golf cart garage in the lower level, complete with a workshop. Multiple tiered decks, a screened porch, and hardscape patios enhance outdoor living and make the property the envy of the cul-de-sac. Step into the backyard and discover access to an extensive network of community groomed trails and exercise stations. As a resident of Meredith Bay, you'll also enjoy a host of amenities accessible via golf cart, including membership at Akwa Marina with a seasonal restaurant and your very own leased dock (up to 34'). Additional perks include pools, pickleball/tennis courts, a garden center, community gym, and beach access, ensuring there's never a dull moment. Open House Saturday May 11th, 10am - 12pm.

STRUCTURE

Construction Status Existing **Estimated**
Construction Materials Wood Frame, Stone Exterior, Vinyl Exterior
Foundation Concrete
Basement Yes
Basement Access Type Walkout
Roof Shingle - Architectural
Garage Yes
Garage Capacity 2
Parking Attached

List \$/SqFt Fin ABV Grade \$681.14
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn Below Grade 694

ROOMS

Kitchen - Eat-in	1	Bedroom	2
Dining Room	1	Bedroom	2
Living Room	1	Bonus Room	2
Family Room	1		
Primary Bedroom	2		

WATER

Waterfront Property Yes
Water View Yes
Water Body Access Yes
Water Body Name Lake Winnepesaukee
Water Body Type Lake
Water Frontage Length
Water Access Details Shared-Private
WaterFrRit Shared
Water Body Restrictions Unknown

SCHOOLS, LOT AND LOCATION

SchDistrict Laconia Sch Dst SAU #30 **Deed - Recorded Type** Warranty
SchElem **Deeds - Total**
SchMiddle **Deed - Book** 3141
SchHigh **Deed - Page** 403

Owned Land Yes
Lot Features Lake Access, Lake View, Lakes, Subdivision, Walking Trails, Water View, Waterfront
Area Description Near Paths, Near Skiing, Near Snowmobile Trails

UTILITIES AND FEATURES

Heating Alternative Heat Stove, Hot Air, Multi Zone
Heat Fuel Electric, Gas - LP/Bottle, Wood
Cooling Central AC, Multi Zone
Water Source Public
Sewer Public
Electric 200 Amp, Circuit Breaker(s)
Utilities Gas - LP/Bottle

Features - Exterior Trash, Balcony, Deck, Patio, Porch, Porch - Covered, Porch - Screened, ROW to Water
Features - Interior Bar, Cathedral Ceiling, Ceiling Fan, Dining Area, Draperies, Fireplace - Wood, Fireplaces - 2, Kitchen Island, Kitchen/Dining, Primary BR w/ BA, Natural Light, Natural Woodwork, Soaking Tub, Storage - Indoor, Surround Sound Wiring, Vaulted Ceiling, Walk-in Closet, Walk-in Pantry, Wet Bar, Laundry - 1st Floor, Smart Thermostat, Attic - Pulldown
Flooring Carpet, Tile, Wood
Appliances Cooktop - Gas, Dishwasher, Dryer, Range Hood, Oven - Double, Oven - Wall, Refrigerator, Washer, Water Heater - Off Boiler
Equipment Radon Mitigation, Smoke Detectr-Hard Wired, Sprinkler

CONDO/ASSOCIATION - MOBILE - AUCTION

Condo Name
Building Number
Units Per Building
Condo Fees

Mobile Park Name
Mobile Park Approval
Mobile Co-Op
Mobile Must Move

Auction No
Date - Auction
Auction Time
Auctioneer Name

Association Amenities Club House, Exercise Facility, Playground, Landscaping, Beach Access, Boat Slip/Dock, Common Acreage, Hot Tub, Tennis Court, Pool -

DISCLOSURES

Fee \$380.00 Monthly **Fee Includes** HOA Fee
Fee 2
Fee 3

Items Excluded See exclusion list

Timeshare/Fract. Ownrshp No
Foreclosed/Bank-Owned/REO No
Flood Zone No
Seasonal No

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency 2.50% **SubAgency** **NonAgency Facilitator** 2.50% **Transactional Broker**

Compensation Based On Net Sales Price

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

Compensation Comments Compensation based on net proceeds to seller

PREPARED BY

Shanna Bekar
 Cell: 603-234-4975
 shanna@adamdow.com

My Office Info:

KW Coastal and Lakes & Mountains Realty/Meredith
 66 NH Route 25

Meredith NH 03253
 Off: 603-569-4663



Listed By:

Adam Dow / KW Coastal and Lakes & Mountains

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

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:** The Lambert Family 2016 Revocable Trust - Mark A Lambert and Sheila M. Lambert, Trustees

2. **PROPERTY LOCATION:** 43 Windjammer Ridge, Laconia, NH 03246

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 6.5 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: _____
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 ☐ Other _____
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

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 43 WIndjammer Ridge, Laconia, NH 03246

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 site assessment been done? ☐ Yes ☐ No ☐ Unknown
 Source of Information: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<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): 18 Size of tank(s): 500 gallon
 Location: _____
 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: none If applicable, what remedial steps were taken? radon mitigation system on site
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: Readings are 1.2 pCi/L and those levels are safely maintained by the system

SELLER(S) INITIALS MLL / SMH

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 43 Windjammer Ridge, Laconia, NH 03246

d. RADON/WATER - Current or previously existing:

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

If YES: Date: _____ By: _____

Results: Radon Mitigation System Installed If applicable, what remedial steps were taken? Radon Mitigation System Installed

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

Are test results available? ☐ Yes ☐ No Comments: Levels safely maintained at 1.2 pCi/L and available in panel in basement

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: _____

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 - 380.00 per month

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? Unknown

i. Street (check one): ☐ Public ☐ Private ☒ Association

If private, is there a written road maintenance agreement? ☐ Yes ☐ No

Additional Information: _____

j. Heating System Age: 18 Type: Forced Hot Air Fuel: Propane Tank Location: Underground

Owner of Tank: Energy North

Annual Fuel Consumption: \$2,829 Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: Bonus Room - Propane Wall Heater

Comments: _____

SELLER(S) INITIALS

MLL / SMH
05/07/24 05/07/24
 6:16 AM EDT 6:15 AM EDT
 dotloop verified dotloop verified

BUYER(S) INITIALS

 /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 43 Windjammer Ridge, Laconia, NH 03246

- k.** Roof Age: 18 Type of Roof Covering: Asphalt Shingles
 Moisture or leakage: _____
 Comments: _____
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: Poured Concrete
 Moisture or leakage: _____
 Comments: _____
- m.** Chimney(s) How Many? 1 Lined? _____ Last Cleaned: 11/2023 Problems? none
 Comments: _____
- n.** Plumbing Type: Copper and PEX Age: _____
 Comments: _____
- o.** Domestic Hot Water: Age: 2 years Type: Propane Gallons: _____
- p.** Electrical System: # of Amps 200 Circuit Breakers ☒ Fuses ☐
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____

- q.** Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- r.** Pest Infestation: Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: flying squirrels in attic
 Comments: 2018 eradicated by JP Pest Services quarterly inspections since with negative findings-inspections quarterly for full insect preventio
- s.** 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: _____
- t.** Air Conditioning: Type: Central Age: _____ Date Last Serviced and by whom: Unknown
 Comments: _____
- u.** Pool: Age : _____ Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
 By Whom: _____
- v.** Generator: Portable: Yes ☒ No ☐ Whole House: Yes ☐ No ☒ Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☒ Negotiable
 Comments: _____
- w.** Internet: Type Currently Used at Property: Internet Cable Modem with built in WIFI
- x.** Other (e.g. Alarm System, Irrigation System, etc.) Whole house alarm system, irrigation system, fire suppression system
 Comments: lawn irrigation system - with 6 zones including one for underground perennial plant watering

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 MLL / SM
05/07/24 6:16 AM EDT dotloop verified 05/07/24 6:15 AM EDT dotloop verified

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 43 Windjammer Ridge, Laconia, NH 03246

10. ADDITIONAL INFORMATION

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

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.

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

Mark A Lambert

dotloop verified
05/07/24 6:16 AM EDT
6HYG-SABZ-YEGE-1NED

SELLER

DATE

Sheila M. Lambert

dotloop verified
05/07/24 6:15 AM EDT
NIYA-ARES-ORZV-GTRE

SELLER

DATE

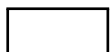
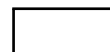
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. 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



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: The Lambert Family 2016 Revocable Trust - Mark A Lambert and Sheila M. Lambert, Trustees
43 Windjammer Ridge, Laconia, NH 03246
 2. Association Name (if applicable): Meredith Bay
 3. Property Manager/Agent: Chris Duprey 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: _____
 - 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: _____
 - b. Name of Agent: _____ Phone: _____
 6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$380.00
 - 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 checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
 - 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.

Mark A Lambert

SELLER

dotloop verified
05/07/24 5:59 AM EDT
DH1T-D1UR-BA3C-VFTZ

DATE

Sheila M Lambert

SELLER

dotloop verified
05/07/24 5:58 AM EDT
LEEM-XNYW-QZQO-QTFQ

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 AND OTHER ADVISORS.

BUYER

DATE

BUYER

DATE

E # 1712461 11/17/2017 01:06:46
 Book 3141 Page 403 Page 1 of 3
 Register of Deeds, Belknap County



Return to:

The Lambert Family 2016 Revocable Trust
 43 Windjammer Ridge
 Laconia, NH 03246

Judith A. McHath

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
11 THOUSAND 6 HUNDRED AND 85 DOLLARS		
DATE	AMOUNT	
11/17/2017	BE841148	11,685.00
VOID IF ALTERED		

Tax stamp 11,685.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Troy M. Ward and Sarah K. Ward**, husband and wife, of 28 Hayward Road, Londonderry, NH 03053, for consideration paid, grant to **Mark A. Lambert and Sheila M. Lambert, Trustees of The Lambert Family 2016 Revocable Trust**, of 4 Neighborhood Court, Bedford, NH 03110, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of John E. Sweeney and Cheryl A. Sweeney dated 12/9/2015 and recorded at Book 3007, Page 644 in the Belknap County Registry of Deeds.

We, the grantors herein hereby release all rights of homestead in the above-described premises.

Executed this 17 day of November, 2017.

Sarah K. Ward
 Sarah K. Ward

Troy M. Ward
 Troy M. Ward

State of New Hampshire

County of Belknap

11, 17/2017

Then personally appeared before me the said Sarah K. Ward and Troy M. Ward and acknowledged the foregoing to be their voluntary act and deed.



[Signature]
 Notary Public/Justice of the Peace
 Commission expiration:

EXHIBIT A

A certain tract or parcel of land, with any buildings and improvements thereon, located in the City of Laconia, Belknap County, State of New Hampshire, being shown as Lot 103 on a plan entitled, "Subdivision Plan of Lands of Charan Industries, Inc.," Prepared for Stonefence Acquisitions, LLC, AKWA VISTA, Laconia, NH" Dated 1 July, 2003, which plan is recorded in the Belknap County Registry of Deeds as Plan No. L47/40-47 ("The Plan").

Together with an undivided interest in the common land/green area shown on the plan and a right of ingress and egress over the roads servicing the subdivision and a certain access easement given by AKWA Village, LLC, dated March 31, 2003 and recorded at the Belknap County Registry of Deeds in Book 2021, Page 971.

There shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback.

Subject to any and all matters as shown on Plan No. L47/40-47.

Subject to Declaration of Covenants, Restrictions, Easements, Charges, and Liens for Akwa Vista Subdivision, recorded at the Belknap County Registry of Deeds in Book 2021, Page 942.

Subject to Conservation Easement Deed granted to the City of Laconia, dated April 2, 1 2004, and recorded at the Belknap County Registry of Deeds in Book 2021, Page 958.

Subject to Foot Path Access Easement, recorded at the Belknap County Registry of Deeds in Book 2021, Page 974.

Subject to Drainage Easement granted to the City of Laconia, recorded at the Belknap County Registry of Deeds in Book 2021, Page 976.

Subject to Lot Development Guidelines dated April 1, 2004 and recorded at the Belknap County Registry of Deeds in Book 2021, Page 979.

Subject to Easement Deed granted to the City of Laconia for water lines and appurtenances, recorded at the Belknap County Registry of Deeds in Book 2079, Page 926.

Subject to Sewer Easement granted to the Akwa Vista Homeowners Association, Inc., dated November 17, 2004, recorded at the Belknap County Registry of Deeds in Book 2117, Page 0421.

Subject to Agreement regarding Water Line between the City of Laconia (Board of Water Commissioners of the Laconia Water Works) and Akwa Vista, LLC, dated July 27, 2004 and recorded at the Belknap County Registry of Deeds in Book 2092, Page 828.

Subject to Easement Deed granted to Public Service Company of New Hampshire (PSNH) and Verizon New England, Inc. dated October 11, 2004 and recorded at the Belknap County Registry of Deeds in Book 2112, Page 126.

43 WINDJAMMER RIDGE

Location	43 WINDJAMMER RIDGE	Mblu	125/ 482/ 5/ 103/
Acct#	11225	Owner	LAMBERT FAMILY 2016 REV TRUST
Assessment	\$1,070,900		102674
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$754,200	\$316,700	\$1,070,900

Owner of Record

Owner	LAMBERT FAMILY 2016 REV TRUST	Sale Price	\$779,000
Co-Owner	LAMBERT MARK A & SHEILA M TRUSTEES	Book & Page	3141/0403
Address	43 WINDJAMMER RIDGE	Sale Date	11/17/2017
	LACONIA, NH 03246	Instrument	00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
LAMBERT FAMILY 2016 REV TRUST	\$779,000	3141/0403	00	11/17/2017
WARD TROY M & SARAH K	\$725,000	3007/0644	01	12/09/2015
SWEENEY JOHN E & CHERYL A	\$751,800	2743/0378	01	12/09/2011
MAILLOUX JENNIFER	\$215,000	2153/0726	1A	03/25/2005
AKWA VISTA LLC	\$0	2021/0927	1N	04/05/2004

Building Information

Building 1 : Section 1

Year Built:	2006
Living Area:	3,362
Building Attributes	
Field	Description
Style:	Modern/Contemp

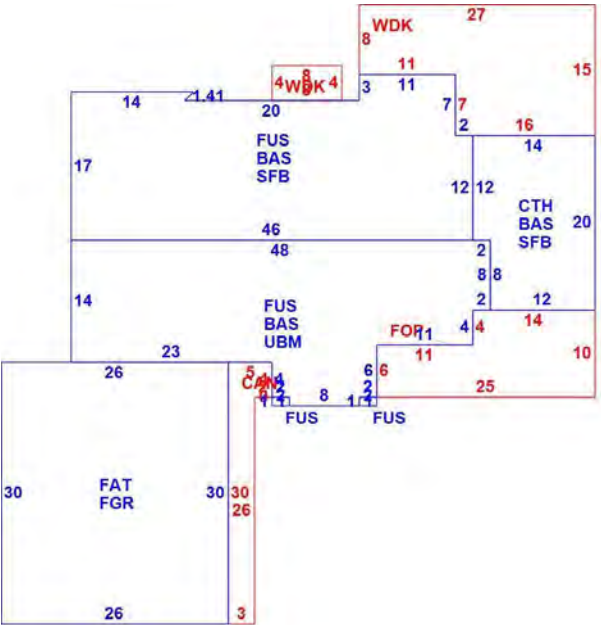
Model	Residential
Grade:	Good +20
Stories:	2.5
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	4
Total Rooms:	10
Bath Style:	Modern
Kitchen Style:	Very Good
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos//0021\11225_21015.jpg)

Building Layout



(ParcelSketch.ashx?pid=102674&bid=10543)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,733	1,733
FUS	Upper Story, Finished	1,473	1,473
FAT	Attic, Finished	780	156
CAN	Canopy	98	0
CTH	Cathedral Ceiling	264	0
FGR	Garage, Finished	780	0
FOP	Porch, Open, Finished	206	0
SFB	Base, Semi-Finished	1,039	0
UBM	Basement, Unfinished	694	0
WDK	Deck, Wood	360	0
		7,427	3,362

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
FPL3	FIREPLACE CUSTOM	1.00 UNITS	1
SPR2	WET/CONCEALED	3184.00 S.F.	1
BG	BSMNT GARAGE	1.00 UNITS	1

Land

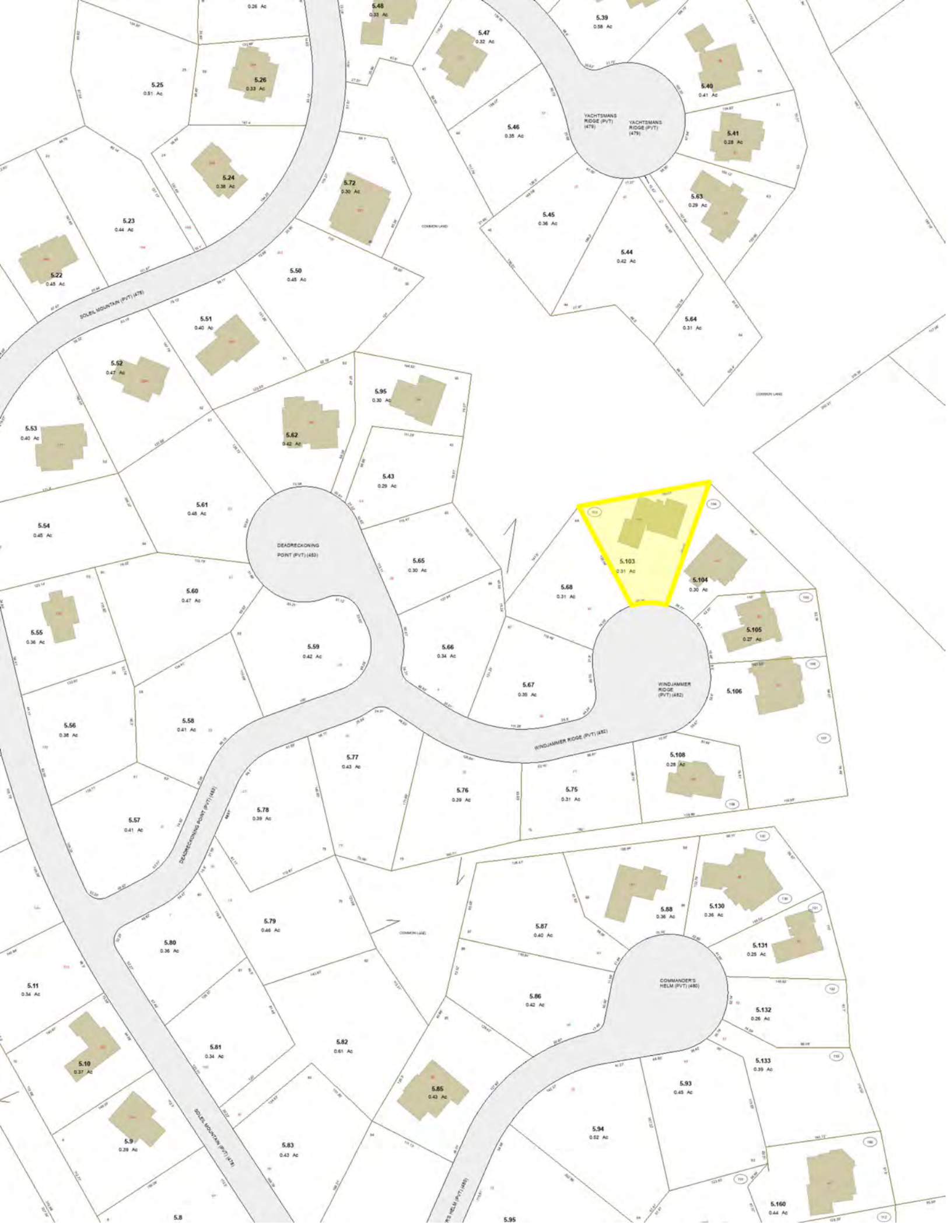
Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.31
Description	SINGLE FAM MDL-01	Frontage	
Zone	SFR	Depth	
Neighborhood		Assessed Value	\$316,700
	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$711,400	\$316,700	\$1,028,100
2021	\$605,800	\$218,200	\$824,000
2020	\$605,800	\$218,200	\$824,000



Tax Collector
PO Box 489 45 Beacon St East
Laconia, NH 03247
taxcollector@laconianh.gov

City of Laconia
Real Estate Tax Bill

(603) 527-1269
8:30 - 4:30 Mon. - Fri.
Make Checks Payable To:
City of Laconia

1200

2023 2nd Half Tax Bill

Tax Year	Acct. No.	Bill No.	Bill Date	Interest Rate	Due Date
2023	11225	437500	11/28/2023	8% if paid after:	12/29/2023
Map/Parcel No.		Location of Property			Area
125/482/5/103		43 WINDJAMMER RIDGE			0.31
Owner of Record			Tax Calculation		
LAMBERT FAMILY 2016 REV TRUST/LAMBERT MARK A & SHE 43 WINDJAMMER RIDGE LACONIA, NH 03246			Prior Years Due		
Tax Rate		Assessed Valuation		Gross Tax	\$17,160.00
City Tax Rate	5.790	Land Value	361,900	July Tax	\$7,957.00
County Tax Rate	0.980	Building Value	871,800	December Tax	\$9,203.00
Local School Rate	5.940	Total Value	1,233,700	- Less: Veteran Credit	
State Ed. Rate	1.200	- Exemptions		Prepayments	
				Net December Tax	\$9,203.00
				July Tax Balance	
Total	13.91	Net Value	1,233,700	Amount to Pay	\$9,203.00

INFORMATION FOR TAXPAYERS

* Plus interest on July Bill if Applicable

1. Please use account number on checks and all inquiries. Payable to "City of Laconia."
 2. REMITTAL PORTION MUST ACCOMPANY PAYMENT. Cancelled checks is your receipt. If return receipt is desired send ENTIRE bill and a self-addressed stamped envelope. NO STAMP - NO ENVELOPE - NO RECEIPT.
 3. Taxes are not considered paid until check clears. A fee is charged on all checks returned for any reason.
 4. The taxpayer may, by March 1 following the date of notice of tax, and not afterward, apply in writing to the Assessors for a tax abatement. Wait for December bill.
 5. Valuation questions must be to Assessors (not Tax Collector) 527-1268.
 6. You are responsible for forwarding your bill to your escrow agent. We suggest you make an extra copy for your records.
 7. Interest and fees are collected first where applicable. Balance of payment will be applied to principal.
 8. **Unpaid Accounts after January next year will be subject to tax lien and additional charges.**
 9. There is a fee of \$1.00 per account for payment histories or research of records.
 10. July tax = Valuation x 1/2 prior years rate. December tax = Valuation x current rate less amount of July bill.
 11. Payment of this bill does not prevent collection of previous unpaid taxes nor does an error in name of person taxed prevent collection.
 12. Tax year is April 1 to March 31. RSA 76:2
 13. If you are elderly, disabled, blind, a veteran or surviving spouse of a veteran, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. Must be your primary residence to qualify. For details and application contact the Board of Assessors, 45 Beacon Street E., Laconia, NH 03246, Phone: 527-1268.
 14. Credit cards are accepted online, in person, or by calling (855) 906-0411. Convenience fees are applied to all credit card transactions.
- PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS

detach here

TO INSURE PROPER CREDIT, RETURN ENTIRE BOTTOM PORTION OF BILL

detach here

Tax Collector
PO Box 489 45 Beacon St East
Laconia, NH 03247

City of Laconia
Real Estate Tax Bill

Prior Years Due

FOR RECEIPT, PLEASE SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH THE ENTIRE BILL

Map/Parcel No.	Location of Property	Tax Year	Acct. No.	Bill No.	Due Date
125/482/5/103	43 WINDJAMMER RIDGE	2023	11225	437500	12/29/2023

8% APR Interest Charged After:

12/29/2023

Amount to Pay

\$9,203.00

July Tax Balance

Net December Tax

\$9,203.00

LAMBERT FAMILY 2016 REV
TRUST/LAMBERT MARK A & SHE
43 WINDJAMMER RIDGE
LACONIA, NH 03246

Address Changes:

PLEASE RETURN THIS REMITTAL PORTION WITH YOUR PAYMENT

Improvements

- Professionally Landscaped (2018-2019)
 - Granite Walls with blue stone caps, Granite Steps
 - Custom Patio(s) both outdoor and screened in porch
 - Added Fill & Topsoil to necessary areas to create plant beds
 - Vented Fire Pit
 - (70) perennials added to front, side and backyard beds
 - New drainage for downspouts
- Finished Basement – 970 sf (2021 - 2022)
 - Living Room
 - Common Area
 - Full Bath (custom tiled shower with glass door)
 - Bedroom
 - Closet
- Bathrooms(2020-2021)
 - New Quartz in upstairs Baths and Granite in half bath on 1st floor
 - New MBR Shower Glass and new grouting of shower
 - New Full Width Mirror in MBR and New Mirrors in Jack and Jill
- Kitchen(2019)
 - Enhanced Cabinets (Island and Butler's Pantry)
 - New Granite
- Office Renovations (2020)
 - Reconfigured entryway's for formal living room to include French doors to enclose an office space on the first floor
















Improvements

- Electric (2019 - 2021)
 - Added a generator panel
 - Added a second panel to accommodate basement and future needs
 - New outdoor outlets
- New Water Heater(2022)
- New Garage Doors – decorative to match style of home (2021)
- New paved driveway (2022)
- Lawn Irrigation System (6 zones including underground drip zones) (2018)
- Fresh paint throughout (2018 - 2022)
- New Hardwood floor in family room (2020)
- Screened in porch under deck (2019)
 - Water proofed
 - Light and Ceiling Fan
- Added Gutters and downspouts where needed (2020)
- Replaced Decking and Rails and added Stairs to patios (2018)









Exclusion List

- Family Room
 - 2 gray swivel chairs
 - Leather ottomans
 - Small nautical side table next to recliner
 - Lamps
 - Personal pictures on wall
- Office
 - Round table with lamp
 - Desk
 - 2 Paintings (HL)
- Bathroom main floor
 - Boat painting
- Dining Room
 - Table (family heirloom)
 - Black side hutch
 - Paintings
- Butlers Pantry
 - Blantons clock
- Bonus Room
 - 2 file cabinets (cherry)
 - Blanket holder
- Bedroom corner
 - White Bedroom Set
- Other Bedrooms
 - mattresses
 - grey storage chest
- Basement
 - Square antique table (heirloom)
 - Picture to right of slider
- Bedroom in Basement
 - Mission Chair
- Storage
 - Tools and personal items

AMENITIES

-  Community Garden
-  Tennis & Pickleball Courts
-  Exercise Stations
-  Fitness Center
-  Horseshoe & Bocce Courts
-  The Love Shack
-  Owl House
-  Peaceful Bench
-  Playground
-  Pool
-  The Pool House
-  Rope Swing
-  The Sugar Shack
-  Swim Dock & Picnic Area
-  Winter Skating Pond

POINTS OF INTEREST

-  Beach Club
-  Gatehouse
-  The Lighthouse
-  Marina
-  The Outhouse
-  Parking & Hermitage Steps to Shacks
-  Wetlands
-  The Winnepesaukee Railroad

RECREATIONAL VEHICLES

-  Golf Carts
-  UTVs/ATVs/OHRVs/Mountain Bikes
-  Snowmobiles

The Meredith Bay Trail Network offers a healthy and mindful way to enjoy the beauty of the environment. Please remember to exercise caution and abide by the rules below.

Be Safe:

Trails should only be used from dawn to dusk, and are not maintained in the winter.

Be Alert:

Be mindful of black bears and other wildlife.

Please Use Caution:

Some of the trails utilize rugged, uneven terrain and in some sections, they can be quite steep. Some trails are not suitable for golf carts or ATVs. Use at your own risk.

911 Emergency Address:

674 Scenic Road, Laconia or specific trail name.

Fire Pit:

Bring your own fire source. Fire wood provided. No other materials may be used. Sand provided for extinguishment. Campfires must be attended to at all times and extinguished completely prior to departure. Use utmost caution and follow on-site rules.

Leave No Trace:

Carry-in and carry-out on the trails and in the shacks. Pet waste should be picked up and disposed of off-site. Disposal bags are available at stations along the trails. Be careful not to disturb wildlife or vegetation.

The Shacks:

The Love and Sugar Shacks can be accessed via the Trail Network or via the Kayak Cove parking. The Hermitage Steps lead from the lot to the Shacks.

The Sugar Shack:

Operational seasonally and for special events.

The Love Shack:

Operational year-round (winter via snowshoe). Door code has been provided to all residents. Please keep code private and secure.

The Outhouse:

Seasonal use only. Closed December 1st to April 15th.



MEREDITH BAY
LAKE WINNEPESAUKEE

HAPPY TRAILS

A Guide to Meredith Bay's Amenities



LAKE WINNIPESAUKEE

Abaco Club	.20 mi
Creighton Farms	.35 mi
Machrihanish Dunes	.55 mi
Meredith Bay	.30 mi
Renaissance	.20 mi
Southworth	.60 mi
Willowbend	.40 mi



AMENITIES

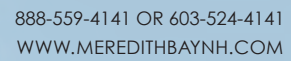
- Community Garden
- Tennis & Pickleball Courts
- Exercise Stations
- Fitness Center
- Horseshoe & Bocce Courts
- The Love Shack
- Owl House
- Peaceful Bench
- Playground
- Pool
- The Pool House
- Rope Swing
- The Sugar Shack
- Swim Dock & Picnic Area
- Winter Skating Pond

POINTS OF INTEREST

- Beach Club
- Gatehouse
- The Lighthouse
- Marina
- The Outhouse
- Parking & Heritage Steps to Shacks
- Wetlands
- The Winnepesaukee Railroad

RECREATIONAL VEHICLES

- Golf Carts
- UTVs/ATVs/OHRVs/Mountain Bikes
- Snowmobiles



Note: Some areas not to scale.
Trail locations are approximate.



Laconia, NH



Community Contact

City of Laconia
Kirk Beattie, City Manager
45 Beacon Street East
Laconia, NH 03246

Telephone
Fax
E-mail
Web Site

(603) 527-1270
(603) 527-1292
citymanager@laconianh.gov
www.laconianh.gov

Municipal Office Hours

City Hall: Monday to Friday, 8:30-4:30

County
Labor Market Area
Tourism Region
Planning Commission
Regional Development

Belknap
Laconia, NH Micropolitan NECTA
Lakes
Lakes Region
Belknap County Economic Development Council

Election Districts
US Congress
Executive Council
State Senate
State Representative

District 1 (All Wards)
District 1
District 2 (All Wards)
Belknap County Districts 5 (Ward 1, 3, 4-6), 6 (Ward 2)

Incorporated: 1855

Origin: The name Laconia was first used in documents granting the land between the Merrimack and Sagadahock Rivers to Captain John Mason and Sir Ferdinando Gorges. Some documents call the grant the Province of Maine, others call it the Province of Laconia, named after a region of Greece. In the 1620s explorers had hoped to follow the Piscataqua River north to Lake Champlain, in search of the great lakes and rivers of Canada told of in Indian lore. These explorers were known as the Laconia Adventurers. The town was originally a portion of Meredith and Gilford named Meredith Bridge, and was incorporated as Laconia in 1855. Incorporated as a city in 1893, Laconia includes Weirs Beach, which bears the name of primitive fishing devices discovered at the outlet of Lake Winnepesaukee.

Villages and Place Names: Lakeport, Weirs Beach

Population, Year of the First Census Taken: 1,806 residents in 1860

Population Trends: Population change for Laconia totaled 1,992 over 50 years, from 14,888 in 1970 to 16,880 in 2020. The largest decennial percent change was a six percent increase from 2010 to 2020, the city's largest population increase since 1940 to 1950, when the population increased by nine percent. The 2022 Census estimate for Laconia was 17,086 residents, which ranked 15th among New Hampshire's incorporated cities and towns.

Population Density and Land Area, 2022 (US Census Bureau): 850.5 persons per square mile of land area. Laconia contains 20.1 square miles of land area and 6.0 square miles of inland water area.



MUNICIPAL SERVICES			
Type of Government		Manager & Council	
Budget: Municipal Appropriations, 2022-2023		\$31,729,257	
Budget: School Appropriations, 2022-2023		\$44,617,727	
Zoning Ordinance		1948/11	
Master Plan		2008	
Capital Improvement Plan		Yes	
Industrial Plans Reviewed By		City Planner	
Boards and Commissions			
Elected:	City Council		
Appointed:	Please visit www.laconianh.gov for a list of boards & committees to which citizens may be appointed.		
Public Library	Laconia Public		
EMERGENCY SERVICES			
Police Department		Full-time	
Fire Department		Municipal	
Emergency Medical Service		Municipal	
Nearest Hospital(s)		Distance	Staffed Beds
Concord Hospital - Laconia		Local	72
UTILITIES			
Electric Supplier	Eversource Energy; NH Electric Coop		
Natural Gas Supplier	Liberty Utilities		
Water Supplier	Laconia Water Works		
Sanitation		Municipal	
Municipal Wastewater Treatment Plant		Yes	
Solid Waste Disposal			
Curbside Trash Pickup		Municipal	
Pay-As-You-Throw Program		No	
Recycling Program		Mandatory	
Telephone Company	Consolidated Communications		
Cellular Telephone Access	Yes		
Cable Television Access	Yes		
Public Access Television Station	Yes		
High Speed Internet Service:	Business	Yes	
	Residential	Yes	
PROPERTY TAXES		(NH Dept. of Revenue Administration)	
2022 Total Tax Rate (per \$1000 of value)		\$14.85	
2022 Equalization Ratio		84.5	
2022 Full Value Tax Rate (per \$1000 of value)		\$12.40	
2022 Percent of Local Assessed Valuation by Property Type			
Residential Land and Buildings		89.1%	
Commercial Land and Buildings		9.1%	
Public Utilities, Current Use, and Other		1.8%	
HOUSING		(ACS 2017-2021)	
Total Housing Units		9,836	
Single-Family Units, Detached or Attached		5,726	
Units in Multiple-Family Structures:			
Two to Four Units in Structure		1,664	
Five or More Units in Structure		1,851	
Mobile Homes and Other Housing Units		595	

POPULATION (1-YEAR ESTIMATES/DECENNIAL)		(US Census Bureau)	
Total Population		Community	County
2022	17,086		64,781
2020	16,871		63,705
2010	15,951		60,088
2000	16,451		56,576
1990	15,831		49,294
1980	15,575		42,884
DEMOGRAPHICS		AMERICAN COMMUNITY SURVEY (ACS) 2017-2021	
Population by Gender			
Male	8,447	Female	8,339
Population by Age Group			
Under age 5			707
Age 5 to 19			2,919
Age 20 to 34			3,043
Age 35 to 54			3,838
Age 55 to 64			2,738
Age 65 and over			3,541
Median Age			43.1 years
Educational Attainment, population 25 years and over: 12,205			
High school graduate or higher			91.1%
Bachelor's degree or higher			27.4%
INCOME, INFLATION ADJUSTED \$		(ACS 2017-2021)	
Per capita income			\$36,386
Median family income			\$83,459
Median household income			\$63,711
Median Earnings, full-time, year-round workers			
Male			\$52,415
Female			\$41,548
Individuals below the poverty level			10.3%
LABOR FORCE		(NHES – ELMI)	
Annual Average	2012		2022
Civilian labor force	8,097		7,743
Employed	7,625		7,537
Unemployed	472		206
Unemployment rate	5.8%		2.7%
EMPLOYMENT & WAGES		(NHES – ELMI)	
Annual Average Covered Employment	2012		2022
Goods Producing Industries			
Average Employment	1,661		1,705
Average Weekly Wage	\$ 934		\$1,225
Service Providing Industries			
Average Employment	6,581		5,738
Average Weekly Wage	\$ 762		\$1,083
Total Private Industry			
Average Employment	8,242		7,443
Average Weekly Wage	\$ 796		\$1,116
Government (Federal, State, and Local)			
Average Employment	1,300		1,172
Average Weekly Wage	\$ 803		\$1,096
Total, Private Industry plus Government			
Average Employment	9,542		8,615
Average Weekly Wage	\$ 797		\$1,113
If “n” appears, data do not meet disclosure standards.			

EDUCATION AND CHILD CARESchools students attend: **Laconia operates grades K-12**District: **SAU 30**Career Technology Center(s): **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	3	1	1	3
Grade Levels	P K 1-5	6-8	9-12	P K 1-12
Total Enrollment	830	408	590	275

Nearest Community College: **Lakes Region**Nearest Colleges or Universities: **Plymouth State; UNH School of Law; Granite State College**

2022 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing)

Total Facilities: **11** Total Capacity: **745**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Aavid Engineering Corp.	Semiconductor heat sinks		1966
NH Ball Bearings, Inc.	Spherical bearings		1968
Lewis & Sanders, Inc.	Metal tubular assemblies		1956
Baron Machine Co., Inc.	Machine parts, heat treating		1957
Concord Hospital - Laconia	Medical care services		
Taylor Community	Nonprofit continuing care retirement community		

Employer Information Supplied by Municipality

TRANSPORTATION (*distances estimated from city/town hall*)

Road Access	US Routes	3
	State Routes	106, 107, 11, 11A, 11B
Nearest Interstate, Exit	I-93, Exit 20	
Distance	8 miles	
Railroad	State owned line	
Public Transportation	WTS	
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	50 miles
Number of Passenger Airlines Serving Airport		4
Driving distance to select cities:		
Manchester, NH	45 miles	
Portland, Maine	85 miles	
Boston, Mass.	95 miles	
New York City, NY	294 miles	
Montreal, Quebec	235 miles	

COMMUTING TO WORK (*ACS 2017-2021*)

Workers 16 years and over	
Drove alone, car/truck/van	69.9%
Carpooled, car/truck/van	16.6%
Public transportation	0.3%
Walked	5.3%
Other means	1.8%
Worked at home	6.1%
Mean Travel Time to Work	18.8 minutes
Percent of Working Residents	
Working in community of residence	46.8%
Commuting to another NH community	51.8%
Commuting out-of-state	1.4%

RECREATION, ATTRACTIONS, AND EVENTS

X	Municipal Parks
	YMCA/YWCA
X	Boys Club/Girls Club
X	Golf Courses
X	Swimming: Indoor Facility
X	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
X	Tennis Courts: Outdoor Facility
X	Ice Skating Rink: Indoor Facility
X	Bowling Facilities
X	Museums
X	Cinemas
X	Performing Arts Facilities
X	Tourist Attractions
X	Youth Organizations (i.e., Scouts, 4-H)
X	Youth Sports: Baseball
X	Youth Sports: Soccer
X	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 Area
X	Overnight or Day Camps

Nearest Ski Area(s): **Gunstock**

Other: **Mount Washington Cruises; Weirs Beach; Scenic Railroad; Prescott Farm Audubon Center; Laconia Motorcycle Week; Multicultural Day; Pumpkin Festival; Wake the Lake; Biketemberfest; Skateboard Park**