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Bradley and White of Coldwell Banker Realty sell 246 Whittemore Point Rd. N

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Bridgewater, NH The most expensive home ever sold on Newfound Lake in Bridgewater closed July 14 for \$8.82 million—more than \$6 million over the previous highest sale. It marks a banner year for Lakes Region homes in the state.

Susan Bradley and Kristin White, sales associates affiliated with Coldwell Banker Realty in Gilford, were the listing agents for 246 Whittemore Point Rd. North, which was only on the market 13 days before going under contract.

The eight-bedroom Colonial home had been owned by the same family since its construction in 1929. The property provides mountain views and occupies 60 private acres. There is a dry boathouse on the estate and 1,300 feet of waterfront along Newfound Lake, the third largest lake within New Hampshire's borders at 4,451 acres. Newfound Lake is known for its pristine surroundings, fishing, boating and hiking trails.

"This was truly a landmark property to represent, having been in the same family for nearly 100 years," said White. "It sold for such a significant price due to the large amount of acreage and owned waterfront, primarily. It truly was a one-of-a-kind estate." "Privacy and level land were also factors in the sale. It has a beautiful beach and picturesque views. The rarity of acreage and amount of waterfront created demand and resulted in multiple offers," said Bradley. "The seller interviewed us along with several other real estate agents, and the experience and the services provided by Coldwell Banker Realty were a factor in our selection to market this outstanding property."

The previous highest sale on Newfound Lake was 172 Rocky Shore Rd. in Bridgewater, known as "The Enchanted Cottage," which sold for \$2,575,000 in 2021, according to PrimeMLS.

Ellen Mulligan, who is affiliated with the Coldwell Banker Realty Center Harbor office, completed one of the highest-priced sales of the year on Lake Winnepesaukee in Alton this past May. The purchase included three lots—12,14 and 0 Point Beach Lane—encompassing 3.85 acres and featuring a 15,831 sq. ft. lakeside home with 300 feet of beach and a two-bay boathouse. The combined sale, posted for sale as two listings, totaled \$14,449,000. Mulligan's sale was one of the highest ever in New Hampshire history, behind a beachfront estate in Rye that sold in December 2022 for \$25 million, and the priciest single listing that ever sold on Lake Winnepesaukee, a Spindle Point home that sold in June for \$14 million, per PrimeMLS.

Lake Winnepesaukee has unique appeal among New Hampshire's 940-plus lakes, said Mulligan, offering more than 44,000 acres. The next largest lakes are Squam Lake (more than 6,700 acres) and Lake Winnisquam (more than 4,200 acres). Lake Winnepesaukee is surrounded by eight towns, most with public docking where people can park their boats and shop, dine and more. It is surrounded by three mountain ranges and is clean, glacially-formed and spring-fed with approximately 250 habitable islands.

"You could, if you wanted, do everything in summer by boat." "Like every market, pricing in New Hampshire's Lakes Region comes down to supply and demand," said Mulligan. "A world event that could never have been predicted, COVID-19, changed the way people live and work. As a result, Lake Winnepesaukee and the Lakes Region became a place for people to escape during Covid. Now people go into the office less, schedules have become more flexible, and people want to work where they play. Demand for waterfront is still very high and prices are still rising, although not at Covid and the immediate post-Covid levels."

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