



WEST POINT

LAKE WINNIPESAUKEE

West Point was designed for a special type of person.

No one vacation home community can be all things to all people. Therefore, we would like to explain quite frankly, exactly what West Point is . . . and isn't.

First, West Point is a small and informal community compared to some of the massive developments in other parts of New England. One comes to mind with 4,500 tiny lots and there are others which boast they will have two and three thousand homes.

We believe this entire concept is wrong.

We believe the big developers are wrong because a vacation home in New Hampshire should mean a little peace and quiet. You come up here to get free of the rat-race and to escape congestion.

As we see it, you want to be by yourself with a few friends and neighbors, but not stuck in a crowded complex of tacky homes a couple of miles from the beach, yet only six feet from the house next door.

West Point has just 77 homesites . . . and each one is large. They average about three-quarters of an acre each . . . or about two-thirds of a football field. The area was designed to give you some elbow room, and you will always have your privacy.

The West Point plan was to design a community, small enough to insure it would never become an overcrowded "rural suburbia", yet large enough to provide the things that would be very expensive for the individual alone. As an example, water is provided and you will never have to put in an expensive well. We have a central water system and the pipes, buried five feet beneath the ground, go to each home site.

Roads, electric lines, telephone lines, docks, beach equipment . . . are all fully installed. The major problems which face the vacation home builder have been taken care of. We offer no promises of things to come. Everything is there now - complete.

There we drew the line. There is no exotic and expensive flood-lit gateway entrance, no recreation hall with bingo every Saturday night and no swimming pool cabana.

What we do have is a near-perfect location in a secluded cove (see photo) on the most beautiful lake in New England . . . and Lake Winnepesaukee is a whole new way of life in itself.

Surrounded by mountains, it is far-and-away the largest of New Hampshire's 1,300 lakes; in fact, 6½ times as big as the second largest. Winnepesaukee is 25 miles long with a 240 mile shoreline and more than 300 islands to explore.

YOUR OWN SECLUDED HIDEAWAY

ALL SERVICES ARE INSTALLED

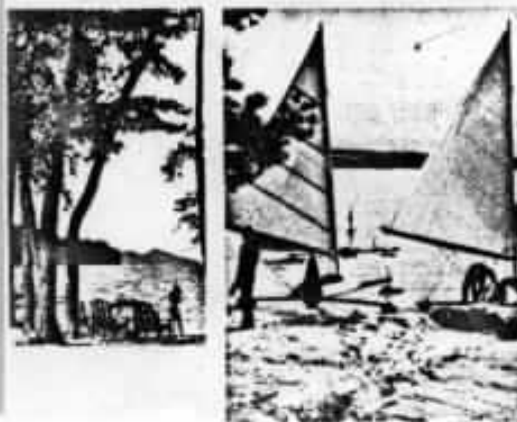
BUT NO GLAMOROUS EXTRAS

WE "FEATURE" LAKE WINNIPESAUKEE

Give your boy - a chance to be a boy - and send him to the boat. Summers and weekends at Winnepesaukee can plish the first. The increasing value of your investment the second when the time for college comes.



Experiences come with each season around the lake – watching the maple sap boil to syrup in the sugar bush in the spring, buying a box of the year's first apples in the fall – and taking in an occasional country auction throughout the year.



When we say "way of life", we mean just that. Of course there's the bass and salmon fishing, mountain climbing, ski-dooing, ice boating and the absolute best of every water activity imaginable, but beyond these, you'll find another world rimming the lake's shoreline. You may find yourself leaving the car behind and going to the store by boat (it's about ten minutes by boat to the stores in Center Harbor). You can go out to dinner by boat, to the Gilford Playhouse, to The Weirs for fireworks, to Irwin's Garden for dancing . . . even to church in Meredith . . . all by boat if you wish.

As those on the lake say, having your own place at Winnepesaukee spoils you forever as far as any other lake is concerned.

THE COMMUNITY BEACH

Without reservation we have one of the finest community beaches on the lake . . . fine sand gently sloping into the clear water making it ideal for kids. And there are no rocks, no abrupt drops and some of the purest, cleanest water to be found anywhere. As a West Point property owner you also have part-ownership in the tennis court and docking facilities for your boat.

Further assuring you'll "get away from it all" is the fact West Point is on an island. It is connected to the mainland by a bridge owned and maintained by the state of New Hampshire making West Point accessible all year 'round. In fact, we have retirement couples who live there all year.

Talking to property owners, it's more than the facts and figures that make West Point what it is. They express it in terms of a "nice group of people" . . . "taking a good deep breath of that mountain air when they arrive on Friday night" . . . or as one woman said, "On the lake you can see clear to the bottom in ten feet of water, and it's good to know there is still water that clean around."

FOUR SEASON COMMUNITY

This is an overworked term, but accurate for West Point. For the warm months you have the lake and for winter you are right in the middle of a dozen famous ski areas including Waterville Valley, Gunstock, Copple Crown, Mt. Whittier, Mt. Cranmore etc. This is important, not only for your own year-round enjoyment, but for rental demand as well.

We can all but guarantee you will be able to rent your chalet or cottage nine months of the year if you wish. Rents from \$150 to \$200 per week in the summer and at the same rate per month for the winter season.

TAXES, FINANCING AND OTHER DETAILS

As for taxes, the town of Moultonboro has 65 miles of prime frontage on the lake and about 1,500 people hence the lowest tax rate on the lake. Taxes on a homesite will run from \$25 to \$50 a year. Financing is available with a New Hampshire Bank with a down payment as low as 10%. A homesite can be purchased at West Point for as little as \$3900.

For a sound investment, you can't beat Winnepesaukee. First, it's one of the northeast's highest land demand areas -- and soon there simply won't be any available land left. Consider it this way. In this case it actually costs less to go first class. A chalet or cottage cost no more to build at West Point than it does at an obscure small lake. However, both land building will increase in value at the tremendous rate enjoyed by all Winnepesaukee property. Leisure home communities can be compared to neighborhoods -- and Lake Winnepesaukee is just about the best "neighborhood" in all New England.

AND THAT'S ABOUT IT . . .

There's really not much more to be said -- there's a marina a half mile away for boat repairs -- it's against the law to hunt on an island, so the deer are tame and roam freely about West Point. There's a general store about two miles up the road that dispenses everything from great conversation to the best old fashioned country cheese you can buy.

So why not come up and take a look. Never before has "get a place of your own in the country" meant as much. And it will mean more each year as complications and social pressures in the country grow. Give it some thought.

If you decide to come to West Point, an appointment reply card is enclosed. Also, if you have any questions, give us a call at (603) 625-5770 during the day or at (603) 472-3269 evenings -- or write: **Box 7, Manchester, N.H.**