

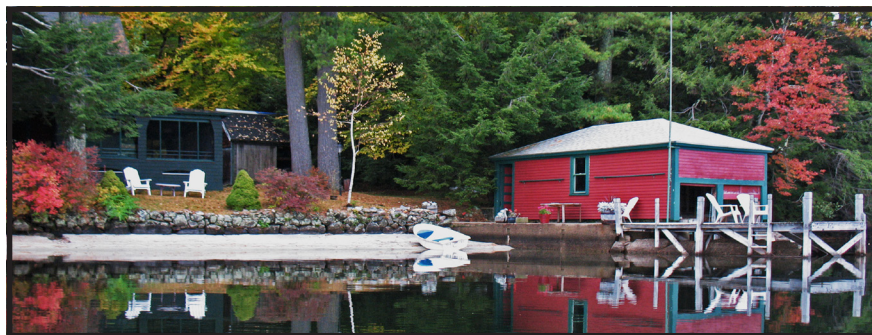
Beautiful Lake Front Property On One of New England's Most Desired Locations

For Sale



Squam Lake New Hampshire Turn-of-the-century Victorian Style Cottage

Squam Lake's main attractions are its under-developed natural shorelines and many islands and coves. The lake has been protected from excessive development accounting for its pristine waters and natural and uninhabited woodlands and islands. It is also home to the Loon as depicted in the memorable film *On Golden Pond*. Each day you can see the Loons and hear their eerily beautiful calls echo across the lake during the night.



Red Lodge is one of the oldest most picturesque of the summer cottages on Big Squam Lake. It is located just south of the White Mountain National Forest. This 1910 Victorian cottage was designed by one of Boston's renowned turn of the century architects. The totally private 3 acre parcel has 200 feet of shoreline and over 140 feet of sandy beach. The view from the cottage looks east, just south of Carns Cove. From the dock on this quiet section of the lake, one takes in a breath-taking panoramic view of the Squam Range past summit of Mount Chocorua to Red Hill. Looking to the east, the first rays of sunshine break above the Squam islands, spread over the cottage verandas & sweep across the upstairs sleeping porch, beckoning to the rested inhabitants to rise for a morning swim and breakfast on the dock.

Red Lodge was featured in a 2004 publication *Squam* by Rachel Carley. This 300 page limited addition book was designed to draw attention to the history of this beautiful lake as well as to show the most prestigious and enchanting cottages from a by-gone era.



Beautifully maintained in the original Victorian summer cottage style, this property was built by and solely summered in by the Keniston family for four generations. The photographs that adorn the stairs show the original family in a bygone era enjoying the property in the same way it is enjoyed today. The interior embodies the simplicity of an earlier time yet the cozy comforts of **a desired summer retreat**. On your arrival here, you will come down a long driveway that opens majestically to the lake and the **5 bedroom cottage, with a large great-room with a fireplace**. A beautiful partially screened in veranda surrounds $\frac{3}{4}$ of the cottage. The original 19th century portion of the cottage was recently restored and expanded providing an extra $\frac{3}{4}$ bath, laundry and a large fully applianced kitchen on the main level and a vaulted second floor sunny bedroom. Along the shore to the south near to a spring fed well, there is a single room cottage that sleeps two, fondly referred to as the *Fisher Hut*.



Our buildings include a 2 stall garage and separate workshop. On the other side of the cottage there is a barn with a section used to store firewood. There is a 50 foot dock and a generously sized boathouse all sitting on 3 acres of natural woodland. From the dock is a panoramic 200 degree view of the lake with hardly another camp in sight.



The recently restored and well maintained property is currently co-owned by two parties. One owner is a member of the original Keniston family who first purchased the property in the late 1800's. The other owner is a private entity entitled Red Lodge LLC which purchased a three fourths share from members of the original family in 2008. Red Lodge LLC has elected to sell its share. The remaining one quarter share belonging to Davis Keniston will stay in title and not be sold. This 3 acre property is a shared property and shall remain undivided. The appraised value of the property in toto is \$2.2 million. Currently being conveyed is a $\frac{3}{4}$ interested in the property at 90 percent value for **\$1,485,000**.

Contact Information

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