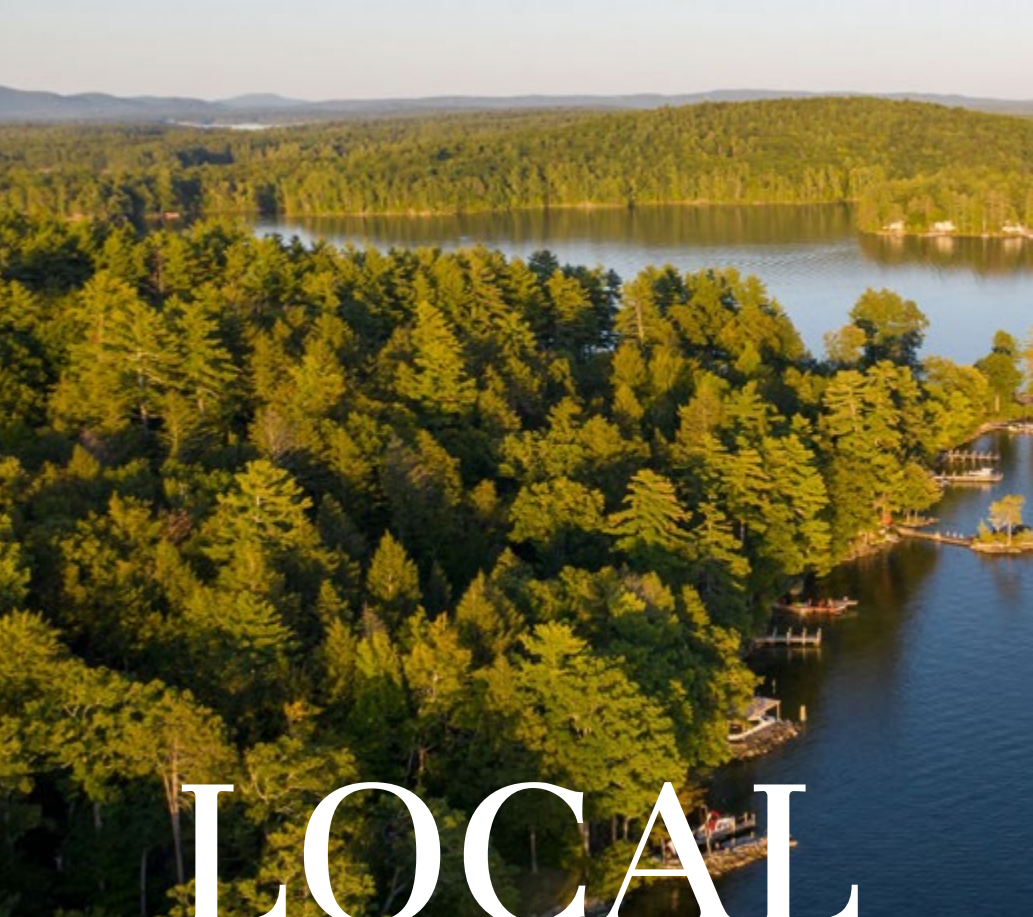


AUGUST '26

LEGACY LIVING

Lakes Region Lifestyle Magazine





LOCAL HAPPENINGS

Sunflower Soirée

AUGUST 8-16, 2026
10:00 AM – 7:00 PM Daily
Brookford Farm
250 West Road,
Canterbury, NH

Celebrate the beauty of late summer with acres of blooming sunflowers, pick-your-own flowers, farm-to-table food, artisan vendors, tractor hayrides, live music on weekends, farm animals, and family-friendly activities. One of New Hampshire's most photographed summer traditions.

Boho Bazaar

SATURDAY,
AUGUST 15, 2026
10:00 AM – 6:00 PM
Main Street | Meredith, NH

Experience one of the Lakes Region's trendiest summer events as downtown Meredith transforms into a vibrant boho-inspired street festival. Browse 50+ curated vendors featuring handmade goods, fashion, home décor, art, and unique finds while enjoying live music, food trucks, a beer garden, DIY activities, and a lively block-party atmosphere. Admission is free.

Concerts on Canal

FRIDAY, AUGUST 14
& FRIDAY,
AUGUST 28, 2026
5:00 PM – 9:00 PM
Canal Street | Downtown
Laconia, NH

Spend your Friday evening in Downtown Laconia with live music, local food, shopping, and the vibrant atmosphere of the Social District.

August Lineup
August 14: Cozy Throne
August 28: Chris White
Band



35th New Hampshire Water Ski Championships

**SATURDAY,
AUGUST 22, 2026**
8:00 AM – Sunset
Back Bay | Wolfeboro, NH

Watch New Hampshire's top water skiers compete in slalom, tricks, and jumping during this exciting annual championship. Free spectator viewing is available from Bridge Falls Path and the Glendon Street Municipal Parking Area.

New England's Only NASCAR Weekend

AUGUST 21–23, 2026
New Hampshire Motor
Speedway, Loudon, NH

A can't-miss weekend for racing fans featuring NASCAR's only New England stop.

Weekend Highlights

Friday, August 21: Practice, qualifying, fan experiences & entertainment

Saturday, August 22:
Team EJP 175 NASCAR
CRAFTSMAN Truck Series
Sunday, August 23: Dollar
Tree 301 NASCAR Cup Series

Race Starts: 3:00 PM
Camping, concerts, driver appearances, interactive fan zones, and family activities are offered throughout the weekend.

Gilford Old Home Day

**SATURDAY,
AUGUST 29, 2026**
Festivities begin at 9:00 AM
Gilford Village | Gilford, NH

Celebrate one of the Lakes Region's favorite annual traditions! Gilford Old Home Day features a hometown parade, craft vendors, live entertainment, family activities, delicious local food, children's games, and a spectacular fireworks display to cap off the day. It's a beloved community celebration that brings residents and visitors together to celebrate everything that makes Gilford special.



Kara Chase

Cori Tessier

HI NEIGHBORS,

August has a way of reminding us why so many people choose to call the Lakes Region home. Long days on the water, evenings around the fire, local concerts, farmers markets, and the excitement of one more summer weekend before the seasons begin to change. It's a time to slow down, make memories, and appreciate everything that makes our community so special.

As we move through one of the busiest times of year in real estate, we're continuing to see buyers eager to put down roots here, whether they're searching for a year-round home, a vacation property, or their next chapter. While the market continues to evolve, one thing hasn't changed: local knowledge, thoughtful guidance, and strong relationships make all the difference.

Inside this issue, we've put together a collection of local events, market insights, home inspiration, and community highlights we hope you'll enjoy. Whether you've lived here for decades or are just beginning your Lakes Region story, our goal is to keep you connected to the place we all love.

Thank you for allowing Legacy to be part of your community. We appreciate your trust and look forward to continuing to serve you, your family, and your friends whenever you need us.

Wishing you a wonderful August,

Kara Chase & Cori Tessier

Legacy Home Group Lakes
Region Real Estate Specialists
603.409.6926
NHLegacyGroup.com

LEGACY
REAL ESTATE GROUP





Belknap County

June 2026 Real Estate Market Report

New Listings

216

(listed 6/1–6/30)

Average Sale Price

\$690,505

(all sold)

Sold Properties

168

(closed 6/1–6/30)

Waterfront Average Sale Price

\$1,375,000

(27 waterfront sales)

Lakes Region Real Estate

Summer Momentum Builds in Belknap County

June brought a shift in tempo for Belknap County's housing market. New listings held steady in the low 200s, giving buyers a wide range of options as the lake season kicked into gear, but the standout story was on the closing side: 168 properties changed hands during the month, a sharp jump over May's pace as pending contracts converted ahead of peak summer. The average sale price settled at \$690,505, a modest step down from spring, reflecting a broader mix of price points moving through the pipeline rather than any softening in demand.

The waterfront segment told a similar story of volume over price. Twenty-seven lakefront and pond-side properties closed in June, more than double May's count, with an average sale price of \$1,375,000. While that figure sits well below May's multimillion-dollar average, it speaks to a wider band of waterfront buyers finding their way to closing tables this month, from attainable cottages to the county's marquee shoreline estates.

Tailored Transitions

Robin & Sarah

The Faces Behind the Vision



A Graceful Next Chapter: Tailored Transitions Brings Ease to Life's Biggest Move

For many homeowners, a house is never just a house, it's decades of holidays spent by the fireplace and closets full of belongings that carry stories rather than price tags. So when the time comes to downsize or right-size for the years ahead, the process can feel like an emotional undertaking as much as a logistical one. That's the gap Tailored Transitions, LLC was built to fill.

Based in Meredith, New Hampshire, and founded by longtime friends Robin Felch and Sarah Lopez, Tailored Transitions has spent over a decade guiding families through moving later in life. Both are certified through the National Association of Senior Move Managers and have served more than six hundred clients with compassion and reliability.

What sets them apart is right in their name: every engagement begins with a complimentary in-home consultation,

followed by a customized plan that might include space planning, sorting and decluttering, full move coordination, and complete unpacking so a new home feels settled from the first night. For those with lifelong collections, fine art, silver, or heirloom furniture, their sister venture, Tailored Collectibles Advising, offers guidance on what to keep, sell, or pass along.

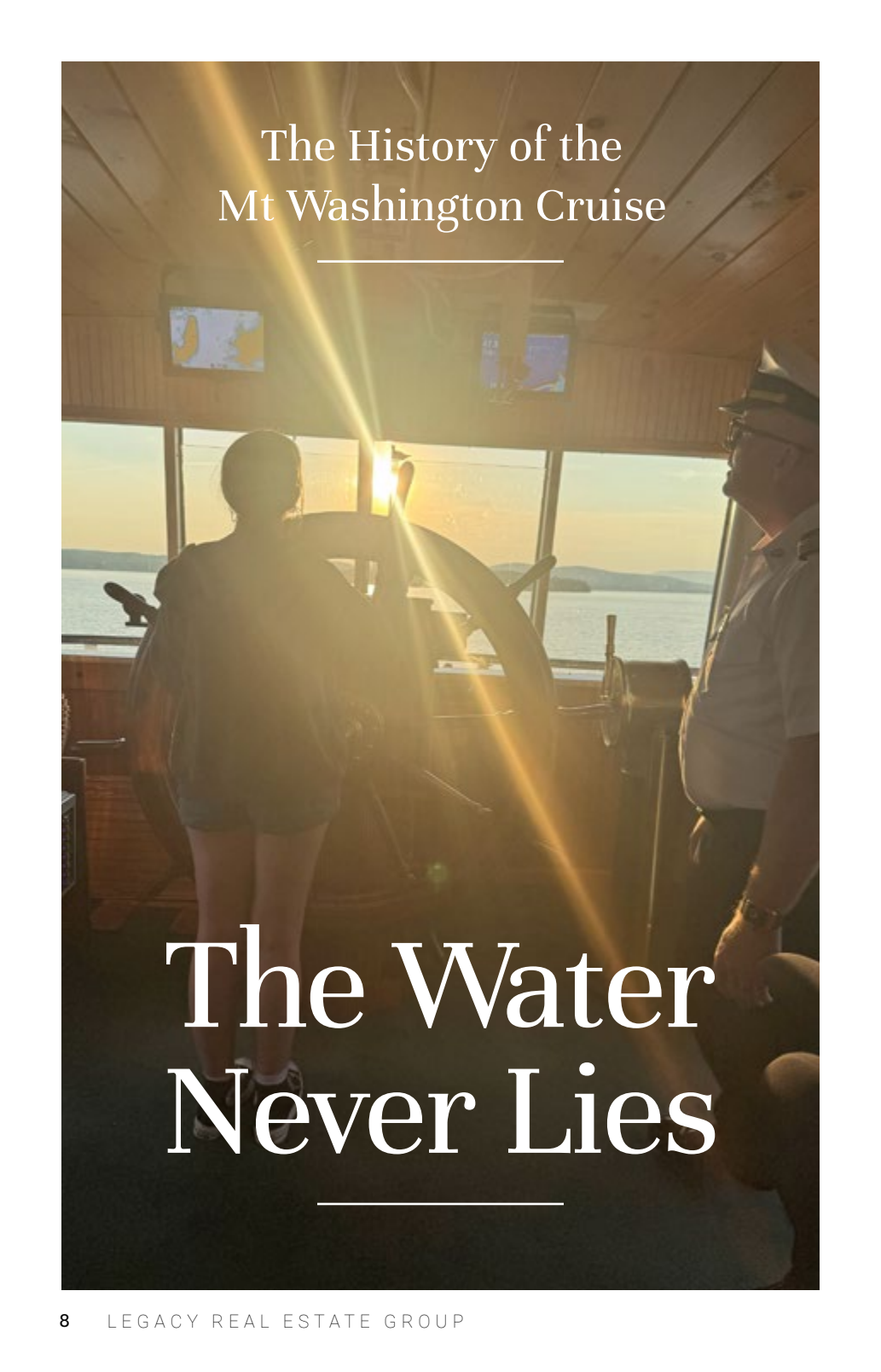
The team also partners closely with real estate agents, elder-law attorneys, and retirement community staff, ensuring no detail is left to chance. Robin and Sarah have even distilled their experience into a book, *Change Your House, Keep Your Home*, reflecting their belief that leaving a beloved home doesn't mean leaving behind the feeling of home itself.

For those considering what comes next, Tailored Transitions offers a rare kind of partner: one who treats the move not as a project, but as a life chapter to be honored.

Robin Felch | 603-393-7192

Sarah Lopez | 603-998-6372





The History of the Mt Washington Cruise

The Water Never Lies



For 154 years, the Mount Washington has been the heartbeat of Lake Winnepesaukee. Her newest captain is steering the old lady someplace she hasn't been in years: everywhere.

The evening light is going gold over Winnepesaukee, and the bridge of the M/S Mount Washington is quiet, all glowing screens and lake light. Captain Michael Lewis stands at the helm the way some people stand in their own kitchen. He points out the thermal camera that reads the water by heat, the radar warming up overhead, the windsock on the bow. Then, almost apologetically, he explains that none of it matters as much as what's outside the glass. "The water never lies," he says. "The water tells you a story, and you, as the captain, need to take in what the water is telling you." Chop where you're headed, a flag hanging limp on the stern while the treeline flags stand straight out. The lake is always talking. His job is to listen.

It's a job only twenty-five people have ever held. This spring, in a ceremony the company calls one of its rarest traditions, Lewis was commissioned the 25th commanding officer in the fleet's history, stretching back more than 150 years, and he got there faster than anyone before him. His wife, Sam, and Senior Captain

Paul Smith pinned on his stripes. General Manager Jared Maraio told the crowd the title has never been given lightly: a rare honor, earned through many hours of vigilance. "His professionalism and leadership are exemplary," Maraio said, "but it's his humility that truly defines him."

The ship he now commands has earned her own stripes. The first Mount Washington, a grand wooden side-wheeler, began working this lake in 1872, and by the turn of the century she was carrying more than 60,000 passengers a season to the grand hotels and rail landings. Then came a bitter December night in 1939, when a fire broke out in the railroad station at the Weirs and took the old steamer with it. She might have ended there, except that a stubborn captain named Leander Lavallee refused to let her. He bought an 1888 iron-hulled ship off Lake Champlain, had her cut into twenty sections, and shipped her here by rail to be reborn. The second Mount Washington launched in August 1940, and she's been growing into her legend ever since: a third deck in 1951, a stretch to today's 230 feet in 1982. When the Old Man of the Mountain fell in 2003, the Mount quietly took his place as the face of New Hampshire, right here on our lake.

Lewis learned his trade the old way, long before the thermal cameras. As a



same way, narrating every decision on the bridge for his crew. And this summer that crew includes his son Alex, working the season as a deckhand, learning the way his father did: by watching. Three generations of Lewis men have now come up on the water, and two of them are aboard the Mount tonight. He'll tell you docking a thousand-passenger ship with no thrusters comes down to tenth-grade geometry: two independent motors, a rudder, a spring line, and a triangle you open or close against the dock. Meredith, if you're wondering, is the hardest landing on the lake, thirty feet of wiggle room in front of the town docks, with the wind usually sitting exactly where you don't want it. "The wind is either our worst enemy or our best friend," he laughs.

The change Lewis is bringing, though, has nothing to do with the bridge. It shows up in the route. "One of my goals as captain is to put the Mount into as many coves as I can safely," he says. "Rather than stick with the same old we've done

boy in Boston Harbor, he watched his father operate vessels. He watched his hands, his eyes, watched him watch the water. His father even made him learn to scull, moving a boat with a single oar, because you never know what ship you'll be handed. These days he hands that knowledge down the

for 154 years. There are generational camps out here, big houses and small houses, and the Mount belongs to all of them." A few weeks ago he took her through Glendale for the first time in some fifteen years, long enough that kids swimming off their family docks, kids old enough to drive, had never once seen the



Mount pass their house. Families waved from rafts as 230 feet of New Hampshire history slid by. That's the joy he's chasing, the same joy that once had him leading a conga line through the ship on a Make-A-Wish cruise. As Maraio put it at the commissioning: we keep people safe, and we make them happy.

So here's our advice, from one table on the rail: go. Book the sunset dinner cruise we just took, or Sunday brunch on the water, or the U.S. Mailboat run, or one of the new murder mystery cruises debuting this season. The Mount sails late May through late October from Weirs Beach, Wolfeboro, Alton Bay, Meredith, and Center Harbor, and in the evenings the route is wonderfully up to the captain. Reserve at cruisenh.com or call (603) 366-5531. And when she comes gliding into your cove some summer evening, do what everyone on Winnepesaukee has done for 154 years.

Wave.



Scan to book your cruise aboard the Mount. Phone: (603) 366-5531.



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2023
WINNER

Recipient of the
2023 NH Home
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and Coming Talent
Under 40

FEATURED LISTINGS



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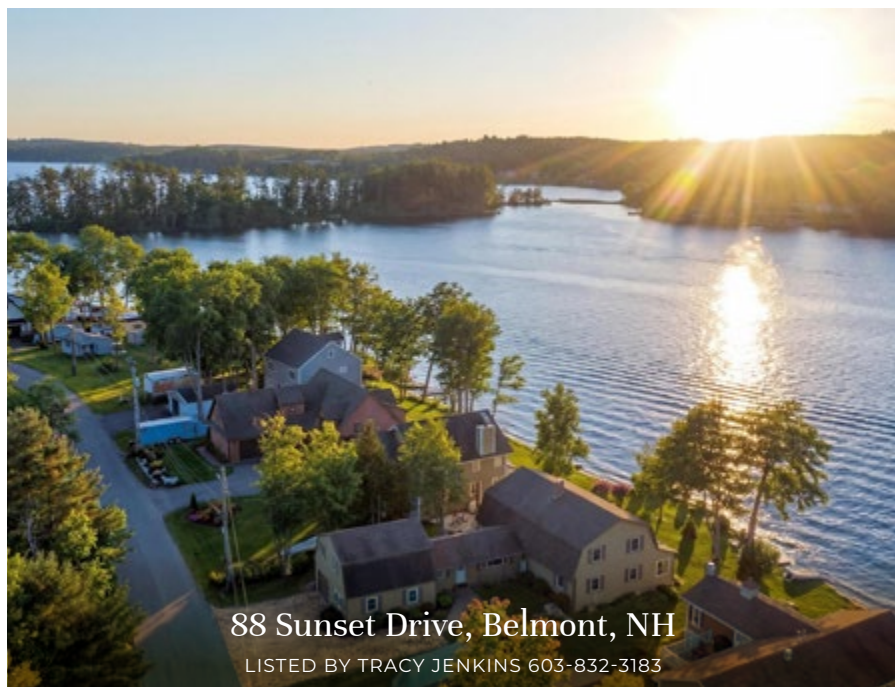
Wake up to breathtaking Lake views

Wake up to breathtaking Lake Winnepesaukee views from every room in this beautifully updated waterfront home in the heart of Alton Bay. Start your mornings with a cup of coffee on the deck as the lake comes to life, and end your evenings sipping a glass of wine while taking in unforgettable sunsets, summer fireworks, and the peaceful sound of the water. This is where lifelong memories are made. Featuring a spacious kitchen, a large dock, mooring, and an additional storage shed for all your lake toys, this home is your stepping stone onto Lake Winnepesaukee at an exceptional value with low taxes. Being sold fully furnished, it's ready for you to

start enjoying lake life from day one. Just 15 minutes from Gunstock Mountain Resort and only 15 minutes to Wolfeboro, America's oldest summer resort, by car or boat! You'll experience the very best of four-season living. Spend summers boating, swimming, and cruising the lake, then enjoy the magic of winter as planes land on Alton Bay's famous ice runway right from your backyard. Whether you're looking for a year-round home, the perfect vacation getaway, or an investment property, this is your opportunity to experience everything Lake Winnepesaukee has to offer. Listed by: Katie Chase | 603-969-7863 Katie@nhlegacygroup.com



For a full list of active listings scan here





Lake Winnepesaukee

Boating Secrets



Sally's Gut (Meredith)

A narrow passage between islands that opens into calm, protected water. It's a favorite among locals for floating and swimming because it's usually less choppy than the main lake.



Ragged Island

Anchor off either beach if the docks are full. The east ("Sunrise") and west ("Sunset") beaches both have sandy bottoms in many areas, making them good places to anchor in settled weather. Watch your depth and give yourself plenty of swing room. Use the public docks if there's space. There are two docks on the south end of the island with a 3-hour docking limit. Go ashore and walk the roughly 1-mile nature trail around the island. It's one of the nicest public islands on Winnepesaukee.



Becky's Garden

The smallest charted island on the lake, tucked between Two Mile and Three Mile Islands near Center Harbor. Every summer, a tiny dollhouse is placed on the rock as part of a decades-old tradition. It's a fun stop to idle by, kayak to, or swim over to—just be respectful since it's a beloved local landmark.



The islands around Three Mile & Two Mile

There are dozens of tiny unnamed rock islands and coves between these islands. At idle speed, you'll discover hidden swimming spots that most visitors pass right by.



Sleepers Castle

Cruise slowly past the historic stone mansion on Sleepers Island. It has one of the most interesting stories on Winnepesaukee and looks like something out of New England folklore.



Bear Island Post Office

This is one of the most unique places on the lake. The Sophie C. mail boat delivers mail daily to Bear Island, where there's a small seasonal post office. It's part of the oldest continuously operating floating post office service in the United States. Many boaters dock just to mail a postcard, grab an ice cream or souvenir from the mail boat when it's there, and experience a piece of Winnepesaukee history.

Tip: If you time your visit with the mail boat's arrival, it's a fun experience to watch the mail exchange and chat with the crew.



St. John's-on-the-Lake Chapel

A short walk from Church Cove on Bear Island leads to this beautiful little chapel tucked into the woods on the highest part of Bear Island. It was built in 1927 around an existing observation tower dating to 1898, giving it a really distinctive look. Summer Sunday services are open to everyone, regardless of denomination.



Easy Lemon Bars

Makes: 9 servings | Prep Time: 15 minutes | Bake Time: 40 minutes

Ingredients

For the crust

- 1 cup all-purpose flour
- 1/2 cup butter, softened
- 1/4 cup confectioners' sugar

For the filling

- 2 large eggs, room temperature
- 1 cup granulated sugar
- 2 tablespoons all-purpose flour
- 1/2 teaspoon baking powder

- 2 tablespoons lemon juice
- 1 teaspoon grated lemon zest

For serving

- Confectioners' sugar for dusting

Directions

1. Preheat the oven to 350°F (175°C).

2. In a medium bowl, combine the flour, softened butter, and confectioners' sugar until a soft dough forms.

3. Press the dough evenly into an ungreased 8-inch square baking pan.

4. Bake for 20 minutes, or until the crust is lightly golden.

5. While the crust bakes,

prepare the filling. In a separate bowl, whisk together the eggs, granulated sugar, flour, baking powder, lemon juice, and lemon zest until smooth.

6. Remove the crust from the oven and immediately pour the lemon mixture over the hot crust.

7. Return the pan to the oven and bake for 20 to 25 minutes, or until the filling is set and no

longer jiggles in the center.

8. Place the pan on a wire rack and allow the bars to cool completely.

9. Dust the top generously with confectioners' sugar.

10. Cut into squares and serve. For the cleanest slices, chill the bars for 30 minutes before cutting.



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Hidden Hiking Gems

Charielle's Take:

Top Kid-Friendly Hikes in NH



While any outdoor adventure in New Hampshire is noteworthy, the adventures I share with my kids rank amongst the highest. As a NH native I have experienced my fair share of trailheads (especially in the Belknap & White Mountains), but there is something special about slowing down and learning to truly love nature when your kids start to join in on the fun. Since my daughters were born, I learned how much sweeter it is to share my love of the outdoors with them. My older girls (6 and 8), now look forward to our trips and like to gather their own supplies for their packs, while my youngest daughter (1.5), simply gets a free ride in her hiking pack, and has one amazing view at all times!

After exploring so much of this beautiful state, I've outlined my top five kid-friendly hikes in New Hampshire below. Some may seem challenging based on the amount of elevation gain, but the best part about hiking with kids is you can take your time and take as many breaks as needed!

Locke's Hill (Gilford, NH): This 1.9 mile hike can be done as a loop for the kiddos who have a little more stamina, or you can simply trek on up to two different lookout points for a shorter trip. Offering beautiful views of Lake Winnepesaukee and various NH mountain ranges, you get a lot of bang for your buck at this trailhead. If doing the entire loop, the total vertical gain is 416 feet.

Pine Mountain (Alton, NH): This hike is perfect for littles and adults! Easy to find, and wonderful for kids who want the opportunity to put their hiking legs to the test. The summit is flat, which is great for a picnic lunch with beautiful views of Lake Winnepesaukee. This trail is 1.9 miles round trip and 308 feet of elevation gain.

West Rattlesnake Mountain (Holderness, NH): Looking for views of Squam Lake? This trail is a favorite because it's relatively "easy," and has built-in stairs (which my kids love), making it less difficult to navigate the terrain. Only 1.8 miles round-trip and 393 feet of vertical gain, with the option to explore along other routes at the summit.

Mount Willard (Carroll, NH): Hiking to the peak of this trail provides you with unreal views of Crawford Notch. This is a must-do hike, and it was one of the first "big" hikes my oldest daughter did at an earlier age. She returned to the car feeling so accomplished! It is a 3.2 mile "out and back" hike (898 feet of vertical gain) with stunning views and a nice steady incline.

Mount Rowe (Gilford, NH): While there are multiple ways to reach this peak, I recommend starting at the parking lot at Gilford Elementary School and following along the boardwalk to the trailhead. Though this route is longer (3.9 miles total), it is a gradual ascent of 908 feet of elevation gain that takes you along a well maintained trail until you reach the summit for views of Gunstock, Lake Winnepesaukee, and the Ossipee Mountain Range.

One more as an honorable mention!

Diana's Baths (Bartlett, NH): This short hike (1.2 miles total and very flat) can be done as a quick pit-stop in the midst of other activities, but if you bring a towel and lunch you can also spend hours hanging out by pools created by nature, and learn some interesting history at the same time!

The 10 Hiking Essentials:

- Map
- Compass
- Warm Clothing
- Extra Food & Water
- Flashlight and/or Headlamp
- Matches or Firestarters
- First Aid Kit
- Whistle
- Rain/Wind Jacket and/or Pants
- Pocket Knife

Additional Recommended Gear:

- Proper Footwear
- Insect/Tick Repellent
- Sunscreen
- Guidebook/Map/GPS Device
- Trash Bag
- Extra Clothing

Find more details, including starting points, for all hikes mentioned: **QR CODE**





2026 FAIR SCHEDULE

Belknap County 4-H Fair

August 1 – August 2, 2026
Belmont, NH

A beloved Lakes Region tradition, the Belknap County 4-H Fair focuses on youth agriculture, education, and community involvement. Visitors can enjoy horse shows, livestock exhibits, agricultural demonstrations, family activities, and hands-on learning experiences. Smaller than some of New Hampshire's larger fairs, it offers a relaxed and welcoming environment that is especially appealing to families with young children and anyone interested in supporting local 4-H programs.

Cornish Fair

August 21–23, 2026
Cornish, NH

Set in the scenic Connecticut River Valley, the Cornish Fair delivers a classic small-town New England fair experience. Visitors can enjoy antique tractor displays, livestock competitions, ox pulls, local crafts, agricultural exhibits, and community entertainment.

Hopkinton State Fair

September 3–7, 2026
(Labor Day Weekend)
Contoocook, NH

The Hopkinton State Fair is widely regarded as New Hampshire's largest fair and one of the state's premier family events. Attractions include demolition derbies, carnival rides, live music, agricultural competitions, artisan vendors, disc dog shows, and countless food options. Drawing tens of thousands of visitors each year, the fair offers something for every age group.

Lancaster Fair

September 3–7, 2026
(Labor Day Weekend)
Lancaster

Located in the heart of the Great North Woods, the Lancaster Fair combines traditional agricultural exhibits with family-friendly entertainment and one of the region's most scenic fair settings.



Hillsborough County Agricultural Fair

**September 11–13, 2026
New Boston, NH**

The Hillsborough County Agricultural Fair celebrates New Hampshire's farming heritage through livestock competitions, agricultural demonstrations, tractor pulls, local crafts, and family activities.

Granite State Fair

**September 17–20 &
September 24–27, 2026 Rochester, NH**

The Granite State Fair stands out with its unique two-weekend format, giving visitors multiple opportunities to attend. The fair features carnival rides, agricultural exhibits, family entertainment, live performances, local vendors, and a wide variety of food options.

Deerfield Fair

October 1–4, 2026 | Deerfield, NH

Often considered New Hampshire's most iconic fair, the Deerfield Fair is also one of New England's oldest family fairs. Visitors can explore extensive agricultural exhibits, giant pumpkin displays, livestock competitions, tractor pulls, demolition derbies, 4-H exhibits, and a massive selection of food and vendors.

Sandwich Fair

October 9–12, 2026 | Sandwich, NH

Held during peak foliage season in the Lakes Region, the Sandwich Fair is one of New Hampshire's most cherished fall traditions. The fair combines agricultural exhibits, midway rides, local crafts, food vendors, antique automobiles, and community celebrations. Its famous Grand Street Parade and antique vehicle displays draw visitors from throughout the state each year. With the surrounding mountains painted in autumn colors, the Sandwich Fair offers one of the most picturesque fair experiences in New England.



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Managing Broker | Partner

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Mortgage Minute Update



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Economic Overview

- The global economy has shown moderate growth throughout 2026. Inflation has slowed, but the continued uncertainty with global trade disputes, geopolitical tension, and mixed consumer demand are keeping investors cautious about the economic outlook for the remainder of 2026.

Mortgage Rate Trends

- Mortgage rates increased through the beginning of July. July 14th CPI data indicated inflation slowed which could lead to lower rates throughout the summer.

Housing Market Insights

- The decade long spring-to-summer upward price trend has been broken in July with a M-o-M median price drop. Inventory has increased 13.3% Y-o-Y, and the median days on market has risen almost 7% M-o-M.

Mortgage Product Trends & Buyer Behavior

- Non-traditional mortgage options like bank-statement loans, asset depletion, and DSCR are expanding in scope and gaining popularity, providing more financing options focused on self-employed borrowers, & new or seasoned property investors. Also expanding are affordability focused programs like down-payment assistance and first-time homebuyer programs. Affordability is still the major concern and focus for most buyers.

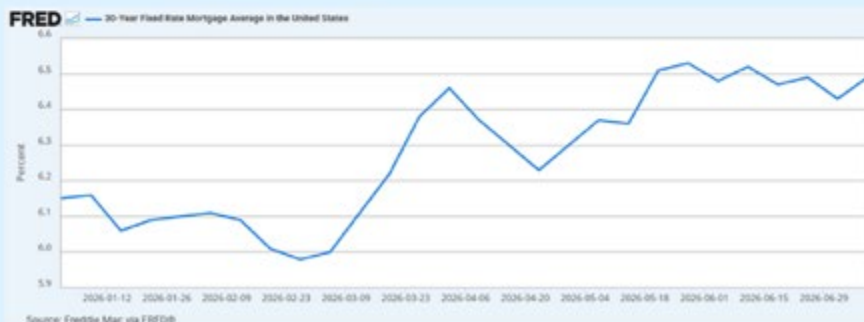
Market Outlook

- Inflation appears to be lowering which bodes well for interest rates in the second half of 2026. It has also been made clear that the new FED chair's priority will be lowering interest rates. Experts are looking optimistically at the second half of 2026 but trade disputes and geopolitical tensions are also tempering expectations.

Dates to watch in August

August 7th - Employment report | August 12th - CPI data | August 13th - PPI data | August 19th - FOMC Minutes

2026 average mortgage rate YTD



PREFERRED Vendors

CHIMNEY SERVICES

Fire & Stone — (603) 293-4040
firestone.com

Country Sweep — (603) 569-6498
countrysweep.com

Alton Chimney Services — (603) 875-3674

HVAC / HEATING

Rowell's Services — (603) 934-4145
rowellservices.com

ConstantComfort (Rob Potito)
(603) 630-1637, constantcomfortnh.com

Kyle Strauch — (603) 707-0664

PROPANE / OIL DELIVERY

Eastern Propane — (603) 783-5955,
eastern.com

Irving Energy — (888) 310-1924
irvingoil.com

Dead River Company — (603) 744-5456,
deadriverv.com

Amerigas — (603) 524-2292, amerigas.com

Stafford Oil — (603) 524-1480,
staffordoil.com

Rymes Oil & Propane — (603) 228-2224
rymes.com

Suburban Propane — (603) 934-4621
suburbanpropane.com

TREE SERVICES

Donovan Tree Service — (603) 279-3267
donovantree.com

Girard Tree Services — (603) 724-1080
girardtreeservice.com

Tall Timbers Tree Service — (603) 520-5047
talltimbersts.com

LANDSCAPING / FALL CLEANUP & PLOWING

O'Hara Property Services LLC
(603) 630-5538, oharaps.com

CBH Landscape & Plowing
(603) 528-6126, cbhlandscape.com

NH Snow Pros LLC — (603) 387-9902
nhsnowpros.com

Total Grounds — (603) 722-0539
totalgroundsnh.com

Dolbier Property Services — (603) 476-6646
dolbiernh.com

Lakes Region Total Home Solutions
(603) 409-7281, lakesregionths.com

ROOFING

Drews Affordable Steel Roofing
(603) 455-2014
buyaffordableroofing.com

Well / Water (worth checking before winter)

Gilford Well — (603) 556-7959
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THE ULTIMATE LAKES REGION

Back-to-School Shopping Guide

Innisfree Bookshop – Meredith & Laconia

A local favorite for over 30 years, offering required reading, journals, planners, educational materials, and thoughtful teacher gifts.

Tanger Outlets – Tilton

Find first-day outfits and back-to-school deals at stores like Nike, American Eagle, Old Navy, Gap Factory, Carter's, and more.

Staples – Tilton

Your one-stop shop for notebooks, binders, electronics, backpacks, printers, and classroom supplies.

Michaels – Gilford

Stock up on school project supplies, organization essentials, arts and crafts, and classroom décor. Teachers receive special discounts.

Rise Boutique – Meredith

Shop gently loved clothing, shoes, backpacks, and accessories from popular brands at budget-friendly prices.

T.J. Maxx – Gilford

Discover affordable clothing, shoes, backpacks, lunch bags, and dorm essentials all in one place.

BootLegger's Footwear Center – Meredith & Laconia

A trusted local destination for quality sneakers, school shoes, hiking boots, and outdoor footwear.

Walmart Supercenter – Gilford & Tilton

An affordable option for everything on your school shopping list, from notebooks to laptops.

League of NH Craftsmen – Meredith Fine Craft Gallery – Meredith

Find unique handcrafted gifts, mugs, and keepsakes that make wonderful teacher appreciation gifts.



Élevé Clothier Contemporaine – Meredith

A chic downtown boutique offering contemporary women's fashion, elevated wardrobe staples, and timeless pieces perfect for a stylish first day back.

The Studio - Laconia

A must-stop while exploring downtown Laconia, The Studio is filled with unique gifts, trendy clothing, jewelry, accessories, greeting cards, and fun finds you won't see anywhere else.

Bohemian Home - Center Harbor

A charming lifestyle boutique featuring curated clothing, jewelry, home décor, vintage finds, and unique gifts.



End of Summer Bucket List

On the Water

- ☐ Cruise Lake Winnepesaukee aboard the M/S Mount Washington
- ☐ Rent a pontoon boat and island-hop for the afternoon
- ☐ Paddleboard or kayak at sunrise, before the lake wakes up
- ☐ Swim at Ellacoya or Wentworth State Beach
- ☐ Catch a water ski show on the Big Lake

Weirs Beach Classics

- ☐ Stroll the Weirs Beach boardwalk and hit the arcade
- ☐ Catch a movie at the Weirs Drive-In (open since 1949)
- ☐ Bowl a string and hit the arcade at Funspot
- ☐ Grab a slice and watch the boats come in

Taste of the Lakes Region

- ☐ Ice cream at a classic lakeside dairy bar
- ☐ Lobster roll at a dockside clam shack

- ☐ Wander a farmers market in Wolfeboro or Meredith

Up in the Hills

- ☐ Hike Mount Major for the classic view of the lake
- ☐ Ride the scenic chairlift at Gunstock Mountain
- ☐ Zip-line and climb the aerial courses at Gunstock Adventure Park

Community & Culture

- ☐ Catch a free concert at Wolfeboro's Cate Park Bandstand
- ☐ Browse the Lakes Region Fine Arts & Crafts Festival in Meredith (Sept 5-6)
- ☐ Watch fireworks reflect off the water Last Nights of Summer
- ☐ Build a bonfire and make s'mores
- ☐ Go stargazing from the dock
- ☐ Take one last sunset boat ride before the docks come out



MEET

The Team

The Legacy Group is a Lakes Region real estate team of six licensed agents supported by three specialists in marketing, operations, transaction coordination, cinematography, and photography - everything needed to compete in an ever-changing market. The results speak for themselves. Legacy Group was independently ranked among the top 1,000 real estate teams in the entire country out of hundreds of thousands - and in the top 5 in New Hampshire. They've also been recognized as a Top 20 team nationally within their brokerage, competing against thousands of teams across the U.S. Their brokerage, Real, is the fastest-growing real estate company in North America.

- Over \$430 million in homes sold and 797+ families served
- In 2025 alone: \$76M+ in sales, helping 103 families, with homes selling at 98% of asking price
- Experience across all price ranges - from \$85,000 to \$10.5 million
- Sold the highest-priced listing in all of New Hampshire in 2025

LEGACY
REAL ESTATE GROUP

real



Meet the Cover Artist



The inaugural cover of Legacy Living is a celebration of everything that makes the Lakes Region extraordinary, and there was no better artist to capture that spirit than Jeremy Noyes.

Based in Meredith, New Hampshire, Jeremy is an award-winning fine art landscape photographer whose work showcases the beauty, emotion, and ever-changing character of New England's landscapes.

Through his lens, familiar places become extraordinary moments — from tranquil sunrises over Lake Winnepesaukee to vibrant foliage, dramatic skies, and peaceful waterfront scenes that reflect the essence of life in the Lakes Region.

Jeremy's photography is known for its ability to tell a story and evoke a sense of place. His images capture fleeting moments of light and atmosphere that many of us experience while living here but rarely have the opportunity to preserve. Whether photographing a calm morning on the lake, a brilliant sunset, or the quiet beauty of a New Hampshire winter, his work reminds us why so many people are proud to call this region home.

As a local artist, Jeremy has built a loyal following through his dedication to showcasing the natural beauty of New Hampshire and beyond. His gallery and collection of fine art prints allow homeowners, businesses, and visitors alike to bring a piece of the Lakes Region into their spaces.

We are honored to feature Jeremy's work on the cover of this issue and grateful for the way his photography helps tell the story of our community.

Connect with Jeremy Noyes

**Gallery: Jeremy Noyes Gallery
Photography, 23 Main Street
Unit #1, Meredith, NH 03253
Phone: (858) 761-2504**





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