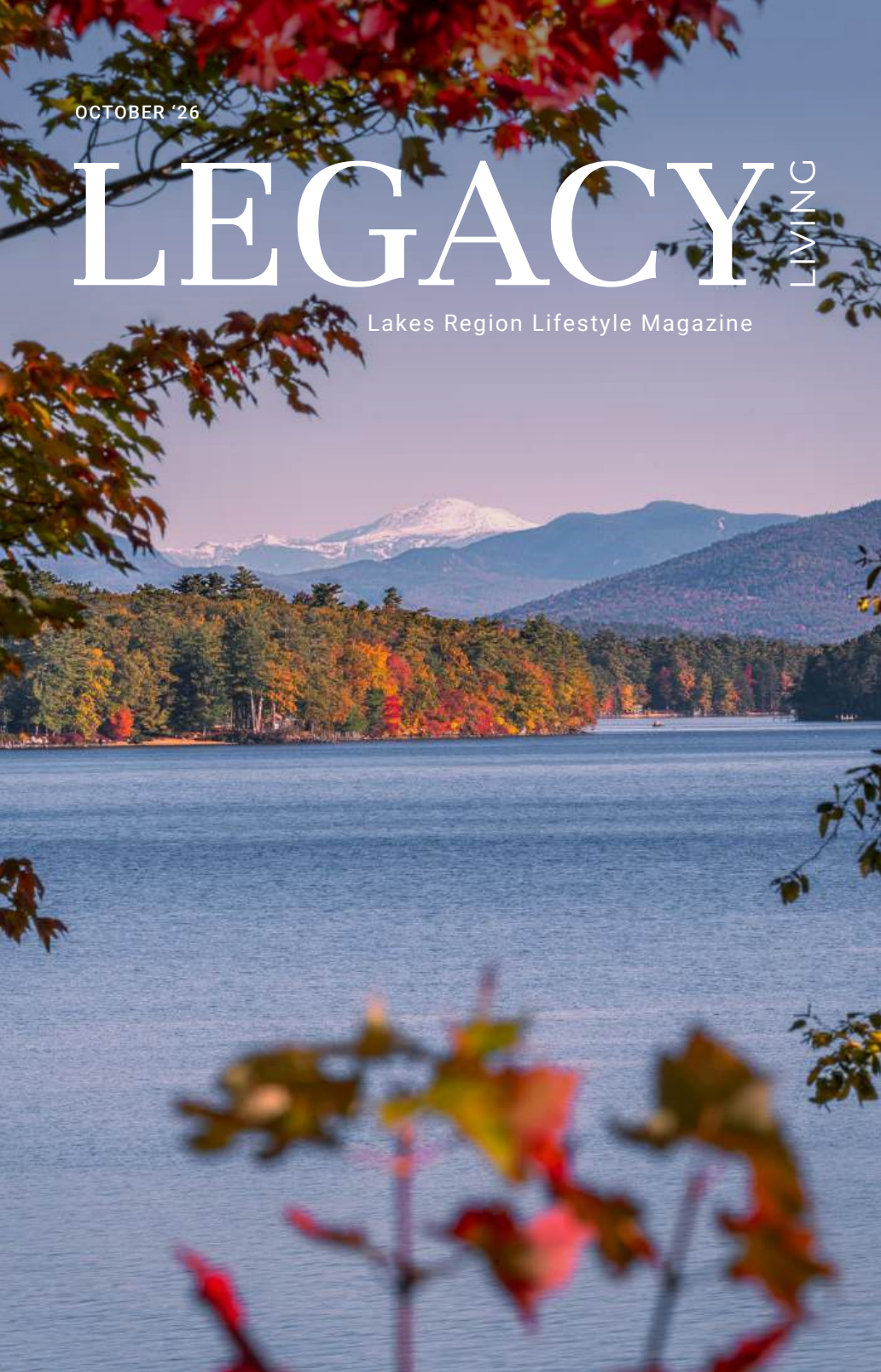


OCTOBER '26

LEGACY

ONLINE

Lakes Region Lifestyle Magazine



LOCAL HAPPENINGS

27th Annual Autumn Craft Festival on the Lake

SATURDAY, OCTOBER 3 & SUNDAY, OCTOBER 4

SATURDAY: 10:00 AM–6:00 PM |
SUNDAY: 10:00 AM–4:00 PM
MILL FALLS MARKETPLACE

More than 70 juried artisans, craftspeople and specialty food vendors take over the waterfront marketplace in downtown Meredith. This is one of the better October events for your magazine because it combines fall foliage, shopping and the lakefront. Rain or shine.

Castle Car Show

SATURDAY, OCTOBER 3

10:00 AM–2:00 PM
CASTLE IN THE CLOUDS -
455 OLD MOUNTAIN ROAD,
MOULTONBOROUGH

Classic cars meet one of the prettiest fall backdrops in the Lakes Region at the historic Lucknow estate.

Antique & Vintage Fair on the Green

SATURDAY, OCTOBER 3

11:00 AM–3:00 PM
CLARK MUSEUM, 233 SOUTH MAIN
STREET, WOLFEBORO

Shop antiques, vintage finds and collectibles on the green in Wolfeboro.

WinniPAWsaukee Diving Into Fall Festival

SUNDAY, OCTOBER 4

9:00 AM–3:00 PM
THE ALAMO TEXAS BAR-B-CUE &
TEQUILA BAR II, LACONIA

Dock-dog competitions, 50+ vendors, demonstrations, raffles, giveaways, food and plenty of dog-friendly fall fun.

The Kalled Gallery Music Night

SATURDAY, OCTOBER 10

5:00–8:00 PM
THE KALLED GALLERY, 33 NORTH
MAIN STREET, WOLFEBORO

An evening of art and live music in downtown Wolfeboro.

Castle Sunset Tours

THURSDAY, OCTOBER 15

5:30–8:30 PM

CASTLE IN THE CLOUDS,
MOULTONBOROUGH

A rare opportunity to experience Lucknow Mansion after normal operating hours while the sun sets over the Lakes Region.

Laconia Pumpkin Fest

FRIDAY, OCTOBER 23 | 4:00 PM

- 10:00 PM - FRIDAY NIGHT SOFT
OPENING

SATURDAY, OCTOBER 24 | 11:00

AM- 10:00 PM - MAIN EVENT
|DOWNTOWN LACONIA

The signature Lakes Region fall celebration returns with the giant pumpkin tower, jack-o'-lanterns, food, vendors, entertainment and family activities.

Pumpkins & Pistons

SATURDAY, OCTOBER 24

10:00 AM–4:00 PM

LACONIA HARLEY-DAVIDSON,
239 DANIEL WEBSTER HIGHWAY,
MEREDITH

Costume contest, flash tattoos, trick-or-treating throughout the dealership, food and drink vendors, giveaways and prizes. It's designed to coincide with Pumpkin Festival weekend.

Witch Train — Winnepesaukee Scenic Railroad

THURSDAY, OCTOBER 29 & FRIDAY,
OCTOBER 30

5:00 PM

WINNIPESAUKEE SCENIC
RAILROAD, 154 MAIN STREET,
MEREDITH

A two-night Witch Train event is currently scheduled, with more details expected from the railroad closer to October.

Haunted Winnepesaukee

DATES: THURSDAYS–

SATURDAYS THROUGHOUT
OCTOBER 2026

TIME: 6:30 | 90-MINUTE CRUISE

LOCATION: WINNIPESAUKEE
BELLE - LAKE WINNIPESAUKEE

Step aboard the Winnepesaukee Belle for a spooky evening on the lake. Live Ghost Hosts share haunting Lakes Region tales of cursed lands, mysterious fires, haunted hotels and unsolved disappearances, all while cruising Lake Winnepesaukee after dark. Seasonal desserts are included, with cocktails and other drinks available for purchase.

ALL MONTH LONG

Fall at Moulton Farm - Meredith

18 QUARRY ROAD, MEREDITH

Pumpkin picking, fall produce, farm market shopping and seasonal activities make this an easy October outing.

Fall at Castle in the Clouds

THROUGH OCTOBER 25
455 OLD MOUNTAIN ROAD,
MOULTONBOROUGH

Mansion tours, foliage views, waterfalls and hiking make October one of the best times to visit.

Fall Wildlife Visits at Squam Lakes Natural Science Center

23 SCIENCE CENTER ROAD,
HOLDERNESS

Native wildlife trails and fall nature exploration are especially good during foliage season.

October Hiking at Castle in the Clouds Conservation Area

MOULTONBOROUGH
The trail network surrounding the estate offers waterfalls, foliage and scenic views, including the popular Brook Walk and Falls of Song.

Greetings Friends



Cori Tessier

Kara Chase

There is a morning in October, usually somewhere around the middle of the month, when you walk down to the water and realize you are the only one out there. No wake. No music carrying across the cove. Just fog lifting off the surface, a loon somewhere past the point, and color running all the way down the hillside to the shoreline. Summer belongs to everybody. October belongs to the people who stayed.

It is a short window and it moves fast. The color usually starts up on the Ossipees and the high ground around Sandwich, then works its way down to the lake over a couple of weeks, and by the time the docks start coming in, most of it is on the ground. So take the drive. Go up Route 25 with no particular destination. Walk Red Hill on a clear afternoon when you can see the whole lake laid out below you, islands and all. Get apples in Meredith. Have one more dinner outside with a fire going and a blanket on the chair. And if your boat is still in the water, take the last ride before the marina calls. Nobody has ever regretted that one.

On the market side, fall is one of the strongest stretches of the year for us, and it has been for a while now. The buyers who spent all summer touring are done browsing. They know what they want, they know what it costs, and most of them would like to be settled before the holidays, which turns the run from now through Thanksgiving into one of the most productive windows on the calendar. The lake also happens to photograph beautifully right now. A waterfront home with color behind it and a clear view down the shoreline shows better in October than it does in the flat green of midsummer.

There is a myth that you list in the spring and hide the rest of the year. Spring is when everyone lists. Right now the field is smaller and the people walking through your door are serious, and that combination has closed a lot of our best deals. If you have been thinking about making a move, this is the month to have the conversation, not January.

A few practical things while we are on it. If you are closing up for the season, this is the time to get the water shut off and blown out, gutters cleared before the leaves finish falling, and a set of eyes on the roof and the chimney. If you need names of people we trust for any of that, just ask. We have a list, and we are happy to share it.

We also want to say thank you. This was a good year on the lake for us, and it was good because of you. Neighbors sending friends our way, homeowners trusting us with a property that has been in the family for two generations, buyers who let us walk them through the biggest decision they will make. We do not take any of that lightly, and we notice every referral.

As always, reach out for anything. A question about your property value, a contractor recommendation, somewhere warm to eat in Wolfeboro on a Thursday night, or just to catch up before winter. This lake is our home too, and helping people find their place on it is still the best part of the job.

Here's to a bright, quiet October. See you out on the water, sweater and all.

With warmth,

Kara Chase & Cori Tessier

Legacy Real Estate Group

603-409-6926

NHLegacyGroup.com

LEGACY
REAL ESTATE GROUP





Belknap County

August 2026 Real Estate Market Report

New Listings

174

(listed 8/1–8/31)

Average Sale Price

\$742,037

(all sold)

Sold Properties

161

(closed 8/1–8/31)

Waterfront Average Sale Price

\$1,612,051

(27 waterfront sales)

August on Lake Winnepesaukee carries
its own particular energy —

long, golden afternoons on the water easing
into that first hint of the season winding down.

Belknap County's real estate market moved right along with it, staying brisk as families made their moves before the fall shift set in.

The month brought 174 new listings to market, keeping buyers busy clear through the last weeks of summer. By August's close, 161 properties had changed hands, with an average sale price of about \$742,000. Waterfront homes remained the headline act: 27 lakefront and pond-side properties sold at an average of roughly \$1.61 million, proof that Lake Winnepesaukee's shoreline keeps its pull no matter what the calendar says.

A Legacy in Laconia Remembering Charlie St. Clair

There are certain people who become so woven into the fabric of a place that it is difficult to imagine that place without them. For me, Charlie St. Clair was one of those people.

Charlie was my cousin on my maternal grandmother's side of the family, but over the years, our paths crossed in another place that meant a great deal to both of us: Downtown Laconia.

We were both business owners downtown, and we had the opportunity to serve together on the Downtown Laconia TIF Committee. Sitting around that table with Charlie gave me the chance to know him not only as my cousin, but as a fellow business owner, community advocate, and someone who genuinely cared about the future of the city he loved.

Charlie was a purist when it came to Laconia. He understood its history, appreciated its character, and believed deeply in preserving the things that made it special. He wasn't afraid to speak up for what he believed was right. His opinions came from a place of history, experience, and a genuine love for this community.

As someone who also chose to build a business in Downtown Laconia, I understood that passion. We didn't always have to see every detail exactly the same way to share the same underlying belief: Laconia is worth investing in. It is worth protecting. And it is worth believing in.

That is one of the things I will remember most about Charlie. I'll miss seeing his van in front of the antique store or our quick sidewalk chats as we each scurried from one place to another.

His Legacy is: He participated. He advocated. He showed up. He cared about where Laconia had been and where it was going.

And, of course, before any committee meetings or businesses, Charlie was my family.

Losing someone who is part of both your family story and your community story leaves an especially noticeable absence. There will be meetings where his voice is missed, familiar places that feel a little different, and countless people who will carry their own memories of Charlie with them.

As we continue working toward the next chapter of Downtown Laconia, I hope we remember people like Charlie. The people who cared enough to get involved, who understood that history matters, and who believed that a strong community is something we all have a responsibility to protect and build upon.

I'm grateful that our paths crossed in so many ways: as cousins, as business owners, as committee members, and as two people who shared a love for this little city.

Charlie leaves behind a legacy that can be seen in the community he spent so many years championing.

And Laconia simply won't be quite the same without him.

Ride Free my Friend,

Kara Chase

In loving memory of
CHARLIE ST. CLAIR
APRIL 16, 1950 - AUGUST 22, 2026





HAUNTED

Winnepesaukee

There's another side to Lake Winnepesaukee—one that doesn't always make the postcards.

Beneath the water, behind old windows and within stories passed down for generations are shipwrecks, mysteries, fires and local legends that reveal a darker side of the Big Lake.

Some are documented history. Others are folklore. And a few fall somewhere mysteriously in between.

Welcome to the spooky side of Winnepesaukee.

THE LADY BENEATH THE LAKE

Gilford

Long before today's M/S Mount

Washington became an icon of Lake Winnepesaukee, the Lady of the Lake carried passengers across the Big Lake.

Built in 1848–49, the 125-foot side-wheel steamer had an eventful life. She struck The Witches near Governor's Island in 1865, survived a devastating fire in Wolfeboro two years later, and was eventually retired from passenger service.

Her final job was an unusual one: housing workers involved in the construction of nearby Kimball Castle.

When the Lady was no longer needed, plans were made to tow the enormous wooden vessel into deeper water near Rattlesnake Island and sink her.

She never made it.

During the tow, the Lady unexpectedly sank in Glendale Cove, where she remains today—sitting upright beneath roughly 30 feet of water.

More than a century later, much of her wooden hull is still recognizable to divers.

Thousands of boats pass nearby every summer.

Most have no idea what lies beneath them.



THE GHOST IN THE WINDOW

Weirs Beach

Today, Weirs Beach is known for arcades, restaurants, boats and summer crowds. But some of its older buildings carry stories from a very different era.

The building long known as the Winnepesaukee Marketplace traces its history to the nineteenth-century Lakeside Inn—and with that history have come decades of unexplained stories.

Visitors and employees have reported strange noises, sudden

cold spots and the unmistakable feeling that someone else was there.

But the best-known legend involves an upstairs window.

According to local folklore, the figure of a man has occasionally been seen standing—or hanging—in an upper-floor window. Other stories tell of unexplained lights, moving objects and a mysterious woman believed to be connected to the building's past.

There is no historical evidence proving anything supernatural happened here.

But once you know which window people are talking about, it becomes very difficult not to look.

Especially after dark.

THE CASTLE ABOVE WINNEPESAUKEE

Gilford

For more than a century, an unexpected sight stood high above Lake Winnepesaukee: a sprawling stone castle that looked more at home in the English countryside than the hills of Gilford.

Construction of Kimball Castle began in the 1890s for railroad magnate Benjamin Ames Kimball—and its history has an unusual connection to another story on these pages. After the Lady of the Lake was retired, her enormous hull was used to house workers building the estate.

As the castle later fell into disrepair, stories began to surround it.

Visitors reported unexplained lights, sudden cold spots, strange sounds inside empty rooms and

the unsettling sensation of being watched. None of the paranormal claims have been proven, but an abandoned stone castle overlooking Winnepesaukee hardly needed much help becoming the subject of local ghost stories.

Then, in August 2025, a major fire severely damaged the historic structure.

For generations who grew up seeing Kimball Castle above the lake, one of Winnepesaukee's most mysterious landmarks had changed forever.

THE NIGHT THE WEIRS BURNED

November 8, 1924

Not every dark Winnepesaukee story is a legend.

On the night of November 8, 1924, flames were spotted rising from the Weirs' music hall.

Strong winds quickly turned the fire into an inferno.

For approximately six hours, flames swept through the heart of the famous summer resort as firefighters fought to bring them under control.

By morning, 13 buildings were gone—including the Hotel Weirs, the Methodist church, two dance halls, the post office, stores and businesses. Contemporary reports placed the damage at approximately \$350,000, an enormous sum at the time.

There was an eerie irony surrounding the Hotel Weirs. An 1885 brochure had proudly advertised the hotel's fire-safety equipment and lifesaving devices.

Nearly four decades later, fire destroyed it.

Today, thousands walk through Weirs Beach without realizing how different it looked before that November night. Sometimes the darkest stories around Winnepesaukee don't need ghosts.



MARY JANE OF LAKE WINNIPESAUKEE

Center Harbor | Local Camp Legend

For generations, campers at Camp Robindel in Center Harbor have reportedly passed down the story of Mary Jane.

According to the legend, Mary Jane was a young girl who attempted to paddle across Lake Winnepesaukee to another camp. Her canoe overturned, and she drowned in the lake.

But that wasn't where the story ended.

Campers were warned that the long weeds brushing against their legs while swimming weren't weeds at all.

They were Mary Jane's fingernails, reaching up from beneath the water.

The tradition even included a "Mary Jane Night," when she was supposedly able to leave the lake and visit the camp. Older campers and counselors kept the legend alive by banging on cabin walls and frightening the younger campers inside.

The story is preserved in the USC Digital Folklore Archives as a long-running Camp Robindel tradition.

Just something to remember the next time something brushes against your ankle in Winnepesaukee.

THE MYSTERY STONE

Meredith | Discovered in 1872

No ghosts. No apparitions.

Just a mystery that has remained unsolved for more than 150 years.

In 1872, workers digging near

Lake Winnepesaukee reportedly discovered a strange, dark, egg-shaped stone roughly four inches long.

Its surface was covered with intricate carvings—a human face, an ear of corn, arrows, circles, a moon-like shape and other symbols.

No one has satisfactorily explained what it is.

The stone is not made from a type of rock native to New Hampshire, and questions surrounding its age, origin and purpose remain. Theories have ranged from a ceremonial object to something commemorating a treaty, while others have connected it to old folklore surrounding mysterious "thunderstones."

Eventually, the artifact became part of the collection of the New Hampshire Historical Society.

More than a century and a half after it was pulled from the ground near Winnepesaukee, the Mystery Stone still hasn't given up its secret.





Anna and Ms. Erica at BELC in 2023; Anna and Ms. Erica are still close in 2026

BOYS & GIRLS CLUBS OF THE LAKES REGION

ONE RELATIONSHIP CAN CHANGE A CHILD'S TRAJECTORY

Two daycares had already told Jess the same thing: her daughter couldn't stay. Jess had just moved to the Lakes Region with three young children, a newly single parent, grieving a family loss, and trying to work when she kept losing childcare.

Then she found the Boys & Girls Club's Belmont Early Learning Center, where staff started with the question: what is four-year-old Anna trying to tell us? The staff brought Jess into every step of the plan instead of calling after a physical outburst. Every time Anna found a better way to say what she needed, they noticed out loud.

By the time Anna graduated from pre-K, she was a different child—happy, using her words, excited to go to school. This fall she starts third grade at Woodland Heights, thriving.

When people picture the Boys & Girls Clubs changing a child's life, they usually picture an older kid, but the earlier a struggling child connects with caring adults, the further those

relationships carry them. Anna's person is Ms. Erica, the Center's Director. Years later, Anna still lights up talking about her, and the two still visit. "If it wasn't for the staff's big hearts and the time they put in, who knows how things would have turned out," Jess says.

Other Lakes Region children are where Anna was, each a relationship away from a different story.

To be part of how those kids' stories turn out, join us at the October breakfast at the Margate Resort, the Robbie Mills pool tournament in March, the June golf tournament, or the August gala and car show—or volunteer year-round.

CONTACT

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Lakes Region
Development

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jhaight@nh youth.org
nh youth.org/support



SCAN TO GIVE



RISE your vibe and shine

VISIT US

71 Main Street
Meredith, NH
(603) 677-7048
ShopRiseBoutique.com

Instagram @riseandconsignnh
Facebook /shoparise

Alyssa Jane's top five closet clean-out rules for fall

1 IF YOU DON'T LOVE IT, LET IT GO!

If you don't feel confident, comfortable and totally YOU when you put it on, it is taking up valuable closet space. Make room for what makes you SHINE.

2 TRY. IT. ON!!

Cleaning and purging out your closet just by "looking at them" on hangers is a FAIL. Take the time to try on the "maybe" pieces. The "CURRENT FASHION" in your closet for fall should match YOUR current life and style.

3 THE ONE-YEAR RULE

Haven't worn it in the last year? Ask yourself why. Is it special? Is it sentimental? Is it occasion specific? If you answered no, then maybe it is time to consign, donate or pass it along... (Rise can help with that)

4 CREATE A FALL "GO-TO" SECTION

Pull forward the pieces you'll reach for constantly: favorite denim, layering tops, cozy knits, jackets, boots and accessories. Build a closet that feels motivating, simple and effortless.

5 ORGANIZE BY CATEGORY — THEN COLOR

Group outerwear, sweaters, tops, denim, dresses etc.. then organize each section by color. Suddenly getting dressed becomes easier and you can actually see what you own.

BONUS RULE • Before buying anything new this fall, ask: Can I style this at least 3 different ways with what I already own? Will this go with my favorite boots, jeans, dress, sweater...

MEET THE STYLIST

Alyssa Jane

Owner and curator of RISE. Alyssa curates a wardrobe that is easy to manage and leaves you feeling confident.





When my client first sat down with me, he used one word: waterfront. In the Lakes Region, that word carries a lot of weight — mornings on the boat, afternoons that ask nothing of you, grandkids jumping off a dock that's finally their own. I heard the word, but I've done this long enough to listen for what's underneath it. Waterfront wasn't really the ask. The ask was room for the whole family, real quality, a view that stops you mid-sentence, and a house his parents would actually want to visit. Waterfront was his shorthand for a feeling, and my job was to find the feeling.

Then 175 Akwa Vista crossed my desk — not on the water, but above it, high enough that the lake stretches out below like a map, islands and all. I walked it before he ever did; I don't send a client somewhere I haven't stood in myself. Five minutes in, I was calling him from the driveway. "It's not waterfront. Hear me out." That's not an easy sentence to say to a buyer who told you exactly what he wanted. But there's a difference between what a client asks for and what actually makes him stay somewhere for twenty years, and I've learned to trust that difference. I told him worst case, he'd spend an afternoon in a beautiful house. He said okay — and that's what trust really is, someone saying okay because you've earned it. The house did the rest. The wall of glass over the lake, the kitchen built for a crowd, the quiet that comes with real elevation and real construction rather than just a good photo. His kids ran straight for the view. His parents didn't want to leave. I've walked a lot of families through a lot of houses, and you can feel the moment a tour stops being a tour and starts being someone picturing Christmas morning there.

From there it was my turn to go to work — negotiating a price that would end up making

history isn't just a number, it's making sure my client understood exactly what he was paying for and why it was worth it, walking the inspection line by line, and staying two steps ahead of every deadline so nothing about closing felt like a surprise. At \$5,100,000, this closed as the largest sale ever recorded in Meredith Bay, and the largest non-waterfront sale in the history of the Lakes Region. Not because it needed a record to be worth it to my client — but because a house built with this much care, in a spot with a view like that, was always going to get noticed by the market, too.

None of that happens on one agent's effort alone. My deepest thanks to Shanna Bekar and The Dow Group, who represented the sellers and were true partners in getting this across the finish line; to Lori Borrin at Meredith Village Savings Bank, for making the financing seamless on a transaction of this size; and to Maria Armano and the Title Team, for closing it without a single hiccup. And most of all, thank you to my client — for trusting me the moment I said "hear me out," and for letting me be part of finding the place his whole family will gather for years to come.

We closed, and he got his lake house — just not the one he pictured when he said waterfront. He got the one that actually fit his life: boats five minutes away, a view better than almost anything on the shoreline, and a driveway big enough for three generations to show up at once. Sometimes the best thing an agent can do isn't find the house on the list. It's knowing when to say, trust me on this one.



For a full list of active listings scan here

Represented by: Kara Chase



FESTIVAL MAP

2026



AMENITIES & LANDMARKS

- PUMPKIN TOWER
- PHOTO TOWER
- INFO BOOTH
- ATM
- RESTROOMS
- PARKING
- STAGE
- FOOD
- BEER TENT
- LODGING
- MEDICAL
- PEDESTRIANS ONLY



EVENTS & ATTRACTIONS

Laconia
CITY ON THE LAKE

LEGACY
REAL ESTATE GROUP

- | | | | |
|-----------------------------|----------------------|---------------------------|------------------------------|
| 1 CRAFT VENDORS | 5 SEATING AREA | 9 CORNHOLE | 13 DUCK RACE |
| 2 RAFFLE | 6 AMUSEMENTS | 10 PICNIC AREA | 14 GREAT PUMPKIN SPECTACULAR |
| 3 FOOD VENDORS | 7 TRAIN RIDES | 11 VENDORS | 15 SHUTTLE DROPOFF/PICKUP |
| 4 ROCKY HORROR PICTURE SHOW | 8 PIE EATING CONTEST | 12 FOREVER LOCKED EXHIBIT | |



FOR MORE INFORMATION
SCAN HERE

laconiapumpkinfestival.com

NH PUMPKIN FESTIVAL · DOWNTOWN LACONIA

SATURDAY, OCTOBER 24TH · 11AM – 10PM

- | | |
|--|---|
| <p>11 AM</p> <p>11:00AM
START OF FESTIVAL
11AM – 2PM
PIE EATING CONTEST
11:30AM
KIDS COSTUME PARADE AND CONTEST
HANOVER ST · TO TOWER</p> <p>12 PM</p> <p>12 – 2:30PM
MILES TO MEMPHIS BAND
STAGE</p> <p>1 PM</p> <p>1:00PM
DOG COSTUME PARADE AND CONTEST
HANOVER ST · TO TOWER</p> <p>2 PM</p> <p>2:00PM
CORNHOLE TOURNAMENT STARTS
2:30PM
STORMBIRDS BELLY DANCERS
IN FRONT OF THE TOWER
2:45PM
STEIN HOISTING
STAGE</p> <p>3 PM</p> <p>3:00PM
RUBBER DUCK RACE
3:00PM
WICKED WITCHES OF THE LAKES REGION
IN FRONT OF THE TOWER
3 – 4:30PM
SUPERNOTHING BAND
STAGE</p> <p>4 PM</p> <p>4:00PM
STORMBIRDS BELLY DANCERS
IN FRONT OF THE TOWER</p> | <p>4 PM</p> <p>4:30PM
WICKED WITCHES OF THE LAKES REGION
IN FRONT OF THE TOWER
4:45PM
STEIN HOISTING
STAGE</p> <p>5 PM</p> <p>5 – 6:30PM
CANYON LIGHTS BAND
STAGE
5:45PM
LIGHT THE TOWER
6:00PM
WICKED WITCHES OF THE LAKES REGION
IN FRONT OF THE TOWER</p> <p>6 PM</p> <p>7 – 8PM
EVERWAY PART 1
STAGE</p> <p>7 PM</p> <p>8 PM</p> <p>8:00PM
LASER SHOW
PUMPKIN TOWER CLOSING AFTER
8:00PM
CRAFT VENDORS CLOSE
MAIN ST · BEWARE OF VEHICLES
8:30PM
50/50 RAFFLE ANNOUNCEMENT
STAGE
8:30 – 9:30PM
EVERWAY PART 2
STAGE
8:45PM
ROCKY HORROR PICTURE SHOW
COLONIAL THEATRE</p> <p>10 PM</p> <p>10:00PM
CLOSE OF FESTIVAL
LAST SHUTTLE 10:30PM</p> |
|--|---|



MORE EVENTS

BELKNAP MILL

Workshops, tarot readings and seasonal exhibits all weekend.
belknapmill.org



TRAIN RIDES & RAIL BIKES

PATRIOT RAIL

Scenic excursions from the Laconia Railroad Station, Veterans Square.
patriotrail.com

(Pumpkin Pie) MARTINI



This creamy, spiced cocktail tastes like pumpkin pie in a glass. It combines vodka, pumpkin puree, and warm fall spices for a perfect dessert drink after any gathering.

INGREDIENTS

FOR THE RIM:

- 2 Tbsp. granulated sugar
- 3/4 tsp. pumpkin pie spice
- Lemon wedge

FOR THE DRINK:

- 4 oz. vodka
- 3 Tbsp. half and half
- 3 Tbsp. pumpkin puree
- 2 Tbsp. maple syrup

FOR GARNISH:

- Whipped topping
- Cinnamon sticks

INSTRUCTIONS

1. Combine sugar and pumpkin pie spice in a shallow dish. Wet the rim of two martini glasses with a lemon wedge, then dip the rims into the spiced sugar to coat them.
2. Fill a cocktail shaker with ice. Add vodka, half and half, pumpkin puree, and maple syrup. Shake vigorously until well chilled, about 30 seconds.
3. Strain the mixture into the prepared glasses. Top with whipped topping and a sprinkle of the remaining pumpkin spice sugar mixture. Serve with cinnamon sticks.

Enjoy this easy fall martini. The vodka keeps the flavor neutral while the pumpkin puree and spices deliver classic pumpkin pie taste. Adjust maple syrup for desired sweetness.

How To Price *Your Home*

IN TODAY'S MARKET

Accurately pricing your home is crucial when putting it on the market. Set the price too high, and it may sit on the market for an extended period, causing you to miss out on potential buyers. Set it too low, and you may lose out on money that your home is worth. Properly pricing your home is a balance between setting a price that accurately reflects its value while also taking into account current market trends and buyer demand. We will explore the various factors that go into determining the right price for your home and provide tips on how to properly price it to sell.

Consult with your local *real estate expert*

This is an excellent way to determine the best price for your home in today's real estate market. Real estate agents have access to a wealth of information and resources that can help you determine the fair market value of your home based on factors such as location, size, and condition for your area!

Understand the *local market*

The real estate market can vary significantly from one neighborhood to another. Make

sure you understand the local market dynamics and how they might impact the price of your home.

Research comparable *properties*

Look at the prices of homes that are similar to yours in your local area. This will give you an idea of the market trends and what buyers are willing to pay.

Consider recent *sales*

Look at what homes have recently sold for in your area to get an idea of current market conditions.

Be realistic

It's important to be realistic about your home's value. Setting an unrealistic price can deter potential buyers and could result in your home staying on the market longer.

Ultimately, working with a local real estate expert is the best way to get an accurate and realistic estimate of your home's value and set a competitive price in today's real estate market.

If you want to earn the most for your home call your Neighborhood Real Estate Expert today to learn more!



Parade Road (Laconia → Meredith)

One of the area's true hidden gems. Rolling hills, horse farms, open fields, and mountain views make this short drive feel like classic New England. It explodes with color in late September and early October and is rarely crowded.

Laconia → Gilford → Alton Bay (Route 11)

A classic Lakes Region drive featuring continuous views of Lake Winnepesaukee, the Belknap Mountains, Ellacoya State Park, and Alton Bay. Early morning or sunset is especially beautiful as the foliage reflects across the lake.

Meredith → Center Harbor → Moultonborough (Route 25)

One of the prettiest stretches along the northern shore of Lake Winnepesaukee. The road passes charming villages, historic inns, farm stands, and beautiful

mountain scenery. Don't miss stops in Meredith Bay, Center Harbor, and Long Island Bridge for incredible foliage photos.

Squam Lake Loop (Holderness • Ashland • Sandwich • Center Harbor)

Circle the crystal-clear waters of Squam Lake while passing through picturesque villages, quiet shoreline roads, and colorful hardwood forests. It's one of the Lakes Region's most peaceful and underrated foliage drives.

Castle in the Clouds Scenic Drive

The drive up to Castle in the Clouds is beautiful on its own, but the panoramic overlook at the top offers one of the best views of Lake Winnepesaukee surrounded by fall color.

Sandwich Notch Road

A true hidden gem. This seasonal dirt road winds through the White

Mountain National Forest between Sandwich and Waterville Valley. Expect stone walls, covered bridges, dense forests, and almost no traffic.

Route 25 through Sandwich & Tamworth

Rolling farmland, historic barns, mountain vistas, and quaint New England villages make this one of the state's most photogenic backroad drives.

Route 109 (Moultonborough → Wolfeboro)

This winding road hugs the eastern side of Lake Winnepesaukee with frequent lake views, colorful forests, charming farmhouses, and ends in the beautiful lakeside town of Wolfeboro.

White Mountain Trail (Route 175 & Route 49)

Follow rivers through dense forests before climbing into dramatic mountain scenery near Waterville Valley. It's a quieter alternative to some of the more famous White Mountain routes.

Around Lake Winnepesaukee Scenic Byway (97-mile Loop)

Although it begins in town, plan on setting aside half a day for this spectacular 97-mile drive around New Hampshire's largest lake. You'll pass through Meredith, Center Harbor, Moultonborough, Wolfeboro, Alton, and Gilford while enjoying lakeside villages, mountain vistas, marinas, hiking trails, and countless scenic overlooks.

Bear Notch Road

One of New Hampshire's best-kept secrets. This peaceful seasonal road connects Route 302 and the Kancamagus Highway through dense

hardwood forests, offering spectacular foliage without the crowds.

Kancamagus Highway

New Hampshire's most iconic fall drive stretches 34 miles through the White Mountain National Forest. Expect waterfalls, scenic overlooks, covered bridges, mountain peaks, and some of the most vibrant foliage in New England. Arrive early on weekends to beat the crowds.

Crawford Notch Scenic Byway

Towering cliffs, waterfalls, mountain lakes, and dramatic overlooks make Crawford Notch one of New England's most breathtaking autumn drives. It's well worth the trip for a full day of exploring.

Bonus Hidden Gems

Long Island Bridge (Moultonborough) - A quiet overlook with sweeping views across Lake Winnepesaukee.
 Bean Road (Moultonborough) - A peaceful country road lined with colorful hardwoods and open fields.
 Plymouth Mountain Road - Rolling farmland with stunning White Mountain views.
 Whittier Highway (Route 25B) - A less-traveled alternative between Meredith and Center Harbor with beautiful lake and mountain scenery.



What changed on the water this year

Five changes to New Hampshire waterfront law, 2024 through the 2026 session, and what each asks of an owner.

1 Over-water structures can grow outward, not upward

In effect now · Senate Bill 27 and RSA 482-A:26-a

Senate Bill 27 lets an existing dwelling over water expand exterior features, so decks, balconies, stairs, rooflines, eaves, where before it could only be repaired for maintenance. No added interior floor space, no new supports in the water or bank, and DES approves the work. The cap is 100 square feet at 100 feet of frontage or less, one square foot per linear foot above that. A boathouse built after July 1, 2025 still cannot exceed 18 feet or have a second floor, and storage inside is limited to what the boat needs.

2 Your bubbler and your dock are now a package deal

Effective August 4, 2026 · Senate Bill 594

If your dock comes out of the water for the winter, the ice prevention device does not go in. Agitators and bubblers protect permanent structures that are legally there, not open water where a dock used to be. Warning signs must be posted wherever one runs: DANGER THIN ICE, readable from 150 feet, visible from every direction, with reflectors.

3 Your contractor now carries the penalty

Effective January 1, 2026 · Senate Bill 299

The state can now fine the contractor who performs or supervises work that violates the Shoreland Water Quality Protection Act. Before this, a penalty generally waited a year after notice.

4 Leaves and clippings stay out of the lake

Effective January 1, 2026 · House Bill 416

Dumping yard waste into surface waters is prohibited. Leaves and clippings feed the same nutrients that feed a bloom. Tell whoever does your fall cleanup.

5 Septic is the buyer's job, and has been since 2024

Still catching people out · House Bill 1113

RSA 485-A:39 moved the evaluation to the buyer and ended the old waterfront site assessment. Within 250 feet of the reference line, a licensed evaluator must look at the system before transfer, and a permitted designer is required for systems never approved or approved before 1989. A failing system is replaced within 180 days.

The setbacks are the same as they were

250 ft

from the reference line is protected shoreland

150 ft

is the natural woodland buffer

50 ft

is the waterfront buffer, and the setback for a house or any primary structure

20 ft

is the setback for accessory structures, so patios, sheds, gazebos, walkways

PREFERRED Vendors

Legacy Recommends: Fall + Winter Home Resources



Scan to see all of our preferred vendors

A curated list of trusted home-service resources for the colder months.

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countrysweep.com

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Lakes Region Chimney Pro
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IN THE GRAND MANNER

Modeled on the great lake houses and the grand hotels of a century ago, The Lake Estate on Winnisquam opened last August on thirty-six acres in Tilton. This spring its spa was voted the best new spa in the country.

New Hampshire has done this before. In the closing decades of the nineteenth century, when the railroads reached the White Mountains and brought the ultra-rich with them, the state answered with the grand hotels, enormous wooden houses of hospitality that fixed New Hampshire in the American imagination as the place people of means went in summer. Most of them are gone. The first serious attempt in a very long while to build another one opened in late August of last year on the western shore of Lake Winnisquam in Tilton, and it is called The Lake Estate on Winnisquam.

The property runs to thirty-six acres with 3,400 linear feet of private, natural

shoreline, and takes in the Belknap range across the water with the Ossipees beyond it. There are 114 guest rooms, of which eighteen are suites, and more than seventy percent of them look directly at the lake. There are twenty-five fireplaces, seven of them in the public rooms. Beyond the building there is a lakefront lawn, an infinity pool, an outdoor mineral spa heated through the winter, two groomed private beaches, courts for tennis and pickleball, walking trails, flower and meditation gardens, and an apple orchard that guests may pick from in season.

None of it exists without Dan and Elaine Dagesse. He is a Colebrook native who made his career in the automobile business and who, as a young man, worked at The Balsams up at Dixville Notch, which is about as direct a line as one can draw from one New Hampshire grand hotel to the next. What the Dagesse brought to the project was a clear idea of what ought to stand on



that shoreline and the resources to build it without taking any of the shortcuts that were available at every turn. What they did not bring was hotel experience, and they knew it, so they went looking for people who had run hotels and found Ed and Patti Rocco, career hoteliers, who came in as minority owners and run the estate day to day, he as general manager and she as estate manager. Neither will discuss any part of the place for long without returning, unprompted, to Dan and Elaine.

"For too long, travelers seeking true luxury hospitality had to look beyond our state's borders."

The four of them sat down together with a set of color boards from an architect and asked one another what it would feel like to be invited for a weekend at a great house on this lake. What would the bedroom look like. Where would everyone gather after dinner. Answered in good faith, that question produces a house rather than a hotel, and an estate is what they set out to build.

The clearest evidence is on the doors, or rather the absence of anything on them. In a great house one does not dine at a restaurant. One goes in to dinner, or meets at the bar, or is told that somebody will be in the library. So the rooms carry the names they would

carry in a home. The Dining Room. The Bar. The Library. The Wine Cellar. The marketing consultants argued against it, as they were paid to, and Ed Rocco heard them out and then asked the room to name a favorite resort. Every person could. He asked them to name the restaurant inside it. Not one could.

A branding firm brought in before the ground was broken sat with the local historical society, read what had been written about the property, and sent the owners a questionnaire thirty questions long. What emerged were three words the estate has answered to ever since. Unassuming. Refined. Luxurious. Patti Rocco measures every decision in the building against all three. The first is the difficult one, and the definition Ed Rocco was given that day is the one he still offers. "It looks and feels like a Mercedes," he says, "but it doesn't have a Mercedes logo."

The architects were Samyn-D'Elia of Holderness, who went back to the original plans of the Mount Washington and worked from the way a building of that kind was assembled at the turn of the last century. The interiors are by Manuel de Santaren of Boston, who designs private estate houses and was the only person on the entire project from outside New Hampshire. Every contractor was a state resident, and at the height of construction 257 laborers

were at work on the site. Some of the beams came out of old New England barns. The white oak and the granite came from within the state, and the millwork was cut by a single tradesman, a man named Mike Tilton, no relation to the town, who spent the better part of two years in a rented warehouse on Route 3 planing raw oak by hand before delivering it to the thirty-five carpenters who were waiting to learn how to assemble it. Twelve of them spent seven months on the lobby.

A house of this kind is also expected to have accumulated things, and this one has. The art collection runs to nearly a hundred paintings, works and crafts, nineteenth and twentieth century American, Hudson River School landscapes and canvases from the American Impressionist period, along with period needlework, weathervanes, small bronzes and ceramics. There are thirty-six patterns of William Morris wallpaper. A grandfather clock in the lobby was built in 1770 and keeps excellent time. A hand cut crystal bowl is the work of Pepi Herrmann, who arrived from Salzburg in 1968 to teach skiing at Gunstock at the invitation of Penny Pitou and Egon Zimmermann, settled in Gilford, and spent his working life as one of the country's few independent master crystal cutters. There is also a table that belonged to the architect's

great-grandmother, whose family went looking for a home for it and asked whether the estate would have it.

The guest rooms were designed three times. A shiplap wall behind the bed, the accepted treatment in luxury hotels, was judged too casual and replaced with wainscoting, which was then carried around all four walls in the manner of an old house. The carpet was upgraded to Axminster woven in India at ninety percent wool. Every door is solid oak.

No two of the 114 rooms are identical, the turrets and roof angles having made that impossible, and a New Hampshire watercolorist was commissioned to paint six pieces that are moved between rooms so that a second visit differs from the first. At the foot of every bed there is a quilt. It is there because when a family moved into one of these small New England towns, the women of the town would sew one and carry it over, and that was how a household was told it belonged.

The spa occupies more than 5,300 square feet on the lobby level and was named Best New U.S. Spa for 2026 by the readers of American Spa magazine, in an annual vote that began with thirty-two new or newly renovated spas nationwide and narrowed through

sixteen matchups. It holds eight treatment rooms, two of them for couples, men's and women's locker rooms with dry saunas, two relaxation lounges with a double-sided fireplace looking out over the orchard, and a terrace of 1,500 square feet carrying the heated mineral pool, a fire pit and a meditation garden.

Treatments draw on local minerals and botanicals, with signature oils and scrubs blended around apple, pine and wildflower. There is sound therapy, forest bathing and guided meditation, and a cancer wellness program that trains therapists to adapt treatment for guests in the course of care. New Hampshire native Martha Zyla brings more than 20 years of experience in the retail, spa and hospitality industries to her role as Director of Spa & Wellness. The spa is open daily from nine to five, to resort guests and day visitors alike.

The dining rooms are a matter of some pride. The Dining Room serves Modern New England cuisine at breakfast and dinner, its menu turning with the season and its windows running floor to ceiling over the Great Lawn. The Bar is panelled in wood to the ceiling and centers on a custom granite counter fifty-five feet long, with a fieldstone fireplace and a deck in season. The Folly Grille serves lunch beside the pool in the warm months, the Wine Cellar seats sixteen by advance reservation, and downstairs the Granite Theater runs a film most evenings for sixteen in reclining chairs. The estate hosts a multitude of events, from executive retreats, large-scale multi-day meetings and conferences, to signature and dedicated wedding events of up to 220 guests in a truly unforgettable setting.

A scent was blended for the property when it opened, a white tea, and machines were installed in the lobby to carry it. Then guests began coming through the front door and remarking that the building smelled of wood. The machines stayed off. The white tea went into a signature candle instead, that you can take with you, and nothing brings a place back faster than the smell of it, which is worth knowing in February.



Our advice is to go, and to understand that a room is not required to do it. The wine cellar tastings resume this month on Friday and Saturday evenings, four pours and a board with everyone seated at one table. The Dining Room and the Bar are open to the public, and so, as noted, is the spa. October is the month for a first visit, while the hills behind the lake are still turning. The Lake Estate on Winnisquam is at **725 Laconia Road in Tilton**. The telephone number is **603-202-3600** and the rest is at **thelakeestatenh.com**.

Nobody involved is under any illusion about the economics. A house of this kind is not built to pay for itself, and Ed Rocco will say so without being asked. He says something else more often. He and Patti brought the hotel years to it. Dan and Elaine brought the vision and the means, and without their generosity and their foresight, he says, none of us would be here.

A century ago the grand hotels went up because somebody with the means to build them wanted New Hampshire to have them. This one went up the same way.





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

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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
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