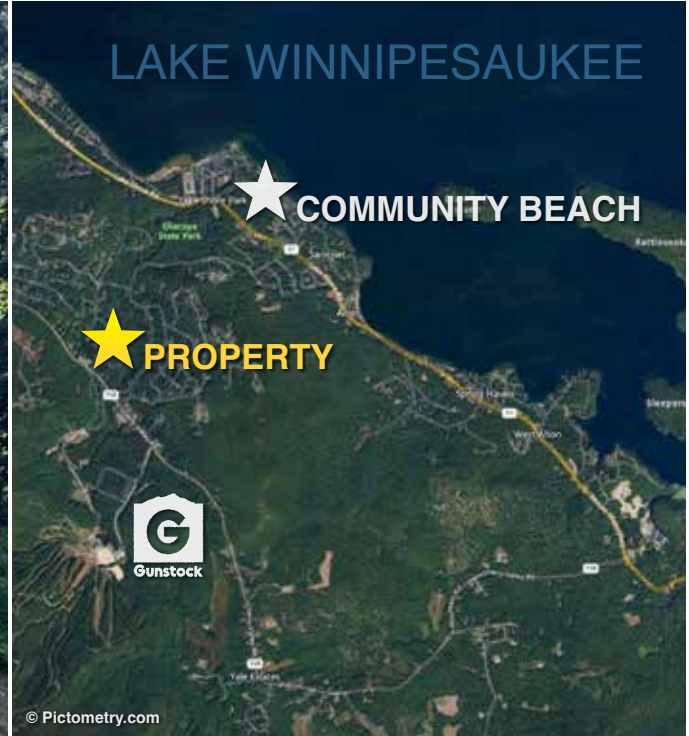


# GUNSTOCK ACRES HOME ON .43± ACRES

## 51 White Birch Dr, Gilford, NH

### 1,344± sf 4 BR Chalet with Seasonal Mountain Views

### Private Community Beach on Lake Winnepesaukee



## AUCTION: Thursday, July 24 at 12pm On-site

Surrounded by scenic beauty & endless recreational opportunities, this year-round home set in the heart of NH's popular Lakes Region attractions is well-suited as a primary residence, vacation get-away or investment property.

Close to Route 3 & 11 with easy access to I-93, only 1 mile from Gunstock Mountain Resort for skiing, zip-line & mountain coaster all just minutes from the shores of 70± sq mile Lake Winnepesaukee, NH's largest lake.

As a member of the Gunstock Acres Common Property Trust (GACPT) encompassing 711± acres with over 400 homes on the south shore of Lake Winnepesaukee, for a modest annual fee of \$135 you will have use of the community's private natural sand beach with 504± ft of Lake frontage, moorings (wait-list), dock, sundeck, bathhouse, small boat racks & launch, tennis, basketball, picnic & play areas.

**Site:** .43± acres (18,731± sf) with parking for 4± vehicles

**Design:** 1,344± sf 2-story 4 BR, 2 BA chalet built 1970 over crawl space

**Renovations:** New front porch & steps to 204± sf 2<sup>nd</sup> floor deck spring 2025. New stove 2025. New Andersen slider to deck circa 2020. New metal roof circa 2015. In 2009, new Thomasville real wood kitchen with double sink, dishwasher & house totally rewired with new 220-volt electric panel.

**1<sup>st</sup> Fl:** 3BR, BA with shower & washer hook-ups for ventless all-in-one washer/dryer

**2<sup>nd</sup> Fl:** Open concept kitchen, dining & living area with wood cathedral ceiling, 1BR, BA with shower

**Heat:** Electric baseboard

**Water:** Gunstock Acres Village Water District private system, \$800/year flat fee

**Sewer:** Private septic

**County:** Belknap County

**Zoning:** SFR

**Parcel ID:** 253-370-000

All town residents have access to Gilford Town Beach with 1,700 ft of frontage on 17 acres with snack bar as well as the Glendale Docks.

### Open House: Wednesday July 16 (12-2pm)

#### Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, July 25, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or

any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

#### Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

#### Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.

# JJManning

AUCTIONEERS

Property Info., Photos, Broker Registration & Full Terms at:

## JJManning.com

### 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



NH LIC 6018

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