



Ron Talon
Direct: (603) 978-0891
Ron@buynhhomes.net



FOR SALE



**711 and 713 Weirs Boulevard
Laconia, New Hampshire 03246**

**711 Weirs Boulevard: 14+- Acres
Offered at \$799,900**

**713 Weirs Boulevard: 14+- Acres
Offered at \$799,900**

**1,152 Feet of Road Frontage
City Sewer & Electric On-site
City Water on Weirs Boulevard**

604 Main St. Laconia , NH 03246 ~ (603) 527-8200
208 Daniel Webster Hwy Meredith, NH 03253 ~ (603) 279-0079
www.baysidenh.net

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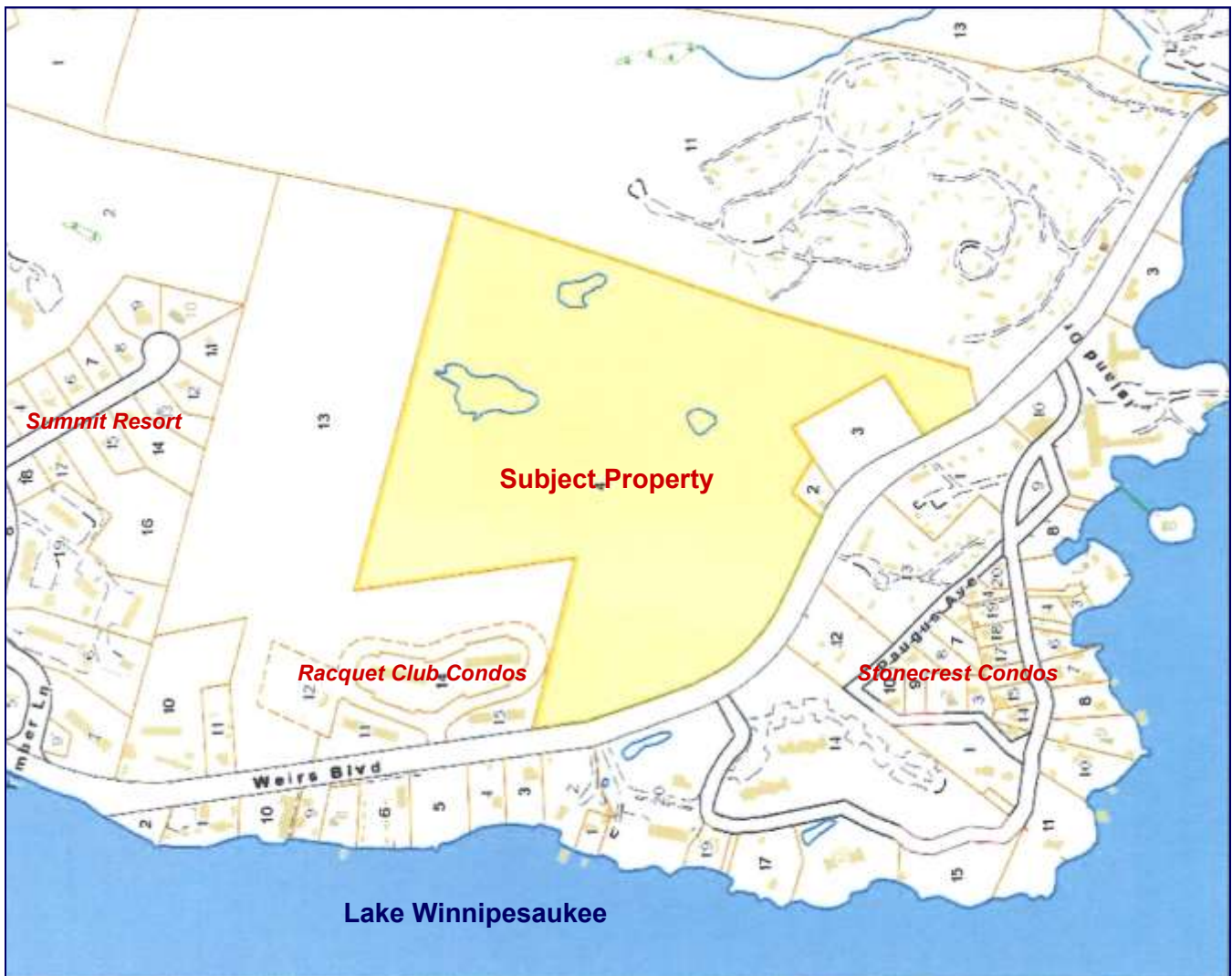
711 & 713 Weirs Boulevard, Laconia, NH



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PROPERTY DATA

Address	711 and 713 Weirs Boulevard, Laconia, NH 03246
Zoning	Commercial/Resort
Map/Lot	Map 210, Block 248, Lot 04
Acreage	Each Lot is 14+- Acres
Property Exposure	Southwest
Road Frontage	1,152+- Feet on Weirs Boulevard
Traffic Count	9,500+- Cars per day
Water	City Water at the Street
Sewer	City Sewer on site
Taxes	\$1,790.00
Electrical	On-site
Deed Book/Page	Book 2934, Page 0371, Belknap County



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711 Weirs Boulevard / US Route 3, Laconia, NH



RE/MAX Bayside is pleased to present this unique property in the heart of the Lakes Region overlooking Paugus Bay on Lake Winnepesaukee. This 28.5+- acre parcel is being subdivided into two 14+- acre pieces. This offering may be the last of it's kind with beautiful scenic views of the lake and surrounding mountains. Subject to final subdivision approval, these two lots will share the existing road via a common easement. The road will be gated, for complete privacy, with an intercom entrance for each home. Each site will have electricity and public sewer provided. Private wells will be installed by the buyer.



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City of Laconia Permitted Uses

235 Attachment 2

City of Laconia
Table I

Table of Permitted Uses

[Amended 12-8-1997 by Ord. No. 12.97.12; 10-26-1998 by Ord. No. 08.98.08; 5-22-2000 by Ord. No. 05.2000.05; 8-13-2001 by Ord. No. 05.2001.05; 10-22-2007 by Ord. No. 13.2007.13; 1-28-2008 by Ord. No. 01.2008.01]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES						P	CR	DR	BC	C	BCI	IP	I	AI	
C	C	C	C	C	C	Cluster subdivision - conventional housing						N	C	P	N	N	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)						P	P	P	P	P	P	P	N	N	N
C	C	C	C	N	N	Manufactured housing park						N	C	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing						P	P	N	P	P	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park						N	P	N	N	N	N	N	N	N	N
C	C	C	C	N	N	Manufactured subdivision						N	C	N	N	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling						E	P	P	E	N	E	N	N	N	N
P	P	P	P	P	P	Single-family						P	P	P	P	P	P	P	N	N	N
N	N	N	P	P	P	Two-family dwelling						P	P	P	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES						P	CR	DR	BC	C	BCI	IP	I	AI	
P	P	P	N	N	N	Accessory apartment						N	N	P	N	N	N	N	N	N	N
P	P	P	P	P	P	Building						P	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Home occupation						P	P	P	P	P	P	P	N	N	N
P	P	E	E	N	N	Greenhouse						N	N	N	N	N	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels						N	E	N	E	E	E	E	N	N	N

P - Permitted, E - Special Exception, C - Conditional Use Permit, N - Not Permitted, * - Special provisions in district, see Article VII.

RR1-Rural Residential 1
RR2-Rural Residential 2
RS-Residential Single Family
SFR-Shorefront Residential
RG-Residential General

RA-Residential Apartment
P-Professional
BC-Business Central
BCI-Business Central Industrial
C-Commercial

DR-Downtown Riverfront
CR-Commercial Resort
IP-Industrial Park
I-Industrial
AI-Airport Industrial

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RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES (continued)						P	CR	DR	BC	C	BCI	IP	I	AI	
P	P	P	P	P	P	Outdoor storage						P	P	N	P	P	P	N	N	N	N
P	P	E	P	P	P	Road side stand						P	P	N	P	P	P	N	N	N	N
P	P	P	P	P	P	Roomers, less than three						P	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Shelter, emergency						P	P	N	P	P	P	P	P	P	P
P	P	P	E	N	N	Stable						N	E	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats						P	P	N	P	P	P	N	N	N	N
P	P	P	P	P	P	Swimming pool						P	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales						P	P	P	P	P	P	N	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	E	P	E	E	Assisted living facility						E	P	N	E	N	E	N	N	N	N
C	C	C	C	C	C	Bed-and-breakfast						C	C	P	P	P	P	N	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house						E	P	E	E	E	E	N	N	N	N
E	E	E	E	P	P	Dormitory						N	E	C	N	E	N	N	N	N	E
N	N	N	N	P	E	Emergency shelter/housing						P	E	P	E	E	E	N	N	N	N
N	N	N	N	E	P	Transitional housing						E	N	P	E	N	E	N	N	N	N

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RE/MAX Bayside Commercial Division

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Permitted Uses cont.

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RR1	RR2	RS	SFR	RG	RA	SERVICE (continued)	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Hospital/health care facility	P	P	N	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn	E	P	P	P	P	P	N	N	E
N	N	N	N	E	E	Laundromat	P	P	N	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop	P	P	P	P	P	P	N	N	E
N	N	N	N	N	N	Professional office	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair	E	E	N	P	P	P	N	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding	E	E	N	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Amusement arcade	N	P	P*	P	P	P	N	N	E
N	N	N	N	N	N	Amusement park	N	P	N	N	E	N	N	N	N
C	C	C	N	N	N	Arts center	C	P	P	P	P	P	N	N	N
E	E	N	E	N	N	Campground, RV/tent	N	P	N	N	N	N	N	N	N
N	N	E	E	N	N	Conference center	N	P	P	P	P	P	N	N	N
C	C	C	N	N	N	Equestrian stable/center	N	C	N	N	N	N	N	N	N
N	N	N	N	N	N	Indoor recreational facility	N	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Movie theater, including drive-in	N	P	P*	P	P	P	N	N	N
N	N	N	N	N	N	Nightclub/dance hall	N	P	P	P	P	P	N	N	N

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E	E	E	E	N	N	Outdoor recreational facility	N	P	N	E	P	E	P	P	N
N	N	N	N	N	N	Private club ¹	E	P	P	P	P	P	N	N	N
¹ [NOTE: Permitted as an accessory use to other permitted uses in this category]															
RR1	RR2	RS	SFR	RG	RA	WATER-RELATED/DEPENDENT USES	P	CR	DR	BC	C	BCI	IP	I	AI
E	N	N	P	N	N	Commercial beach	N	P	N	N	N	N	N	N	N
N	N	N	N	N	N	Dry slips	N	C	N	N	C	N	C	P	P
E	N	N	E	N	N	Marina/yacht club	N	C	C	N	C	C	N	C	N
N	N	N	N	N	N	Watercraft long term storage	N	C	N	N	C	N	P	P	P
E	N	N	E	N	N	Marine vehicle sales and service	N	P	C*	E	P	P	N	P	N
E	N	N	P	N	N	Watercraft launch/rental	N	P	C*	P	P	P	N	P	N
N	N	N	N	N	N	Watercraft repair/building	N	P	N	N	P	P	P	P	P

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Survey Plan

NEARBY ATTRACTIONS & BUSINESSES

Half Moon Motel & Cotages
Channel Waterfront Cottages
NASWA Resort
Christmas Island Steak House
Birch Knoll Motel
Lazy E-Motor Inn
Sun Valley Cottages
Faro's Italian Grille
Crazy Gringo
Paradise Beach Club
M/S Mt. Washington Cruises
Kellerhaus
Weirs Drive-in Theatre
Funspot
The Cottages at Tower Hill
Logs of Fun
Lowe's
Hannaford Super Market
Shaws

TJ Maxx
Pet Smart
Home Goods
Papa Ginos
Monkey Trunks Weirs Beach
Winnepesaukee Pier
Pine Hollow Campground
Naswa Resort
Ahern State Park
The Margate Resort
Winnepesaukee Scenic Railroad
Daytona Fun Park
Pirate's Cove
Endicott Rock Beach
Anchor Marine
Thurston's Marina
Channel Marine
Paugus Bay Marina
Cumberland Farms

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