

23 Lake Ave

Sunapee, NH

Just Listed

Gorgeous McGray and Nichol's built, Victorian home on the always sought-after Lake Sunapee! This is your opportunity to enjoy the best of lake life - walk to dinner, village shops and entertainment--convenience and beauty in one perfectly crafted package. Don't feel like walking? Take the kayaks! Or enjoy the peacefulness of Lake Sunapee from your gently sloping, professionally landscaped yard. An oversized dock easily accommodates two boats and jet skis. The elegant wrap-around deck ensures full enjoyment of the summer months. Enjoy excellent lake views from nearly every room. On the second floor is the master suite with sweeping water views, gas fireplace, sitting room and large walk-in closet. The master bath has a beautiful walk-in tile shower and Jacuzzi tub. This premium property is located minutes to Mt. Sunapee Resort, 30 minutes from the Upper Valley and under two hours to Boston.



\$3,000,000

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

Bedrooms 4

Year Built: 2004

Bathrooms 4

Taxes: \$34,332

Garage 2

Sq Ft: 4,927

Acres .36

256 Main Street
New London, NH
C: 603-252-6428
O: 603-526-8600

www.sunapeeregionproperty.com

kW LAKES & MOUNTAINS
KELLER WILLIAMS REALTY

Each Office is Independently Owned and Operated

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Features

Interior

- Spacious chef's kitchen with custom cabinets and high-end appliances (Wolf, Sub-Zero, Bosh)
- Bakers/prep kitchen
- Central music system with individual room controls, built-in entertainment system
- Study with custom woodwork
- Two wood fireplaces
- Spacious master suite with lake views, walk-in closets and gas fireplace
- Central air conditioning and vacuum
- Lower level family room, bar/kitchenette
- Whole house generator

Exterior

- McGray and Nichol's built home
- Highly sought-after location on Lake Ave
- Gently sloping professionally landscaped yard
- Oversized dock with room for two boats and two jet skis
- Elegant wrap-around deck
- Two-car garage
- Located minutes to Mount Sunapee, 30 minutes to the Upper Valley and under two hours to Boston



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