

THE COTTAGE ON PLEASANT LAKE



251 A NORTH ROAD, DEERFIELD, NEW HAMPSHIRE

WWW.PLEASANTLAKECOTTAGE.COM

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The **Cottage on Pleasant Lake** is a charming additional private amenity to this property. Utilizing its own septic system, well and dock, it is perfect for your guests and family or an ideal income producing feature. Currently it is listed as a fan favorite on Airbnb with a significant income stream. Step inside and you will see why.

The all wood interior includes cathedral ceilings, 2 bedrooms, bath, eat-in kitchen, living room and an 20' x 8' lakeside screened porch. There is a small fire pit in front and lakeside deck by the lake. The 30ft dock will fit your boat to enjoy the best of one of the cleanest and clearest lakes in New Hampshire.

Visit www.PleasantLakeCottage.com to see more.





Pleasant Lake Cottage



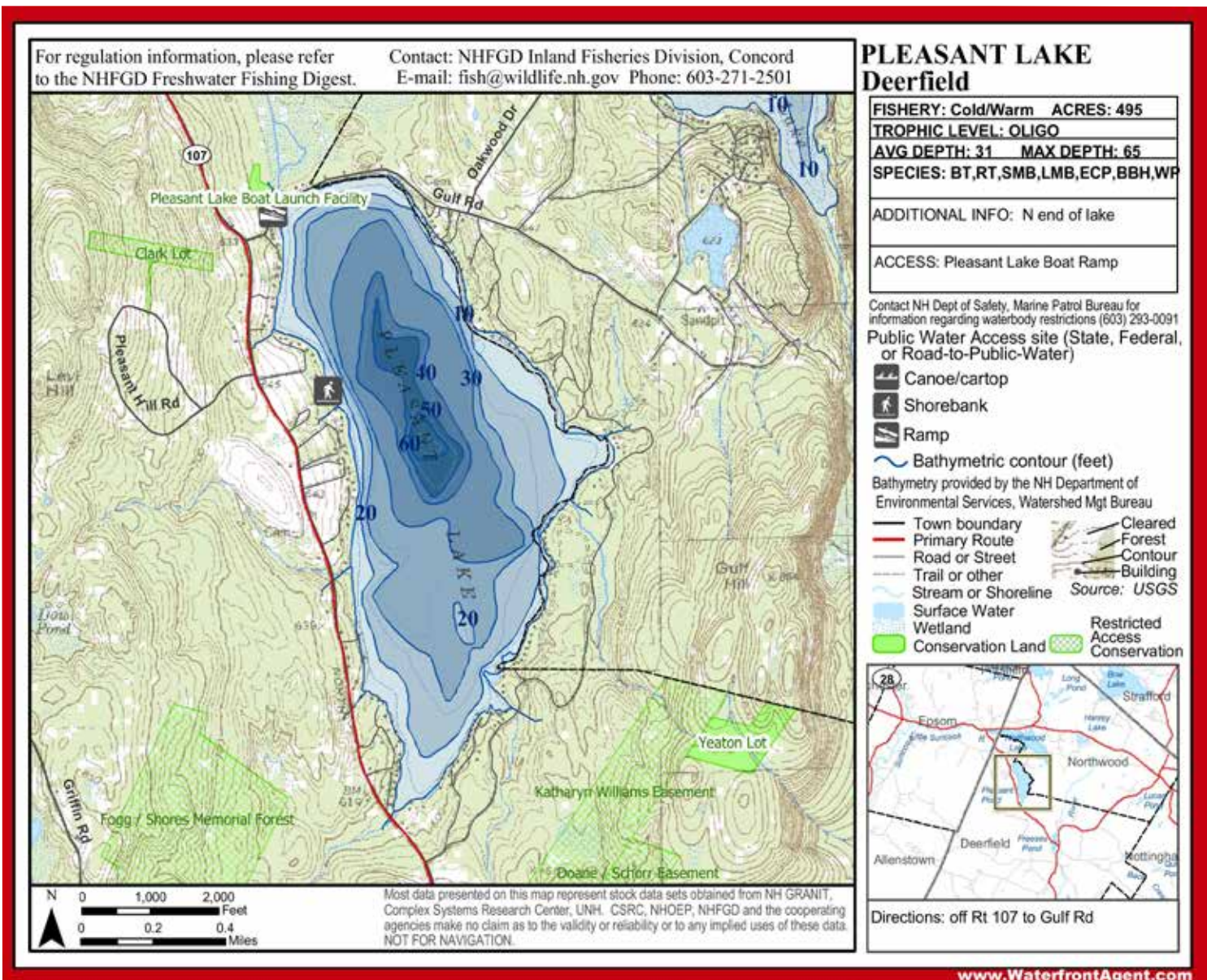
COTTAGE DETAILS

This charming private cottage is a top Airbnb destination with significant income. Visit and you will see why.

- www.PleasantLakeCottage.com
- Panoramic views of Pleasant Lake
- 800+/- square feet
- Log Siding
- Refinished oak flooring (2023)
- Butcher block kitchen counters (2022)
- Natural wood interior with beamed cathedral tongue & groove ceilings
- 20' x 8' Screened porch facing lake
- Full eat-in kitchen with table, frig, electric stove and porcelain sink
- Living room with large picture window
- Primary room with queen size bed
- Second bedroom with 2 twin beds
- Renovated bathroom (2023)
- Updated lighting fixtures (2023)
- Ceiling Fans
- Wi-Fi smart window A/C units
- Wi-Fi smart locking entry door lever
- Independent well, septic, and electric
- Baseboard and electric wall heater
- Outdoor sitting area with fire pit
- Small deck off porch with grill
- Multi-level staircase to lake (2023)
- 10 ft x 10 ft deck for lakeside dining



PLEASANT LAKE, DEERFIELD, NEW HAMPSHIRE



Pleasant Lake, covering 479 acres, and 65 feet deep is indeed a stunning spring fed lake located in Deerfield, New Hampshire within Rockingham County.

The lake's eastern shore serves as the boundary between Deerfield and Northwood. Pleasant Lake is part of a larger watershed. Water from the lake flows north into Northwood Lake, and then to the Suncook River, a tributary of the Merrimack River.

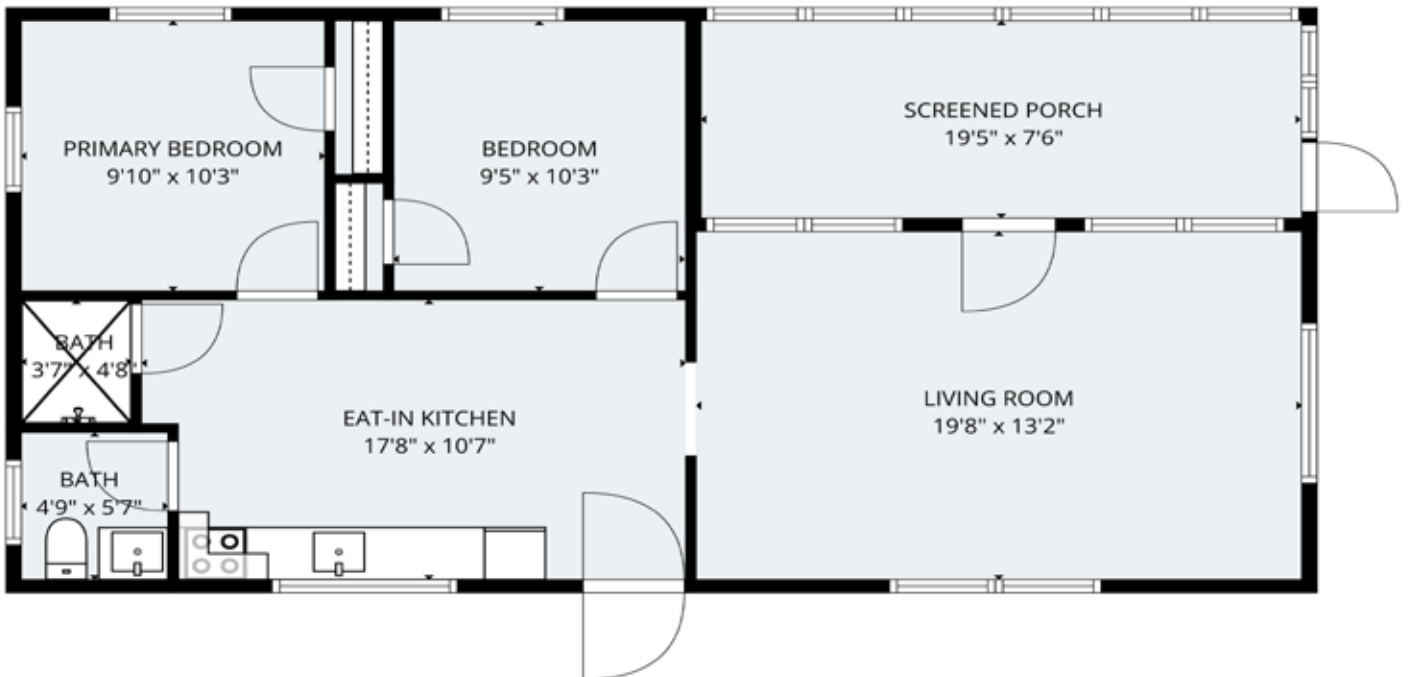
This flow contributes to the ecological health and connectivity of the region's waterways.

Being classified as an oligotrophic lake means

that Pleasant Lake has low nutrient levels, resulting in high water clarity and a healthy ecosystem. This type of lake is often characterized by cool, well-oxygenated water, making it ideal for a variety of fish species.

The lake supports both cold water and warm water fish species. Some of the notable fish species found in Pleasant Lake include Brown Trout, Rainbow Trout, Smallmouth and Largemouth Bass, Chain Pickerel, Brown Bullhead, and White Perch.

Lake life is life. Make it yours here.



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