

FEATURED DETAILS OF 265 MICHAWANIC ROAD, UNIT 11-A
AND MICHAWANIC VILLAGE.



What makes a waterfront community truly exceptional?
It starts with the lake. The setting. The view. The lifestyle. And of course—the home itself.

Welcome to 265 Michawanic Road, where lake life is elevated in every way. Step inside this pristine, turnkey condo and you'll immediately feel the difference.

Designed for effortless living and unforgettable moments, this home offers everything you need, paired with exceptional lake views and forest vistas from your deck, sun room patios, and great room with walls of windows.

Outside, the lifestyle continues across 53 beautiful acres filled with amenities you'll love—and a few you may not expect. Spend your days boating from your assigned boat slip or mooring, launching kayaks from your dedicated rack, relaxing by the pool, playing tennis or pickleball, enjoying the community beach spacious community decks overlooking the water a 3 minute walk away,

Here, every day feels like a getaway. The lake, the views, the amenities, the community, and the comfort of a move-in-ready home all come together in one remarkable place.

Lake life is life. Make it yours.



INTERIOR

- Hardwood and luxury vinyl tile floors
- 2 new energy efficient and silent Rinnai units (main level and lower level)
- Upgraded kitchen with Granite counters
- Energy efficient Rinnai heaters on main and lower levels,
- Air conditioning on every level
- Wood fireplace on main level
- Insulated three-sided glass solarium with new sliding doors and interior shiplap siding
- Updated lower level with wet bar, wine fridge, and quartz countertops
- Spiral staircase to loft bedroom
- Lutron remote controlled lights on every level
- Remote monitoring system for temperature, humidity, and water
- Keyless entry

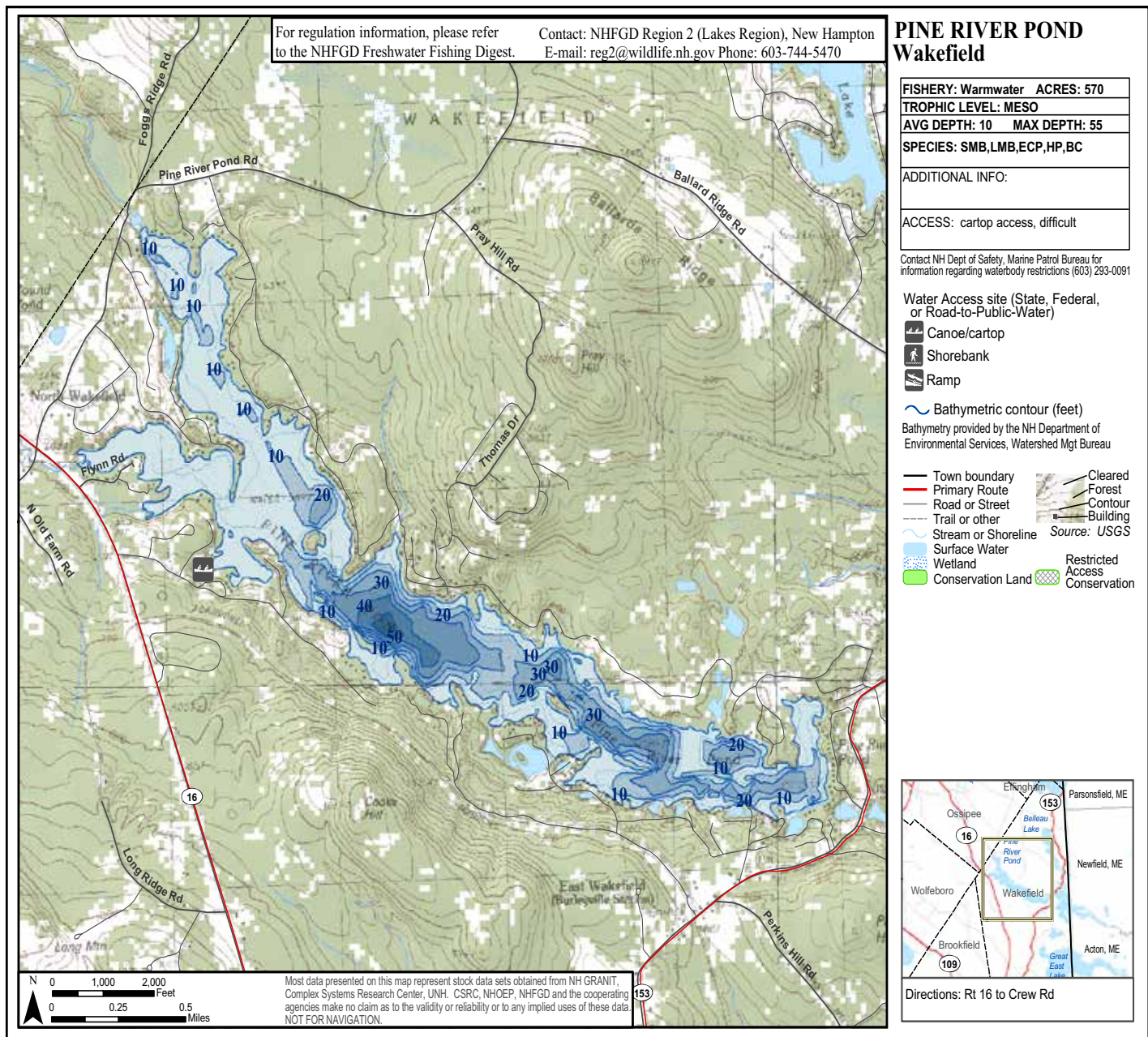
EXTERIOR

- End unit with windows on the north, south and west walls
- Large deck on main level
- Covered deck on lower level
- Lockable outdoor closets by front and rear entrances
- Covered storage for kayaks, bicycles, and gardening equipment

- Short walks to beach, marina, tennis/pickleball court, community pool, and clubhouse
- Direct access to hundreds of miles of snowmobile trails
- Seasonal storage space for boat trailers and snowmobile trailers
- Huge community beach and deck
- Assigned dock slips and moorings
- 53 acres of lush forest with walking trails
- Water, sewer, plowing, road maintenance and all the amenities included with a low HOA fee
- Wakefield enjoys some of the lowest property low tax rates in the state
- Beautiful Michawanic Pond and Pine River Pond and distant forest views

LOCATION

- Located near the White Mountains for hiking/skiing, the Maine/NH seacoast for fishing and swimming, and the cities of Portland ME, Portsmouth NH, and North Conway NH for dining and entertainment.
- Short drives to Wolfeboro, Lake Winnepesaukee, the 12-mile Sanbornville to Wolfeboro rail trail, and The Barn concert venue and Barnstormer's summer repertory theater in Tamworth.
- Under 2 hours to Boston and its Logan Airport.



Pine River Pond in Wakefield, NH is a beautiful 570-acre lake known for its clear waters, peaceful setting, and scenic mountain views. Popular for boating, kayaking, fishing, swimming, and year-round recreation, it offers a quiet lake lifestyle while still being close to local amenities, Wolfeboro, Lake Winnepesaukee, and the New Hampshire Lakes Region as well as Maine. Its natural beauty and relaxed atmosphere make it a desirable destination for vacation homes, primary residences, and outdoor enjoyment. Live it at Michawanic Village in Wakefield.