



**Ridge Field**  
C O R N E R  
LUXURY HOMES

**TUFTONBORO, NH**



A Quality Development By



**LAKEVIEW**  
DEVELOPMENTS

M: (603) 333-1664

POWERED BY

**PLACE**

THE

**DOW**

GROUP

**kw**

COASTAL AND  
LAKES & MOUNTAINS  
KELLER WILLIAMS REALTY

136 South Main Street | Wolfeboro, NH 03894 | O: 603-569-HOME





## Lakeview Development

Lakeview Developments is a high-end real estate developer with housing subdivisions and neighborhood development projects centered in the State of New Hampshire. Lakeview Developments' primary focus is higher-end, single-family homes in and around the Lakes Region and White Mountains of New Hampshire. Lakeview Developments is led by a seasoned and experienced team of home builders, site improvement developers, and a highly experienced management team. Lakeview development-based projects have to meet a high standard of excellence incorporating the following into every development.

- ☑ Project exclusivity
- ☑ Mountainous or water views
- ☑ High-quality construction
- ☑ Technologically advanced homes
- ☑ Green Technology
- ☑ Lowered Carbon Footprint
- ☑ Speed to market
- ☑ Eco-friendly strategy
- ☑ Finished basement/attic options
- ☑ Appliance and finish upgrades

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## Local Attractions

There are so many things to do and attractions to visit in the Lake Winnepesaukee region!

Hermit Woods Winery, Weirs Beach, Paugus Bay, Castle In the Clouds, Funspot, Logs of Fun, Hobo & Winnepesaukee Rail Bike Adventures, Winnepesaukee Scenic Railroad, White Mountain national forest. Hiking, biking, kayaking the swift river and the list is very long! Find what adventure is waiting for you right here at Lake Winnepesaukee!



## Top Things To Do in The NH Lakes Region

- **The M/S Mount Washington Cruise Ship** – Alton Bay
- **Funspot and Water Slides** - Weirs Beach – Laconia
- **Gunstock Mountain Resort** – Gilford
- **Bank of New Hampshire Concert Pavilion** – Gilford
- **Weirs Beach** - Gaming Pavilion – Weirs Beach
- **Zip Lining** – Gunstock Resort – Gilford
- **Mount Washington Cruises** – Weirs Beach – Laconia
- **Pirates Cove Adventure Mini Golf** – Meredith
- **Squam Lakes Natural Science Center** – Holderness
- **Annual Pond Hockey Tournament** – Meredith Laconia
- **Annual Motorcycle Week** – Laconia
- **Hiking, Snowshoeing, Skiing, Boating** – Lakes Region

## Tuftonboro Lake Access

- **Boat Launch** - Melvin Village Public Landing  
Off Route 109 No fee
- **19 Mile Bay Beach** – Governor Wentworth  
Highway, Rt 109, Tuftonboro
  - Swimming, Picnicking, No fee, Portable toilets, No Lifeguard on Duty
- **20 Mile Bay Beach** – Governor Wentworth  
Highway, Rt 109, Tuftonboro
  - Swimming, Picnicking, No fee, No Lifeguard on Duty
- **Melvin Village Wharf** – Governor Wentworth  
Highway, Route 109, Tuftonboro
  - Swimming, No Lifeguard on Duty, No restrooms, limited parking, Fee charged

## Tuftonboro History

Tuftonboro is the only New Hampshire town owned by just one man, John Tufton Mason, for whom the town was named. Mason was heir to the Masonian Claim, the undivided lands of northern New Hampshire, which he sold to a group of Portsmouth merchants in 1746, thereafter known as the Masonian Proprietors. They disposed of the land via grants to prospective settlers prior to the American Revolution. Situated on the shore of Lake Winnepesaukee, Tuftonboro includes the villages of Melvin Corner, Melvin Village, and Mirror Lake. Lake Winnepesaukee has 274 islands with 27 of them located in Tuftonboro.

In our lovely town, visitors and locals enjoy the Indian Grave by the Lake, the view from Abenakee Tower, our beautiful Historical Society, hiking trails, scenic roads, and mountain vistas. We also offer two public beaches on the lake and several boat launches for boating and kayaking.



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## SPRING

### HIKING/NATURE WALKS

40+ ACRES OF COMMON LAND CASTLE IN THE CLOUDS  
SEWALL WOODS TRAILHEAD MOUNT MAJOR  
MOODY MOUNTAIN  
ABENAKI TOWER  
DAVID LAWRENCE TRAILHEAD

### GREENHOUSE- SPIDER WEB GARDENS

## SUMMER

### HOLIDAY

4TH OF JULY PARADE- WOLFEBORO

MARINAS  
AMBROSE COVE  
MELVIN VILLAGE  
GOODHUE

### BRIDGE FALLS PATH

### FISHING DERBYS

MOUNTAIN BIKING AT THE NEW  
TRAILS AT ABENAKI  
GUNSTOCK  
4TH OF JULY WEEKEND CRAFT FAIR  
TRAILFEST

## FALL

APPLE PICKING  
DEVYLDER'S FARM

### SANDWICH FAIR

### REGATTA

GUNSTOCK MOUNTAIN  
SOULFEST  
LABOR DAY WEEKEND ANNUAL CRAFT FAIR  
ASCENSION RACE

## WINTER

### SKIING

ABENAKI: DOWNHILL & CROSS COUNTRY GUNSTOCK  
MOUNTAIN: DOWNHILL & CROSS COUNTRY  
WHITE MOUNTAINS

ICE FISHING  
19 MILE BAY

ICE SKATING  
POP WHALEN ICE ARENA

SNOWMOBILING  
RIGHT OFF OF THE 40+ ACRES OF COMMON LAND

CHRISTMAS TREE FARM  
VARNEY HOMESTEAD TREE FARM  
BALD PEAK CHRISTMAS TREE FARM

### BEVERIDGE ICE FEST

### POND HOCKEY CLASSIC



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# Charles J. Sayegh

Partner, Lakeview Developments, LLC  
charles@lakeviewdevelopments.com  
603-960-0454

Charles brings over 30 years of business management experience to Lakeview Developments. He has been part of numerous successful organizations in the technology, consumer, and services industries, where Charles has served as Director, Vice President, Chief Financial Officer, and Chief Executive Officer throughout his career.

Currently, Charles is managing Director at eDriven Marketing, a boutique digital media and advertising agency serving clients nationally. He also serves as President and Chief Executive Officer at GideyUp Moving and Logistics, a new venture aimed at streamlining commercial moving and logistics for medium to large organizations.

As a Partner in Lakeview Developments, Charles' responsibilities include neighborhood development, land procurement, neighborhood design, organizational planning, marketing strategy, finance, and home sales. Charles brings vast experience and knowledge across many industries as well as dedication and excellence to each project at Lakeview Developments.

Charles graduated from Northeastern University with a master's in business administration, Summa Cum Laude and was inducted into the international business honors society Beta Gamma Sigma. Charles is also recipient of the 40 Under 40 most successful businesspeople award. Charles serves as a Captain and pilot with the United States Air Force Auxiliary.



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# Jesse Lindland

Partner, Lakeview Developments, LLC  
jesse@lakeviewdevelopments.com  
603-817-8263

Jesse has worked in the construction field since 2001. In 2004, Jesse joined Outside In Construction, a premier home builder in the Lakes Region. There, Jesse established himself as a well-respected and professional builder with a keen approach to quality construction practices along with unparalleled client satisfaction. Currently, he serves as President and CEO of Outside In Construction helping home buyers design and construct multi-million-dollar homes around the Lakes Region.

As a Partner in Lakeview Developments, Jesse oversees neighborhood development and home construction. He is involved in land procurement, neighborhood design, planning and construction of homes as well as homebuyer liaison assisting homebuyers with customization and upgrades of their homes. Jesse brings enthusiasm and character to each project at Lakeview Developments along with unparalleled expertise in quality construction.

With 22 years of construction knowledge and expertise, Jesse has a creative eye for design and construction methods. Jesse employs over 20 highly experienced construction and development professionals including dedicated project managers, interior designers, selection coordinators and support staff. Jesse regularly attends construction industry events, seminars and online education staying at the cutting edge of construction sciences.



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# Sean McDonald

Partner, Lakeview Developments, LLC  
sean@lakeviewdevelopments.com  
603-234-5889

Sean is a highly experienced land developer. In his previous role, Sean served as Vice President at Northeast Earth Mechanics for 20 years. While at Northeast Earth Mechanics, Sean oversaw projects ranging from \$100K to \$4M in scope across the northeast region.

Currently, Sean is President and Chief Executive Officer at SK McDonald Company, a commercial site and high-end residential development company in New Hampshire. SK McDonald Company maintains a large fleet of excavation and paving equipment and vehicles serving all New England.

As a Partner in Lakeview Developments, Sean oversees neighborhood planning and development as well as land and homesite excavation. His responsibilities include local, state, and federal zoning laws and compliance as well as land procurement, neighborhood design, site planning and land development. Sean has keen in-depth knowledge and experience in neighborhood developments, road construction, large-scale utilities projects and site development. Sean graduated from University of New Hampshire with a degree in civil engineering.



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# #1 Team in New Hampshire

2015 - 2016 Volume | 2017 Units | 2018 - 2022 Both

## THE DOW GROUP



**Adam Dow**  
Owner and Broker

A native of Wolfeboro, Adam's family has lived in the area for generations and his mother's family settled on Keniston Island as a summertime escape over 45 years ago. Adam earned his B.S. in Business Administration from the University of New Hampshire's Whittemore School of Business and Economics. Before becoming a Realtor, Adam was a partner at a management system consulting firm in Portsmouth, New Hampshire. His great facility with the professional skills he learned there contribute to his success in real estate.



**Sonya Lapor**  
Realtor

Sonya and her husband Bill have raised their four children in Wolfeboro and are solid, active members of the community. Her involvement includes board member and founder of the Stacey Burns Memorial Scholarship 5K and a committee member at Melvin Village Community Church. After living in California for a few years, they moved back to New Hampshire in 1994 and in 1996 started their own construction business. Sonya's knowledge of construction has been instrumental with her real estate business.



**Margot Skelley**  
Realtor

As a lifelong resident of Wolfeboro, Margot possesses a unique understanding of the real estate environment of New Hampshire's Lakes Region. Prior to joining the Dow Realty Group, Margot developed her expertise as a realtor by working 6 years as a rental agent at another local agency specializing in luxury waterfront rentals. Additionally, she developed an in-depth understanding of real estate laws and regulations while spending several years as a title abstractor at a local law firm.



**Karyn Jennings**  
Director of Marketing

Karyn joined the Dow Group after 13 years as a Digital Marketing Director/ Graphic Designer at the Manchester Radio Group. Karyn works closely with Adam to build on what he has created over the past 18 years. She currently oversees all brand creative, lead generation, touch programs, social media, digital and print marketing. Karyn resides in Lee, NH with her husband and daughter, and enjoys getting outside the most, whether it be on the lake, at the beach, or on the slopes in the winter.

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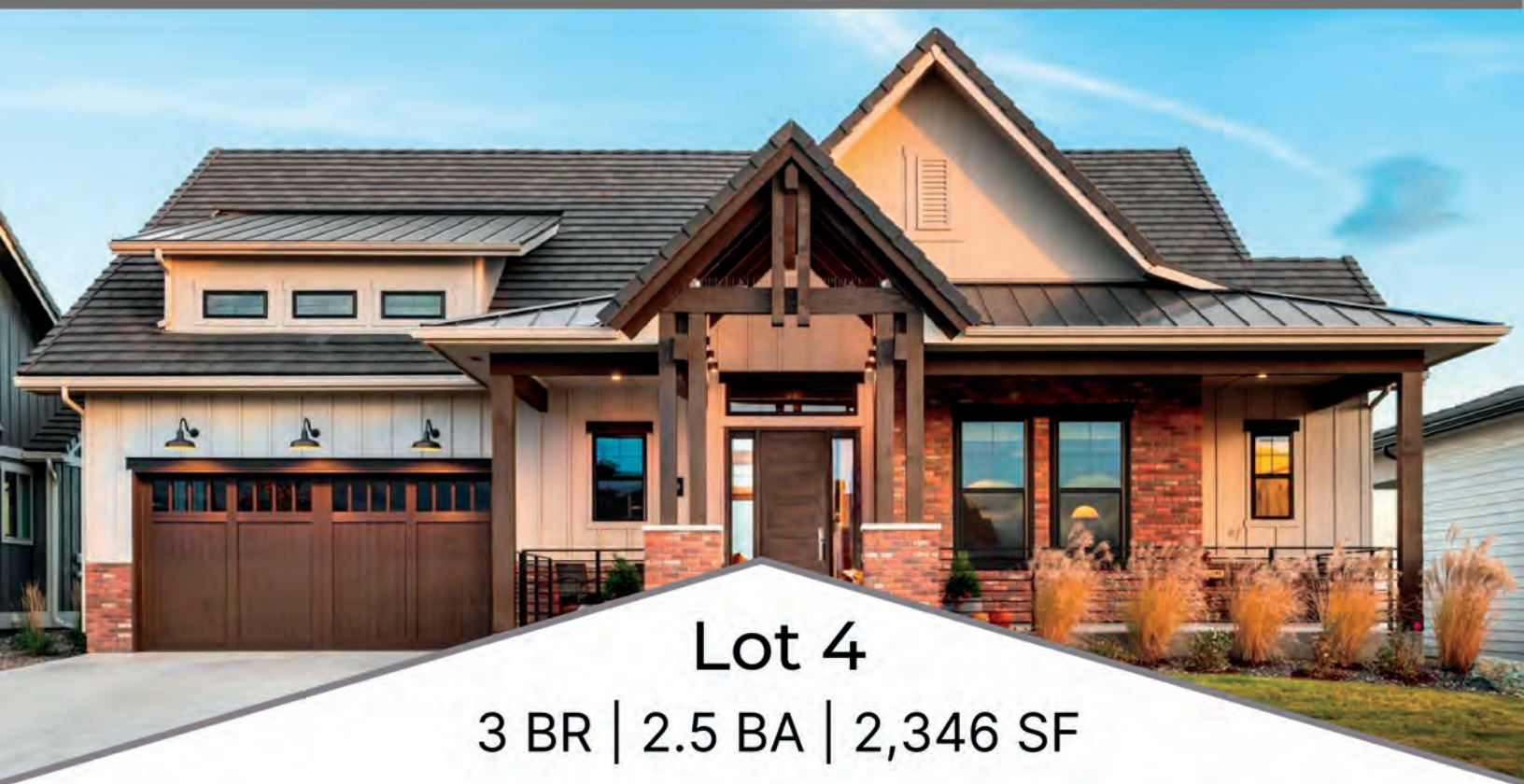
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# THE HOLLIS



Lot 4

3 BR | 2.5 BA | 2,346 SF



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# THE BALSAM



Lot 15

4 BR | 3.5 BA | 2,346 SF

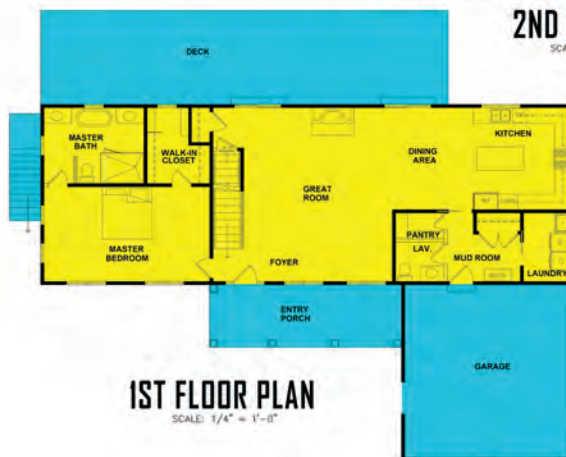


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2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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# THE HEMLOCK



Lot 16

4 BR | 2.5 BA | 2,166 SF



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# THE ASH



Lot 17

4 BR | 3 BA | 2,985 SF



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# THE CYPRESS



Lot 20

3 BR | 2.5 BA | 2,188 SF



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# THE DOGWOOD



Lot 23

4 BR | 2.5 BA | 2,175 SF



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# THE JUNIPER

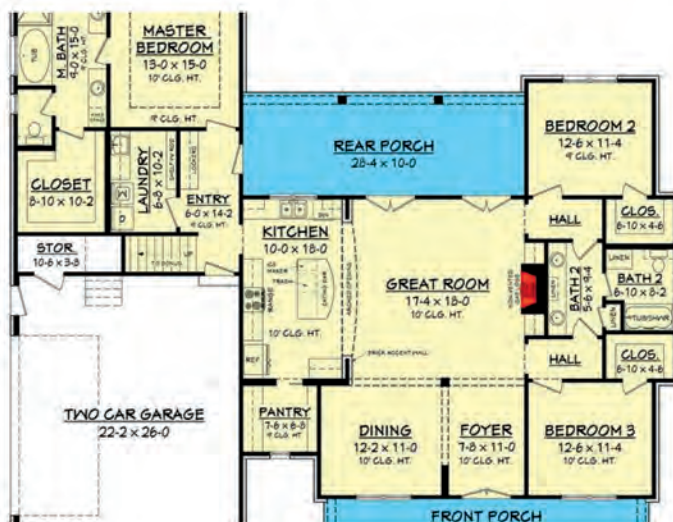


Lot 24

3 BR | 2 BA | 2,077 SF



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*Building Your Dreams into Reality*

# Ridge Field Corner

## Standard New Home Construction

- **Site**
  - **Disposal**
    - Includes multi-bedroom state-approved EnviroSeptic septic system.
  - **Water**
    - Includes a drilled Artesian well with a heavy-duty submersible pump and pressure tank.
  - **Power**
    - Includes an underground 200 AMP service for the home. \*\$
  - **Driveway**
    - Includes a paved driveway and walkway to the entry door.
  - **Landscaping**
    - Includes a loam and seed of a 20,000 SF lawn around the house.
    - Includes a Landscaping Allowance – to be used for walkways, retaining walls, plantings, etc. \*\$
- **New Home**
  - **Overview**
    - Varying style and size of homes are included. All homes to include open concept designs, a master suite on the main level, connected minimum 2-car garage, and deck/porch spaces.
  - **Designer**
    - Completed by a professional designer – Assistance in product selections, interaction with the builder, and act as a liaison between the client, builder, and vendors to assist scheduling. \*\$
  - **Foundation**



- Includes full or walkout basements (depending on location and lot) with interior and exterior access.
- Includes concrete reinforced smooth floors throughout basement and garage spaces.
- **Construction**
  - New homes will be constructed with all code-compliant lumber and fasteners per the 2018 IRBC and local requirements. All exterior walls will be 2x6 construction and rooflines will be engineered, truss members. All headers will be 2-ply engineered lumber with foam between them.
- **Exterior Finishes**
  - Windows & Doors:
    - Windows:
      - All window and patio door units to be premium vinyl with LoE3 glass. \*\$
    - Doors:
      - All swing doors to be insulated fiberglass with insulated LoE2 glass. \*\$
      - Includes raised panel insulated overhead doors with glass, overhead door openers with vehicle remotes, and exterior mounted keypad. \*\$
  - Roofing
    - Includes a Lifetime asphalt architectural roof. \*\$
  - Trim & Siding
    - Includes white aluminum cladding wrap on all fascia and vinyl soffits.
    - Includes premium vinyl siding, a combination of clapboard, and B&B or Shake. *Siding locations as outlined on provided prints.* \*\$
  - Decking
    - Includes composite decking, vinyl skirt and riser wrap, and white vinyl railings with 4x4 posts and round black aluminum balusters. \*\$
- **Utilities**
  - Heating & Cooling
    - Includes a central high-efficiency gas-fired forced hot air furnace with AC condenser, a single zone system with Smart Wi-Fi enabled T-stats. \$
  - Gas
    - Includes setting and connection of an underground LP tank for the house. Includes run and connection of interior lines for all utilities. *Gas tank and exterior connection will be provided by Eastern and transferred to the client upon closing.*
  - Electrical
    - Includes a complete 200 AMP electrical service with all feeds for the entire home. Outlets will be spaced throughout per code compliance, with added outlets on either side of beds, raised for TVs, and added



GFCI's in bathrooms and kitchens. All interior lighting will be a combination of recessed LED, surface, and hanging. Exterior lighting will include wall-mounted sconces and motion spotlights. \*\$

- Cable
  - Includes coax cable for all TV locations run back to the main panel for cable company connections.
- Safety
  - Includes interconnected smoke and CO detectors throughout the house.
- Hot Water
  - Includes a high-efficiency LP gas-fired water heater with smart controls for hot water supply to the entire home. \$
- Plumbing
  - Includes all plumbing and finish fixtures throughout the entire home. Includes 2x exterior frost-proof spigots. \* \$
- Insulation
  - Includes standard fiberglass insulation throughout exterior envelope of the house, including garage, with interior bedroom/bathroom walls included. \*\$
- **Interior Finishes**
  - Drywall
    - Includes drywall installation throughout finishes spaces in the home, including garage space (*fire-rated*). All with a smooth finish. \*\$
  - Flooring
    - Includes installation of luxury vinyl plank throughout all bathroom, laundry, and mudroom spaces. \*\$
    - Includes installation of pre-finished hardwood of engineered flooring throughout the remainder of the house, with carpet in bedroom spaces. \*\$
  - Cabinetry & Tops
    - Includes all wood-type cabinets with solid fronts, dovetail drawers, soft-close hinges/drawers, and hardware. Natural and painted finish options are available. \*\$
    - Includes granite countertops with under-mount sinks and standard backsplash. \*\$
  - Fireplace
    - Includes installation of a gas-fired fireplace with remote control in a drywall surround in living room space with a single solid wood beam mantel. \*\$
  - Millwork
    - Includes all solid MDF interior door units. Multiple styles and hardware choices. \*\$



- Includes square or decorative paint grade trim package. \*\$
- Includes solid treads on stairs, standard newel posts, hardwood handrailing, and standard wood balusters. Multiple styles and finish choices. \*\$
- Appliances
  - All appliances provided as an allowance based on 30" electric range oven, microwave with vent, 24" dishwasher, 36" fridge and freezer, top load washing machine, and front load dryer. \*\$
- Closet Hardware
  - Includes basic wire shelving and hangers throughout all closets in the home. \$
- Finish Coats
  - All drywall will be finished painted throughout, client to choose up to five wall colors from light and mid-tone options. \*
  - All millwork to have a painted finish in-home, multiple color choices. \*\$

**Note: All items displaying a "\*" will have multiple choices available for the client to choose from.**

**All sections noting "\$" will have multiple upgrade options available for clients to review and choose from with associated increased costs.**





*Building Your Dreams into Reality*

## Ridge Field Corner

### Available Property & Home Upgrades

- **Site**
  - **Power**
    - Available 400 AMP service upgrades.
      - *For homes with heat pump heating/cooling, EV charges, additional utilities, and other finishes. Also required for solar.*
  - **Landscaping**
    - Driveway
      - Available upgrades from blacktop to paver driveway.
    - Lawn
      - Available upgrades from loam and seed to sod finish.
    - Irrigation
      - Available irrigation systems with WiFi smart controls.
    - Outdoor Living
      - Available landscaping packages to include outdoor kitchens, gardens, water elements, inground pool, and hot tub packages.
    - Lighting
      - Available upgrade includes landscaping walkway, driveway, and feature lighting.
    - Snow Melt
      - Available options include electric or hot water snowmelt systems for driveway, walkway, and patio areas.
- **New Home**



- **Living Space**
  - Bonus Room
    - On select home plans - Available upgrades to finish bonus room spaces over garage for additional living, office, or bedroom space with bathroom.
  - Basement
    - On select home plans - Available upgrades to finish partial or full basement spaces for additional living, bedroom, office, bathroom, and kitchenette spaces.
- **Garage**
  - On select home plans - Available upgrade to expand from a two to three-car garage. *On select home plans.*
- **Designer**
  - Additional designer services include in-person meetings with the client at vendors and showroom, assistance with various other finishes including electrical layout, color coordination, window treatments, furniture placement, landscaping elements, and more.
- **Exterior Finishes**
  - Windows & Doors:
    - Windows & Patio Doors:
      - Available upgrades to fiberglass, wood clad, and other units. Including color options, hardware choices, specialty glass, and more.
    - Swing Doors:
      - Available upgrades to stain grade, wood, specialty glass, and multi-point hardware.
    - Overhead Doors
      - Available upgrades for overhead doors for added insulation, carriage style, decorative glass, hardware, upgraded openers, and more.
    - Other
      - Available upgrades include dog/cat exterior access doors.
  - Roofing
    - Available upgrades to include decorative asphalt shingles or standing seam metal roofing.
  - Trim & Siding
    - Trim
      - Available upgrades include multiple color aluminum/vinyl finishes, solid vinyl trim, or natural wood finishes.
    - Siding
      - Available upgrades include additional premium siding options (faux weathered shakes) or natural wood finishes.
    - Veneer



- Available upgrades include vinyl or real stone veneer accents on the exterior.
- Beam Accents
  - Available upgrades include faux or real wood beams, posts, brackets, and other accents on the exterior of the home.
- Posts
  - Available upgrades include oversized, raised panels and decorative columns.
- Decking
  - Decking
    - Available upgrades include additional color/finish composite decking, solid vinyl decking, and installation patterns.
  - Railings
    - Available upgrades include composite color railing systems, drink rail caps, decorative posts, aluminum railing systems, and additional infill packages (glass, cables, and more).
  - Lighting
    - Available upgrades include post cap, post mount, riser, and under railing LED lighting with night/day or remote controls.
- **Utilities**
  - Heating & Cooling
    - Zones
      - Available upgrades include additional zones.
    - Geothermal
      - Available upgrades include well and closed-loop geothermal heating and cooling systems.
    - Heat Pump
      - Available upgrades include partial or full heat-pump heating and cooling system.
    - Filtration
      - Available upgrades include advanced multi-stage filters, UV bacteria elimination, and other home health systems.
    - Humidification
      - Available upgrades include standard and smart WiFi integrated humidification systems.
    - Radiant
      - Available upgrades include electric or hot water radiant heating.
    - Garage
      - Available upgrades include radiant or auxiliary heaters in garage spaces.
  - Electrical
    - Solar
      - Available upgrades include roof or pedestal mounted solar systems, battery storage, and more.



- Outlets
  - Available upgrades include USB outlets, countertop pop up, in-drawer outlets, and more.
- Lighting
  - Available upgrades include LED undercabinet lighting, LED under/inner cabinet lighting, decorative ambiance lighting, and more.
- Standby Generator
  - Available upgrades include multiple sizes of standby LP (gas) generators with an automatic transfer switch. Available WiFi monitoring and controls.
- EV Charging
  - Available upgrades include single or multiple garage or outdoor mounted EV car charging stations.
- Hot Water
  - Available upgrades include additional on-demand units, re-circulation systems, and heat pump water heater units.
- Plumbing
  - Tile Shower
    - Available custom tile showers of varying size and configuration with recessed niches, benches, ceiling-mounted showerheads, body bars, and more.
  - Soaking Tub
    - Available freestanding soaking tubs with floor-mounted filler.
  - Other
    - Available upgrades include pot filler, additional outdoor spigots, landscape water feeds, hot/cold mix spigot in the garage, and more.
- Insulation
  - Available upgrades include dense-pack cellulose, closed-cell urethane foam, additional floor, and interior wall sound insulation, air sealing packages, and more.
- **Smart Home**
  - Internet
    - Available upgrades include full mesh wireless coverage and outdoor extension coverage.
  - Thermostats
    - Available upgrades include smart thermostats, remote temperature sensors, and more.
  - Security
    - Available upgrades include complete home security and camera systems.
  - Charging



- Available upgrades include wireless device charging stations and docking.
- Controls
  - Available upgrades include smart wall switch/dimmers and wall-mounted tablet controls
- **Home Entertainment**
  - Visual
    - Available upgrades including multiple locations and size Smart TVs with wall mounting.
  - Sound
    - Available upgrades include Sonos soundbars, internal and exterior sound systems.
- **Interior Finishes**
  - Wall & Ceiling
    - Ceiling
      - Available finishes include stain or paint grade shiplap, beadboard, and v-board finishes.
    - Walls
      - Available finishes include stain or paint grade chair rails, paneling, shiplap, beadboard, and v-board finishes.
  - Flooring
    - Home
      - Available finishes include finished in place hardwood and standard or decorative tile.
    - Garage
      - Available finishes include polished or epoxy finished concrete floors.
  - Cabinetry & Tops
    - Cabinetry
      - Available upgrades include semi-custom cabinetry, hardware, and feature accessories.
    - Counter Tops
      - Available upgrades include Quartz or Cambria countertops.
    - Backsplash
      - Available upgrades include decorative glass, tile, or stone backsplash finishes.
  - Fireplace
    - Unit
      - Available upgrades include LP (gas) pass-through or outside corner units and wood-burning inserts.
    - Mantel
      - Available upgrades include faux, solid, or custom-made mantels.
    - Hearth

- Available upgrades include raised hearths with multiple finish options.
- Finishes
  - Available fireplace enclosure finishes include real stacked or fieldstone veneer finishes, tile, paint or stain grade wood, and combinations.
- Millwork
  - Doors
    - Available upgrades include 8' tall units, fixed glass transoms over doors, multi-finish slabs, barn doors, pocket doors, decorative glass, and more.
  - Baseboard & Casing
    - Available upgrades include additional square and decorative type baseboard and casing options.
  - Crown Molding
    - Available upgrades include multiple sizes and style paint grade or natural crown molding.
  - Beam Accents
    - Available upgrades include paint or stain finish post, beam, and collar tie features.
  - Staircase
    - Available upgrades include elaborate newel posts, additional handrail profiles, and wood type, wood/metal baluster options, powder-coated railing systems, stainless cables, and more.
  - Built-In's
    - Available upgrades include bookshelf, storage, bench, bunk bed, and other custom built-in options.
- Appliances
  - Available upgrades include countertop depth fridges, wall oven, convection ovens, drawer dishwasher and microwave, exhaust hoods, and more.
- Closet Hardware
  - Available upgrades include solid shelving and hangers, custom organizers, and closet packages.