

# DISCOVER HISTORIC HOMES



**8BR|7BA|\$850,000/\$1,450,000/\$2,250,000** Owned continuously for over 115 years and offered separately or together for the first time, the Beede Estate on Granite Hill presents a rare chance to own an iconic in-town estate in the heart of Meredith. Built in 1867 by civic leader John Way Beede, is a stately Italianate home featuring a central cupola, corbelled chimneys, and a bracketed front veranda. Inside are original details including intricate millwork, high ceilings, and hardwood floors. Fenced gardens, a spacious deck, and gazebo create a quiet retreat. Across the street, the estate's former Carriage House was transformed from an 1881 carriage barn, built by textile magnate Samuel Hodgson, into a one-of-a-kind home. Thoughtfully converted in the 1970s, it retains Victorian charm, wide plank floors, and Hodgson's original "H" weathervane. The open main level offers bay views, with three bedrooms above and original stall features.

## Over a decade of experience as a licensed real estate broker and Certified Buyer Representative® in both New Hampshire and New York

- I will sell your home for the most money possible in the least amount of time with a minimum of hassle.
- For buyers, I leave no stone unturned to find you the perfect property and skillfully negotiate on your behalf.

*I am an experienced and effective negotiator, entrepreneur and strategist having launched numerous pioneering and successful enterprises and marketing campaigns. I'm an empathetic and patient listener, taking the time to truly understand your needs and aspirations and consistently deliver exceptional results.*

**Experience attentive, responsive service that makes you feel like my exclusive client!**



*It will be my pleasure to serve you!*

**Nathaniel Gurien**

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Each Office Is Independently Owned and Operated

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