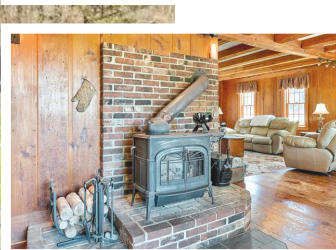
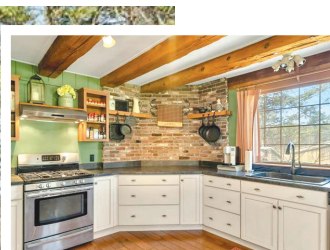


# DISCOVER HISTORIC HOMES



**4BD|4BA|\$699,000**

Just minutes from downtown Meredith and Lake Winnepesaukee and set on 5 acres, this beautifully preserved 1777 Colonial features wide pine floors worn to a soft patina, exposed beams, built-ins, window seats, Dutch doors, and double staircases. An oversized primary suite with a private sitting area and both a fireplace and wood stove. Flexible spaces include an office and an oversized four-season sunroom with its own bathroom. Outside, the setting feels quintessentially Lakes Region: a sunlit deck, Gunite pool, fruit trees, and open sky framing western sunsets.

## **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**

Associate Broker | REALTOR®

**o: (603) 569-4663**

**m: (603) 662-3900**

**e: nathaniel603@kw.com**



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