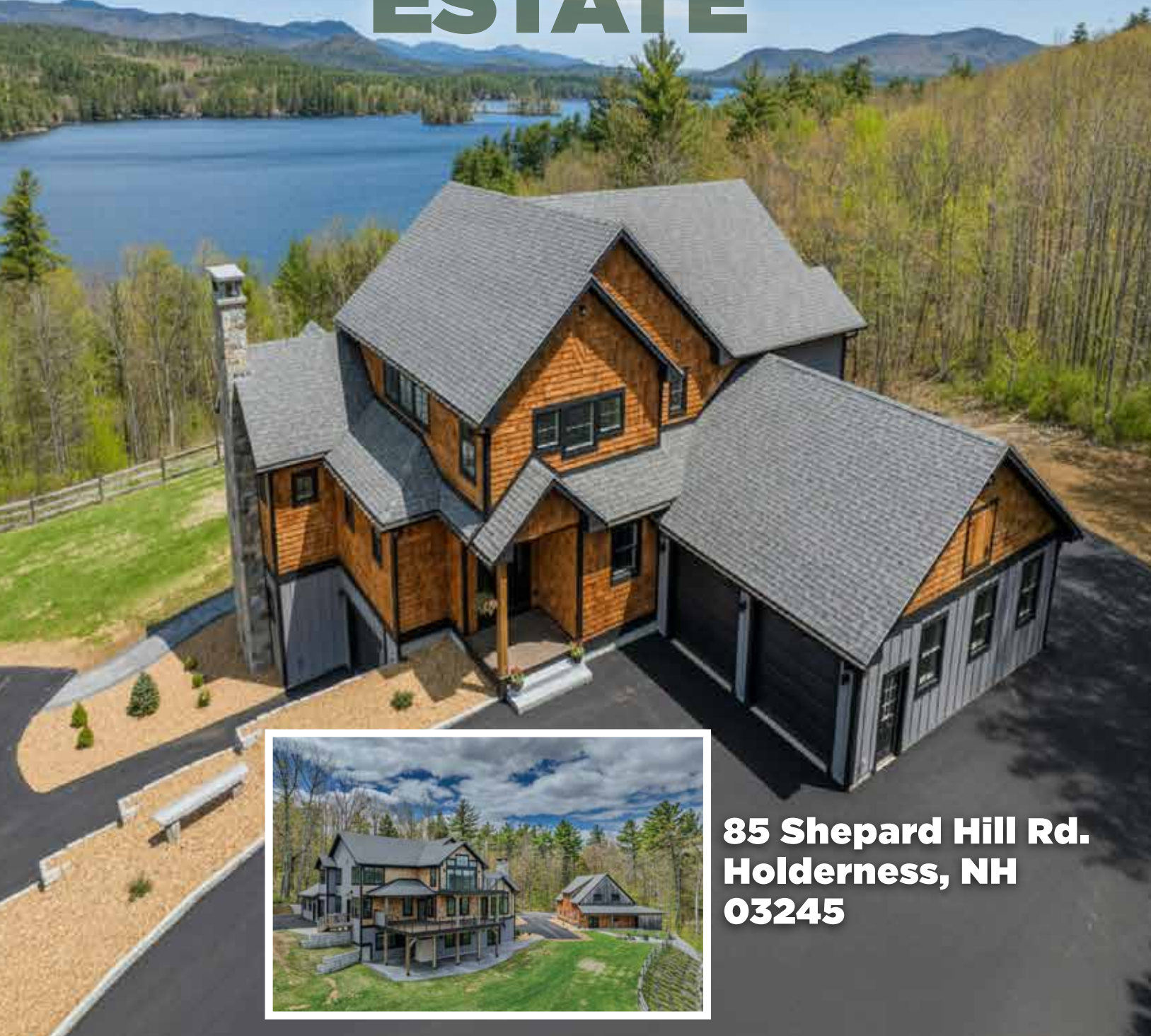


LUXURY LAKE VIEW ESTATE



**85 Shepard Hill Rd.
Holderness, NH
03245**



**Badger Peabody
& Smith REALTY**

**LP
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Perched perfectly to capture sweeping views of Big Squam Lake and Mount Chocorua, this stunning, cedar-shake estate defines luxury lakeside living. Combining privacy and natural beauty with the convenience of being just moments from town and local amenities, this property is a true masterpiece of design and craftsmanship.



Spanning 4,700SF of quality built living space, the main home welcomes you with an expansive open floor plan, soaring ceilings, and walls of glass. The heart of the great room is a beautiful, floor-to-ceiling fieldstone fireplace and chimney.



Designed with entertainment in mind, the large, chef-inspired kitchen features premium finishes and a spacious walk-in pantry that flows well into the dining area.

Step out onto the expansive Trex deck, the ultimate backdrop for entertaining. The primary suite is a light and airy retreat boasting its own private balcony with the most elevated views of Squam on the property. The attached bathroom suite is a spa-like oasis, complete with a lake-view soaking tub, a massive custom-tiled shower, and a spacious walk-in closet.



The finished lower-level walk-out adds incredible depth to the home's layout. It features a second spacious living area centered around a stone chimney with a cozy wood stove, as well as a large flex room currently utilized as a home gym. The main house also features four integrated, heated garage spaces.



Just steps away, a spectacular detached barn/guest quarters provides the ultimate setup for extended family or visitors, offering additional private bedrooms, a comfortable living area, and even more garage bays for vehicles, boats, and toys.

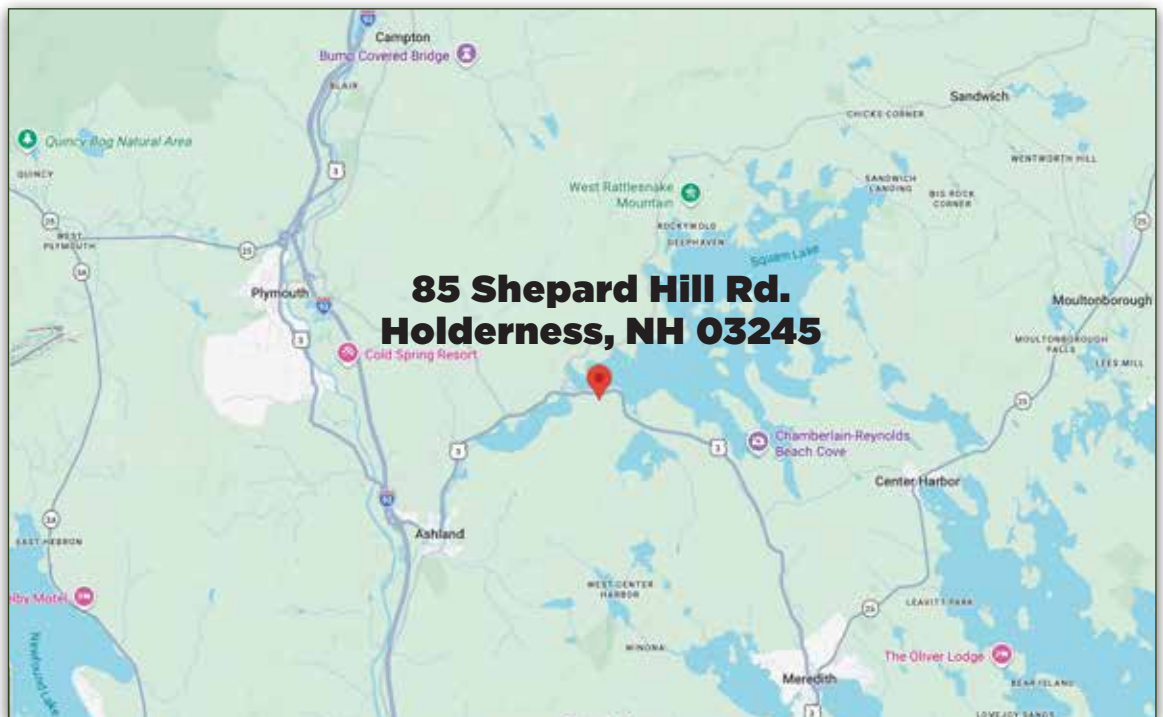


Completing this incredible luxury package is a coveted, deeded boat slip at **Riveredge Marina on Little Squam Lake**, granting you immediate access to NH's most exclusive bodies of water.

Schedule a private showing today.

MLS# 5090070
Call for pricing.

Scan this code for more information on this property.



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Holderness, NH 03245**


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