

Tilton's \$90 Million Resort Aims to Redefine Luxury in the Lakes Region

By [D. Visconti](#) | September 4, 2025

As summer winds down in New Hampshire, travelers are squeezing in their final swims, barbecues and camping trips. But along the western shore of Lake Winnisquam, something far more ambitious than a lakeside rental is taking shape.



The Lake Estate is Tilton's entry into the world of ultra luxury travel. According to *NH Public Radio (NHPR)*, the 114 room resort spread across 36 acres, is aiming for top-tier status: Forbes Five-Star and AAA Five-Diamond recognition. If successful, it would be the first hotel in the state to earn either. The project is backed by an investment nearing \$90 million. The estate, restaurant, bar, and spa are currently open, with the official Grand Opening Ceremony taking place September 23rd.

At A Glance

\$90 million resort opening September 2025 on Lake Winnisquam

114 rooms, including 18 suites, with lake views and high-end finishes

On-site restaurants led by chef Chris Viaud, a James Beard nominee

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Amenities include a 5,000 sq. ft. spa, wine cellar, and infinity pool

Hoping to achieve Forbes Five-Star and AAA Five-Diamond status

A Different Kind of Summer Destination

The Lakes Region has long been a mix of rustic cabins, family campgrounds, and lakefront rentals. Resorts like the Mount Washington and Wentworth by the Sea have captured attention elsewhere in the state, but Tilton hasn't traditionally been part of the luxury conversation.



An available room at the Lake Estate; the Junior Suite.

The Lake Estate is hoping to change that.

According to *NHPR*, estate manager Patti Rocco said, "We're taking that hotel experience and bringing it to the next level." Her husband Ed Rocco, who serves as general manager, added: "When you walk into the hotel, you're going to say, 'Boy, I can only imagine what the investment must have looked like.'"

From the start, the property was designed to impress. More than 70% of rooms face the lake, and many include private balconies, fireplaces, and ceilings up to 12 feet high. The estate will also include 25 fireplaces and one wine cellar.

Room rates will start at \$400 during the initial season and climb to \$800 or more during peak summer, with suites topping \$2,000 a night. A \$45 daily resort fee includes access to the infinity pool, tennis courts, and even an in-house movie theater.

The Details Behind the Price Tag

It doesn't take long to see where the money went. Doors alone reportedly cost \$8,000 each. "It's a solid door," said Ed Rocco. "People are paying a luxury rate. They're expecting luxury furnishings and luxury experience."

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Other touches like leather-bound trash cans and curated baskets beneath each vanity were carefully selected to meet the standards of five-star inspectors.

The project is the vision of Dan and Elaine Dagesse, whose background in automotive dealerships helped fund the build. Working closely with the Roccos, the couple brought on a team of New Hampshire-based contractors and designers to craft what they hope becomes a regional icon.

Dining, Design, and a Nod to Tradition



Chef Chris Viaud will be the Director of Culinary Arts at the Lake Estate.

According to *NHPR*, The property includes two main restaurants and several lounge and bar spaces. All of these are overseen by chef Chris Viaud, a New Hampshire native, James Beard Award nominee, and former Top Chef contestant. He's building menus around seasonal, locally sourced ingredients, with dishes inspired by American and global influences.

The resort's design draws from the feel of historic grand hotels but is entirely new construction. The estate is made up of 150,000 square feet of marble floors, solid wood doors, and lake views.

What's at Stake

The Lake Estate enters the scene at a time when luxury travel in New England is shifting. Coastal and mountain destinations are well-established. Inland resorts are still working to prove they can draw high-end guests.

Tilton, better known for its diner and outlet mall than wedding venues or luxury destinations, isn't an obvious pick. But the Roccos believe its access to the Lakes Region and central location will win people over.

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The Lake Estate is equipped with numerous amenities, including a ballroom!

Over 130 staff have already been hired. More than a dozen weddings are booked. Reservations for dinner are planned to open soon.

As lake towns begin to quiet and families return to school routines, The Lake Estate is just getting started. It's aiming not just to capture the tail end of summer, but to redefine what a year-round escape in central New Hampshire can look like.

About The Lake Estate on Winnisquam

Located on 36 acres along the western shore of Lake Winnisquam, The Lake Estate is a luxury resort offering 114 rooms and suites, many with lake views and fireplaces. Amenities include:

A 5,000-square-foot spa with year-round mineral pool and garden

On-site dining led by chef Chris Viaud

Infinity pool, tennis and pickleball courts, movie theater

Multiple event venues, including a ballroom for up to 220 guests

Apple orchard, walking trails, private beaches, and curated gardens

The resort aims to achieve both Forbes Five-Star and AAA Five-Diamond status and is positioned as one of the most ambitious hospitality projects ever built in central New Hampshire.

Find more information about booking your stay, or making a dinner reservation, at thelakeestatenh.com.

All photos credited to *The Lake Estate on Winnisquam*, 2025.

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