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THE LAKE ESTATE

ON WINNISQUAM

AFTER MORE THAN A CENTURY SINCE NEW HAMPSHIRE'S LEGENDARY GRAND HOTELS GRACED THE WHITE MOUNTAINS, A NEW CHAPTER IN LUXURY HOSPITALITY BEGINS IN THE GRANITE STATE. THE LAKE ESTATE ON WINNISQUAM, A \$90 MILLION MASTERPIECE SPANNING 36 PRISTINE LAKEFRONT ACRES, IS NOW OPEN. ➤

IMAGES The Lake Estate on Winnisquam



“Drawing inspiration from the fresh, natural surroundings, The Lake Estate on Winnisquam offers 96 oversized guest rooms and 18 suites, with more than 70% featuring direct lake views with either private balconies or patios.



The new 114-room independent year-round resort and spa represents the most significant luxury real estate investment in New Hampshire's modern history and a new era of hospitality excellence.

Located in the heart of New Hampshire's Lakes Region in Tilton, NH, a quintessential New England small town, The Lake Estate on Winnisquam is situated on 3,400 feet of natural shoreline with views of the Belknap and Ossipee mountain ranges. Only 90-minutes from Boston, the resort seamlessly blends understated New England elegance with world-class amenities, state-of-the-art technology and exceptional service.

"This is more than just opening a resort - it's a legacy project that we're incredibly proud to bring to New Hampshire," said Ed Rocco, General Manager and Patti Rocco, Estate Manager. "For too long, travellers seeking true luxury hospitality had to look beyond our state's borders. We're changing that narrative by creating

New Hampshire's new benchmark of excellence, showcasing the unparalleled natural beauty of our Lakes Region while honouring the grand hospitality traditions making this area a premier destination for discerning guests. There is nobility in serving others, and we look forward to welcoming visitors to experience what we believe will become New Hampshire's crown jewel of hospitality."

The resort represents the vision of principal owners Dan Dagesse, owner and Chairman of Nucar auto dealerships, and his wife Elaine, partnering with veteran hoteliers and minor investors Ed and Patti Rocco, an accomplished and dynamic husband-and-wife team. Designed by Samyn-D'Elia Architects of Holderness, NH, with interior design by Manuel de Santaren, Inc. of Boston, MA -- experts in designing private estate homes around the world -- the property draws inspiration from the Grand Hotels of the White Mountains and great lake houses of the late 19th- and early 20th-centuries. A wide

array of NH-based contractors, suppliers, carpenters and master craftsmen worked tirelessly over the past two and a half years in bringing this development to life. Stone walls throughout the resort along with the stone entry pillars at the main entry are natural fieldstone sourced directly from The Lakes Region. A curated, private art collection of nearly 100 paintings, artwork and crafts is featured throughout property. The end result: an elegant, warm, inviting atmosphere throughout the estate.

■ Luxurious Accommodations

Drawing inspiration from the fresh, natural surroundings, The Lake Estate on Winnisquam offers 96 oversized guest rooms and 18 suites, with more than 70% featuring direct lake views with either private balconies or patios. All accommodations showcase an elevated New England style, echoing the serenity of the lake with state-of-the-art technology, and all suites feature fireplaces. »

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Timberpeg has been shaping the modern timber frame movement in North America since 1974. From its earliest simple, adaptable homes composed of small timber framed units to today's refined designs, Timberpeg has championed the strength, warmth, beauty, and tradition of exposed heavy timber and authentic mortise-and-tenon joinery.

Timberpeg provides precision and efficiency through advanced offsite fabrication. The stunning timber framed ballroom and beautiful trusses throughout the exterior of The Lake Estate on Winnisquam are just a few examples of how Timberpeg can enhance any space or structure. Timberpeg's experience and history of collaboration with the builders, architects, and construction professionals on every project is unmatched. The result is a guided, choreographed experience for clients who expect truly one of a kind expressions of their vision.

For more than five decades, Timberpeg has become synonymous with carefully tailored, distinctive homes and non-residential projects. Timberpeg unites classic structure with bespoke design. Whether it's a cozy lakeside cottage, a sprawling mountain estate or a striking public or private gathering space, each project elevates everyday living and is built to endure for generations. ■

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“ The Lake Estate’s 36-acre grounds offer an array of recreational facilities and natural spaces designed for relaxation and recreation.



■ Resort Amenities

The Lake Estate’s 36-acre grounds offer an array of recreational facilities and natural spaces designed for relaxation and recreation including:

- *Expansive lakefront lawn with infinity pool and hot tubs*
- *Two groomed private beaches*
- *Four pickleball courts and one tennis court*
- *Apple orchard, meditation garden and three outdoor firepits*
- *The Point - a pristine lakeside preserve*
- *Walking/running/snowshoeing trails*
- *25 fireplaces throughout the property*
- *The Theater - a private screening room offering nightly movies with a complimentary concession pantry*
- *The Fitness Center - offering state-of-the-art equipment*
- *The Salon - offering blowouts, nails, make-up and bridal services*
- *Floral Designs by Adele Rose - in-house florist*

■ Distinctive Dining Experiences

Under the direction of Chef Chris Viaud, Director of Culinary Arts, a two-time James Beard Foundation Award nominee and Top Chef alum, he brings new, elevated gastronomic experiences to the Lakes Region. The Lake Estate on Winnisquam elevates the Lakes Region dining with four distinctive venues:

- **The Dining Room** - Modelled after a formal dining room of the private lake estate, the signature restaurant is an elegant space with panoramic lake and mountain views (seats 96). Serving modern farm-to-table cuisine, the menu will change seasonally tapping into the many regional farms.
- **The Bar** - The Bar revives the glory days of hotel bars with warm wood-panelled walls, plush fabrics and a dramatic 55-ft granite bar and expansive deck. The Bar features craft cocktails and wines, as well as locally inspired fare (seats 77).
- **The Folly Grille** - A seasonal poolside grill featuring lighter fare and an alfresco ambiance. Available to resort guests only (seats 30). Open daily from 11am - 5pm.

■ **The Wine Cellar** - An intimate and private dining room, The Wine Cellar offers seating for up to 16. Available by advanced reservation only.

Chef Viaud will also be offering seasonal dinner series and special holiday menus throughout the year in addition to overseeing in-room dining, weddings & banquets and private events.

■ World-Class Spa & Wellness

The nourishing freshness and serenity of the lake sets the tone and defines the guests’ journey at The Lake Estate. The Spa, a luxurious 5,000 sq. ft. wellness facility, offers curated nature-inspired treatments using local minerals and botanicals, wellness therapies and curated rituals designed to promote physical, emotional and spiritual wellbeing.

Features include eight treatment rooms (two for couples), men’s and women’s saunas, a luxurious relaxation lounge with apple orchard views, a 1,500-sq. ft. terrace with year-round heated mineral spa, fire pit and meditation garden. Open daily from 9am - 5pm to resort guests and as a day spa for local visitors. »

“ Tourism has been a significant part of New Hampshire’s economy since the 1800s. Grand Hotels were built in the late 1800s/early 1900s and were luxurious properties that drew the ultra-rich to New Hampshire’s White Mountains region



■ Dream Wedding Destination

The Lake Estate is positioned to become New Hampshire’s premier wedding destination, accommodating everything from intimate elopements to grand celebrations of 220 guests in a storybook New England setting. The centerpiece Timberpeg Estate Ballroom features artisan post-and-beam architecture with panoramic lake and mountain views, while outdoor options include an elegant and grand lakeside platform, The Great Lawn, a private beach, an apple orchard, and The Point lakeside preserve. Full-service amenities include a dedicated in-house floristry, on-site bridal salon, and personalized wedding planning.

■ Premier Meetings & Corporate Retreats

For corporate events, 10,000 sq. ft. of flexible meeting space accommodates up to 234 guests across eight rooms, all featuring floor-to-ceiling windows with stunning lake and mountain vista views. The resort provides customizable corporate events, incentive programs, and executive retreats featuring state-of-the-art audio-visual technology, elegant New England charm, diverse on-site and off-site activities, and creative seasonal menus showcasing local cuisine.

■ About The Lakes Region

Tourism has been a significant part of New Hampshire’s economy since the 1800s. Grand Hotels were built in the late 1800s/early 1900s and were luxurious properties that drew the ultra-rich to New Hampshire’s White Mountains region via new railroads that came to the region in the 1850s. The Grand Hotels transformed tourism in New Hampshire at the dawn of America’s 20th-century. Located in the east-central part of the state, south of the White Mountains Region, New Hampshire’s Lakes Region features 273 bodies of water and continues evolving as an exclusive year-round destination offering activities across all four seasons. The largest international airport is Boston Logan Airport (90 miles), Manchester-Boston Regional Airport is located 45 miles from the resort and Laconia Municipal Airport is located 45 miles from the resort and Laconia Municipal Airport is located only 10 miles from The Lake Estate. The resort will also have 3 charging stations for electric vehicles. ■

