

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Prime Redevelopment Opportunity Lake Shore Farm Inn Over 5 Acres of Waterfront Property

275 Jenness Pond Road, Northwood, NH 03061

Exclusively Represented By:

Lisa Brochu

Broker

603 434 2377

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OFFERING MEMORANDUM

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FOR SALE

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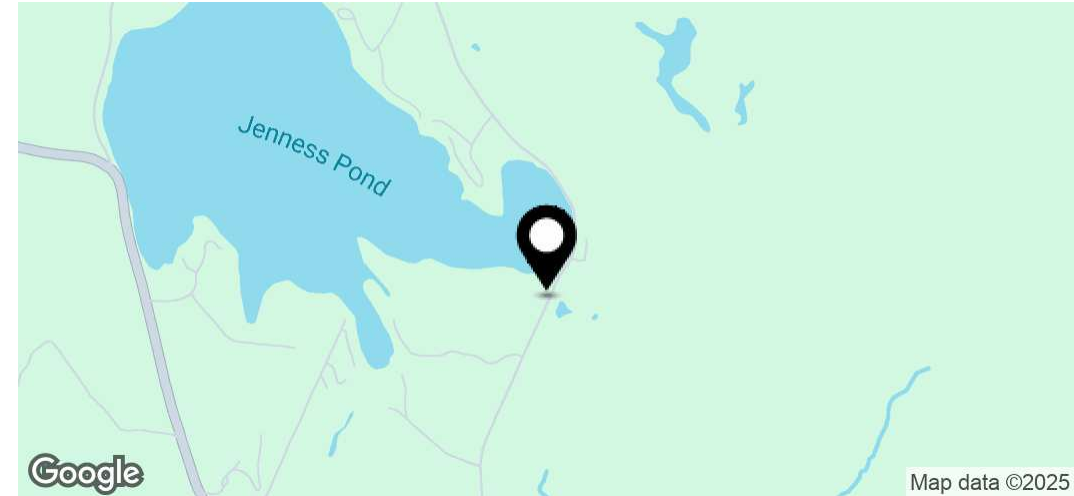


Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$2,375,000 USD
Price / Room	\$76,613 USD
Construction Type	Wood Frame
Site Size	5.029 Acres

Property Overview

A once-in-a-generation opportunity to own and reimagine a premier waterfront property on beautiful Jenness Pond. Spanning 5 acres with an impressive 1,250 feet of shoreline, this exceptional parcel offers unmatched potential for redevelopment, expansion, or continued use as a successful hospitality venture.

Currently operating as a charming 28-room inn, each guest suite features private ensuite baths, making it ideal for lodging, retreat centers, or upscale vacation rentals. Nestled separately on the property is a spacious 4,800 square foot residence, featuring 3 bedrooms, 3.5 baths, and panoramic water views—perfect as an owner's quarters or a high-end rental. Zoned for flexible use and rich with natural beauty, the grounds offer level waterfront access, privacy, and an expansive canvas for visionary developers, investors, or institutions seeking a rare and valuable lakeside asset. With close proximity to regional hubs and easy access, the property is uniquely positioned for a range of future possibilities—luxury condominiums, a private estate, resort development, or a continued lodging and event venue.

Jenness Pond is known for its tranquility, recreational opportunities, and natural charm—making this one of the last large waterfront parcels with scale and flexibility to realize your vision.

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Property Description

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Location Description

Discover the allure of Northwood, NH, a charming town coveted for its serene surroundings and proximity to a multitude of attractions. Located close by the property, guests can explore Jenness Pond for a day of fishing, kayaking, or simply soaking in the tranquil scenery. Nature enthusiasts will appreciate the trails and picnic areas at Northwood Meadows State Park. For a touch of history, a visit to the nearby Johnson's Dairy Bar or Coe-Brown Northwood Academy Museum is a must. With its convenient location and access to recreational and cultural gems, the area holds abundant potential for a Hospitality/Limited Service investor seeking a thriving location to captivate guests.

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Complete Highlights

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Property Highlights

- Redevelopment Opportunity
- Hospitality Business Opportunity
- Jenness Pond - 267 Acre pristine NH Lake
- Flexible Zoning
- Zoned JERRJENNESS RR
- 16,880 +/- SF building
- Currently Houses 28 Guest Rooms
- Commercial Kitchen
- Event / Recreation Room
- 4,800 +/- SF Private Residence
- 5 +/- Acres
- Built in 1865
- Renovated in 2022
- Local Shopping and restaurants close by
- Easily accessible to Route 4
- 90 minutes from Boston

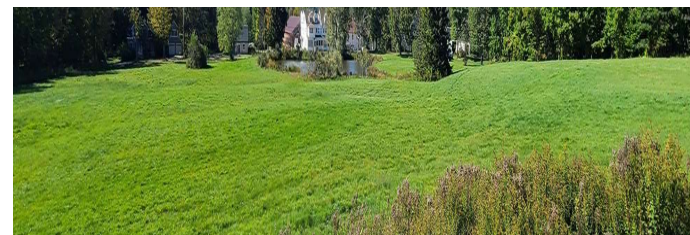
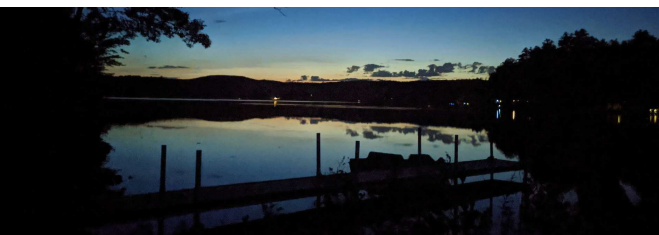
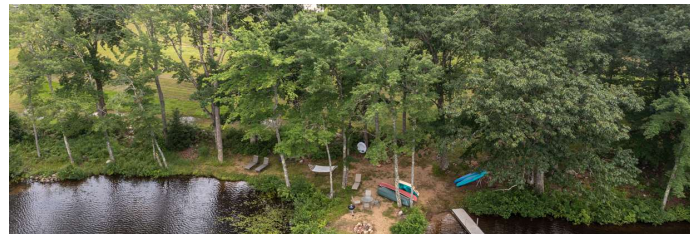
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Additional Photos

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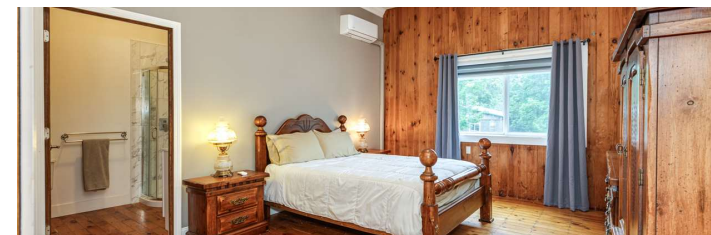
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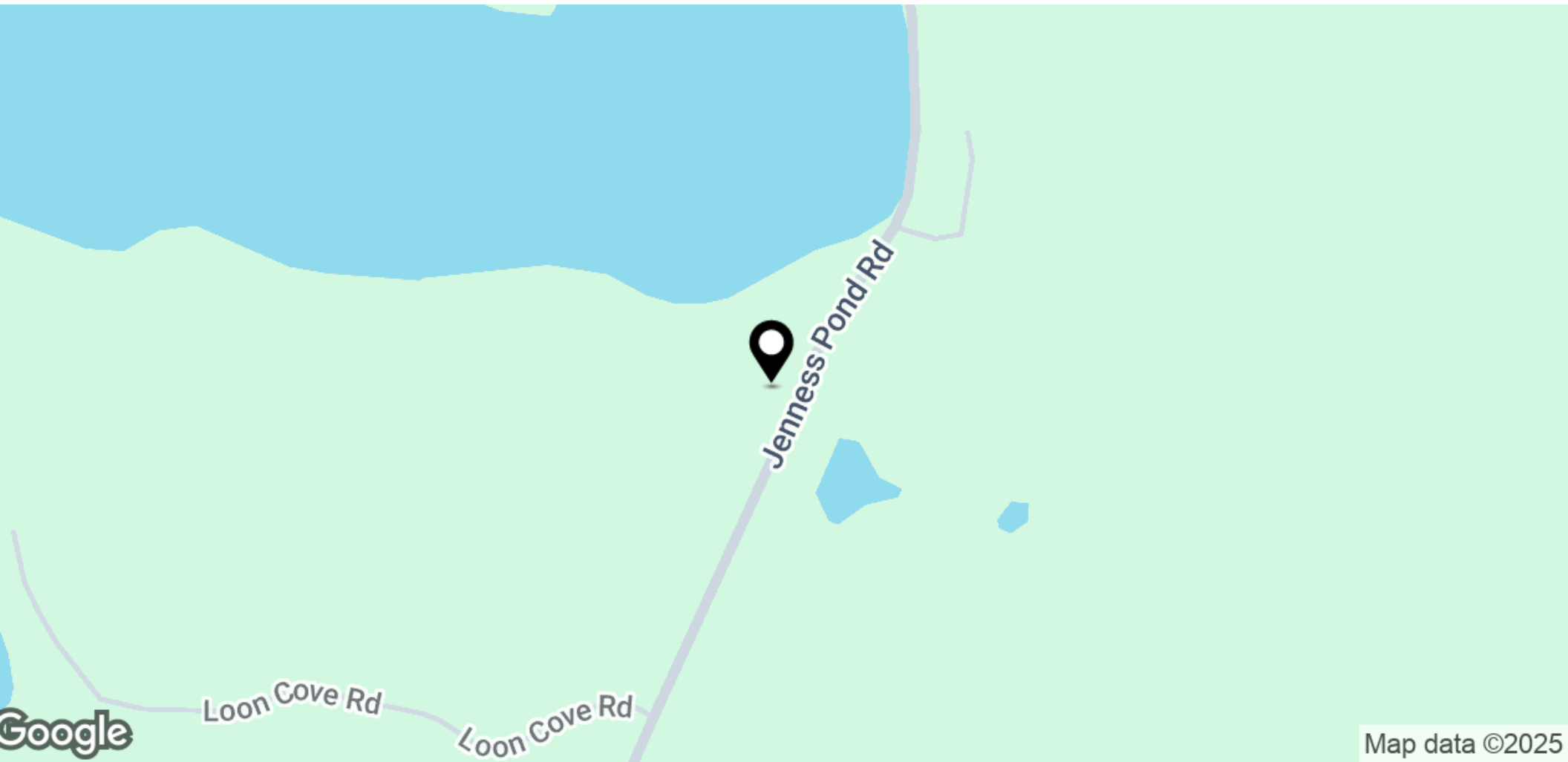
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Location Information

Section 2

Location Map

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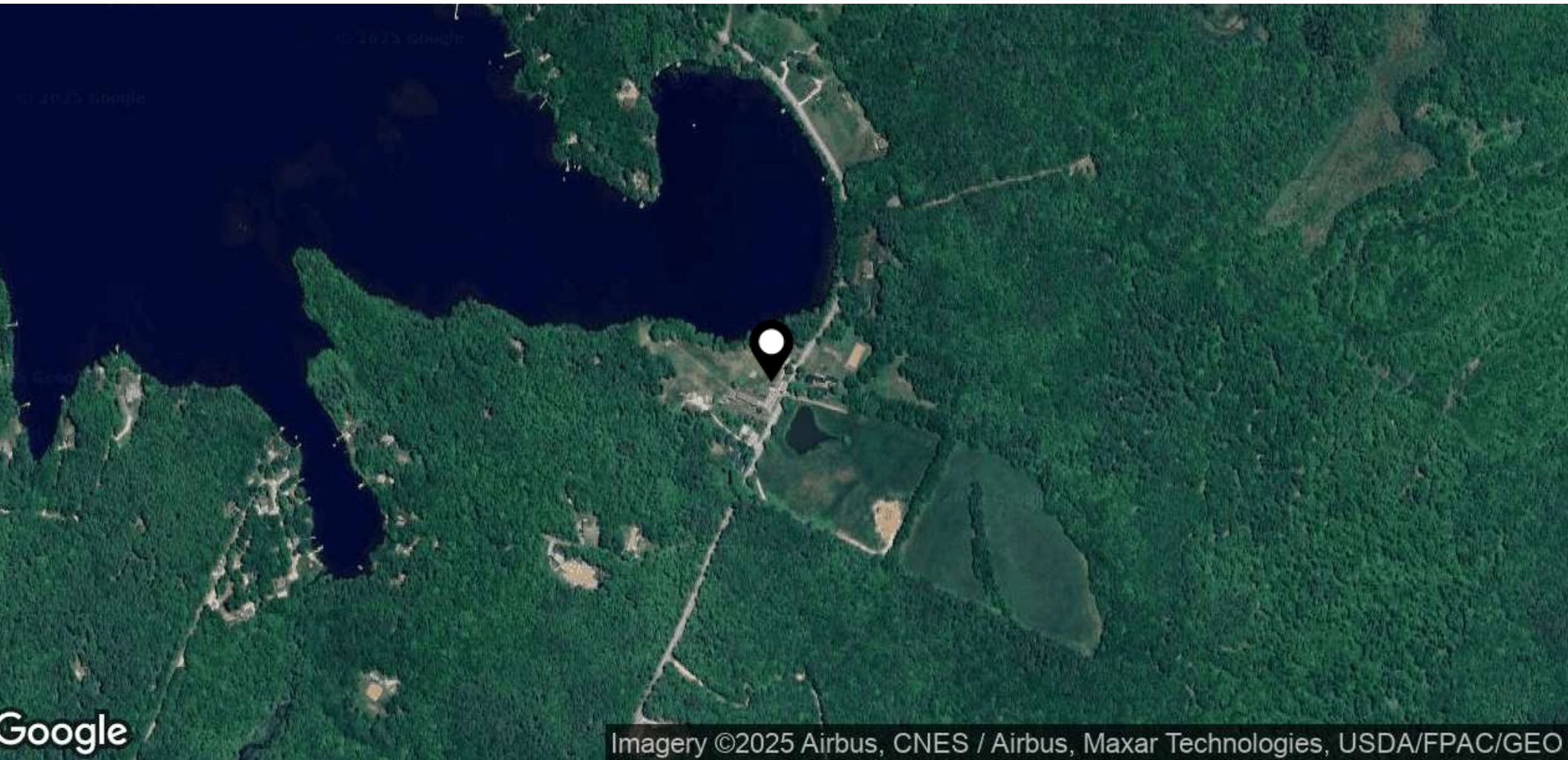
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Aerial Map

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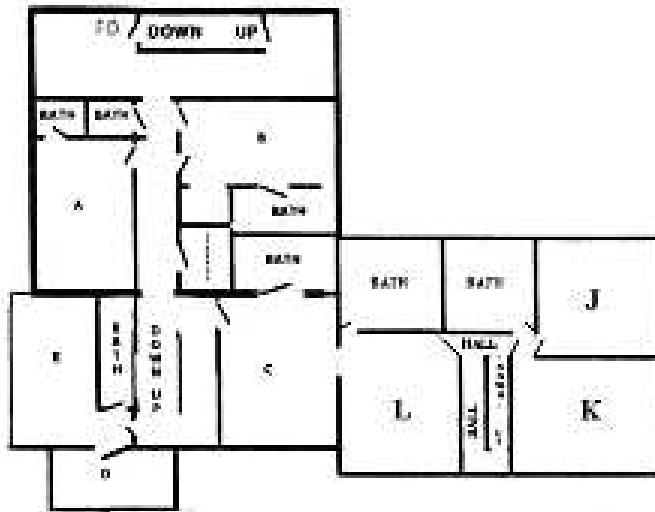


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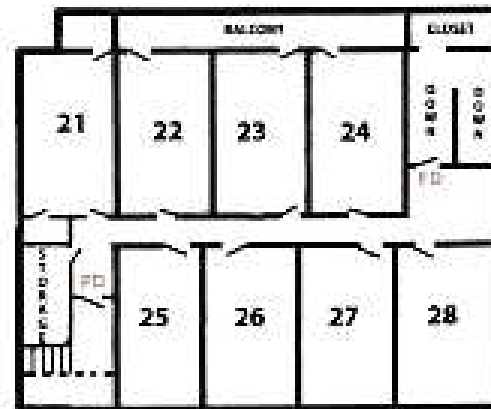
Section 3

SECOND FLOORS

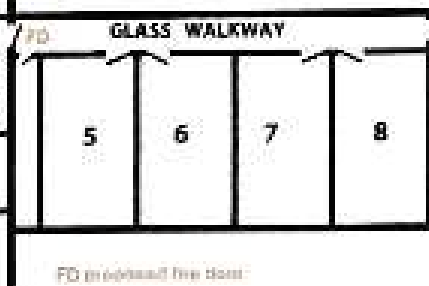
HISTORIC INN



DEMBLING



ANNEX



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Tax Map

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Demographics

Section 4

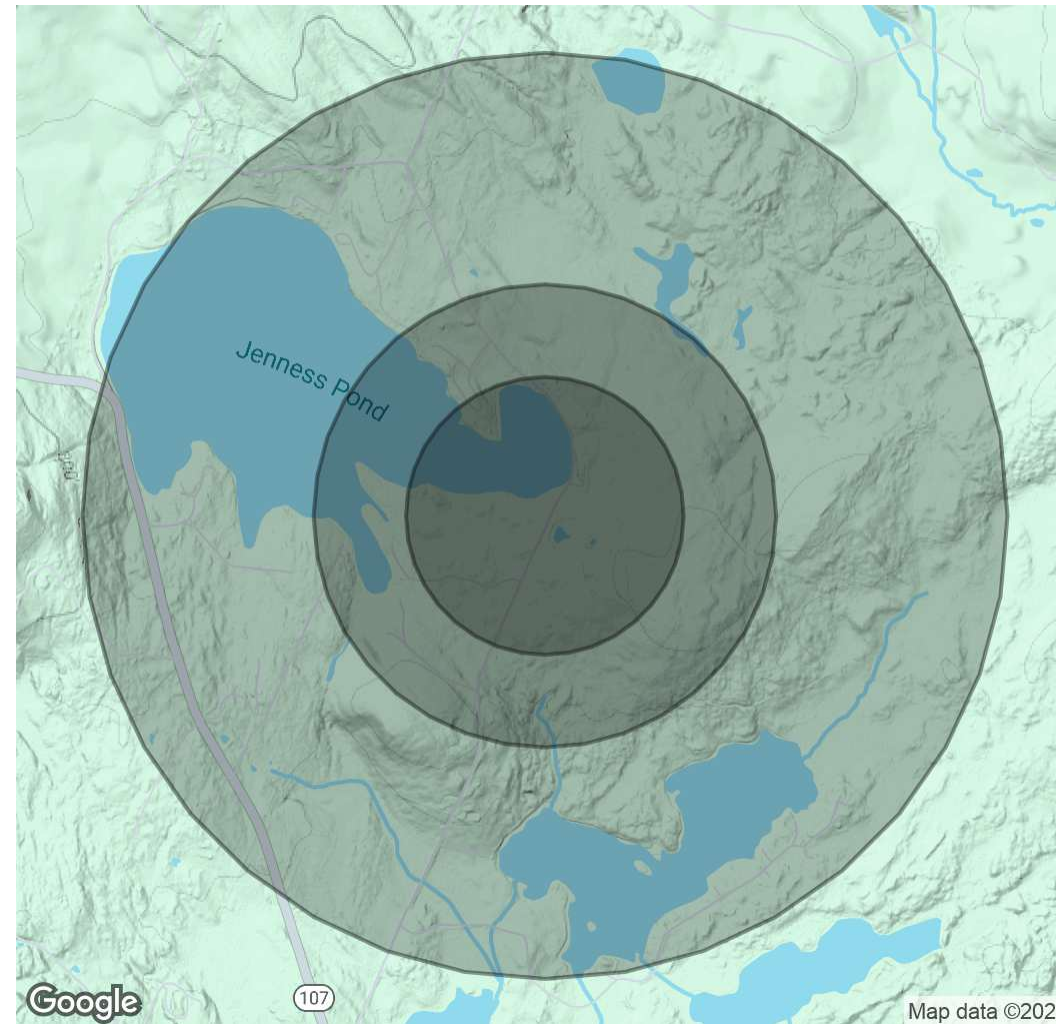
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	18	70	278
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	44	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	7	27	108
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$144,428	\$144,428	\$144,634
Average House Value	\$421,453	\$421,453	\$426,182

Demographics data derived from AlphaMap



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