

#1 Rock Island

LAKE WINNIPESAUKEE - NEW HAMPSHIRE - USA

#1 Rock Island is a 2.5-acre private island in the heart of Lake Winnepesaukee, New Hampshire's storied Lakes Region — a turnkey island estate with a main residence, bunkhouse, custom boathouse, and its own private helipad. With 1,200 feet of shoreline, natural sand beaches, and spring-fed water, the island pairs total seclusion with every comfort: mainland power, a 12,000-watt backup generator, and arrival by boat, seaplane, or helicopter.

USD 20,000,000

2.5 ACRES - LAKE WINNIPESAUKEE - HELIPAD - FREEHOLD

THE ESTATE

At a Glance

PRICE	USD 20,000,000
LOCATION	Lake Winnepesaukee, New Hampshire, USA
ACREAGE	2.5 acres
SHORELINE	1,200 ft, natural sand beaches
MAIN HOUSE	Great room, screened porch, master suite with heated two-person jetted tub and walk-in closet
BUNKHOUSE	HVAC-equipped guest accommodation
BOATHOUSE	Custom-finished boathouse with two 35-ft boat slips
HELIPAD	Private helicopter landing pad
SEAPLANE	Designated seaplane landing area
WATER	Private artesian spring-fed well, filtered before distribution
POWER	Mainland electricity + 12,000W auxiliary generator
ACCESS	Boat, seaplane, or helicopter
TENURE	Freehold
STATUS	Available

ISLAND + HELIPAD

#1 Rock Island is built for arrival by air as well as water — a private helipad and a designated seaplane landing area put Boston, the White Mountains, and the whole Lakes Region within easy reach, while the island itself stays perfectly secluded.

ISLAND VITALS

ELEVATION	COORDINATES
Lake surface 504 ft	43.60°N, 71.33°W (approx.)
SHORELINE	WATERS
1,200 ft, sand beaches	Lake Winnepesaukee





THE ISLAND

Winnepesaukee's Private Shore

Lake Winnepesaukee is the largest lake in New Hampshire — 72 square miles of clear water at the foothills of the White Mountains, ringed by 258 islands. #1 Rock Island holds one of its most private footprints: 2.5 acres of pine, oak, and maple rising from 1,200 feet of shoreline, with the lake's famous still water in every direction. This is classic New England island living, forty minutes from Laconia and two hours from Boston.

THE SETTING

Granite, Pine, and Still Water

The island's terrain is pure Lakes Region: tall healthy trees — oak, maple, and pine — an acre of blueberry bushes, and natural sand beaches along a shoreline made for swimming, fishing, and boating. Crystal-clear water laps a waterfront that feels entirely your own, with the White Mountains on the horizon.

RESIDENCES

House & Bunkhouse

The main house commands spectacular lake views, with a great room opening to an adjacent screened porch and a master suite finished with a heated two-person jetted hot tub and walk-in closet. The bunkhouse carries its own HVAC, giving family and guests a comfortable, independent place to land.

WATERFRONT

Boathouse & Helipad

The custom-finished boathouse shelters two 35-foot boat slips, so the fleet stays protected and ready. And the island's signature amenity — a private helicopter landing pad — makes #1 Rock Island one of the rare Winnepesaukee islands you can reach by rotor, wing, or hull.





TERRAIN

Land and Water

1,200 feet of shoreline wrap the island in natural sand beaches and granite edges, with tall pines, oaks, and maples overhead and over an acre of blueberry bushes underfoot. The water is the lake's famous clear blue — made for morning swims, afternoon sails, and evenings watching the sun drop behind the White Mountains.

KNOWN FOR

One of Winnepesaukee's rare helipad islands — arrive by boat, seaplane, or helicopter to a freehold estate with spring-fed water, a custom two-slip boathouse, and 1,200 feet of private shoreline.



ARRIVAL

Three Ways to Arrive

Reach the island by boat, seaplane (designated landing area), or helicopter (private pad) — a flexibility almost no other Winnepesaukee island offers, and the reason this estate works as both a weekend escape and a genuinely accessible retreat.

UTILITIES

Fully Serviced

The island runs on mainland electricity with a 12,000-watt auxiliary generator for backup, and its water comes from a private artesian spring-fed well, filtered before distribution to the house, bunkhouse, and boathouse. Complete utility, privacy, and security — without sacrificing comfort.

OWNERSHIP

Lifestyle and Value

New Hampshire's 'Live Free or Die' spirit runs through this offering: no state income tax, no sales tax, and a lake-island market that has drawn Boston and New York families for generations. A secure, serviced, fly-in island sanctuary — and an unparalleled investment in the Lakes Region.

2.5 ACRES · 1,200-FT SHORELINE · PRIVATE HELIPAD

LOCATION

On the Map

LAKE WINNIPESAUKEE - NEW HAMPSHIRE



#1 ROCK ISLAND

Lake Winnepesaukee, New Hampshire • 43.60°N, 71.33°W

DISTANCES

Meredith	9 mi
Laconia	8 mi
Manchester-Boston Airport	46 mi
Boston	87 mi

ELEVATION & CLIMATE

Lake surface	504 ft above sea level
Summer high (Jul avg)	80°F
Winter low (Feb avg)	15°F
Lake water temp (summer)	68-77°F

ACCESS

Boat, seaplane, or helicopter — private helipad

Mainland electricity + 12kW backup generator

Private artesian spring-fed well

Straight-line distances, approximate.

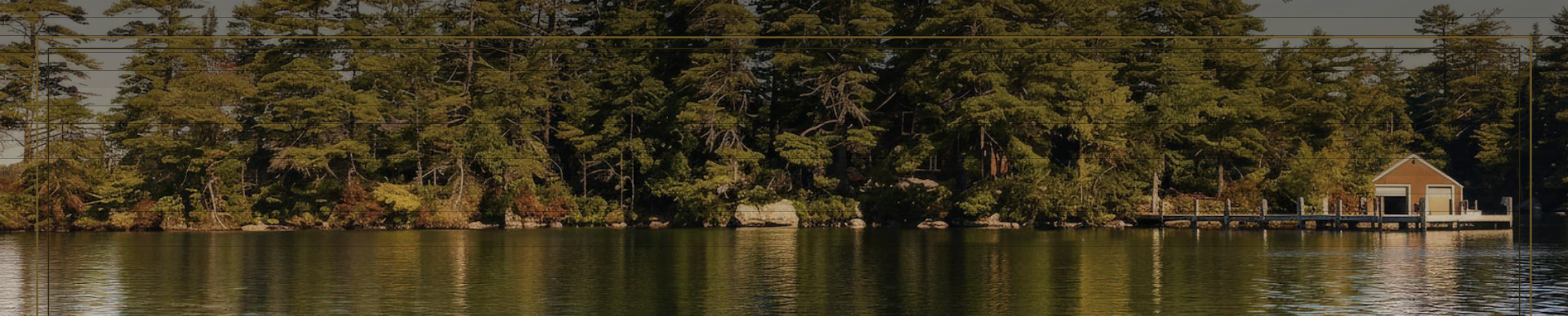
Island coords: central Lake Winnepesaukee (exact location not disclosed).

Sources: see sources.txt

GALLERY

The Island in Frames





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