



NEW EXCLUSIVE! \$79,900 160 Hemlock Drive, Gilmanton, NH

WATERFRONT lot on 79-acre [Sawyer Lake](#). Great swimming and boating. Currently set up and used as a seasonal RV/Camper lot permitted from town for 4 months use...but can still be used year-round for other recreational activities. Possible build-able lot. There is a man made fenced area at the top to put a camper and park cars. Walk down hill to open flat area. Sandy beach. Dock. Raft. Storage shed. Shallow well with pump.

Dimensions of the camper pad are approximately 47' on the road, 33' from the road to the fence, and 32' along the fence. The path down the hill is approx. 7' wide. Pics are deceiving. Able to park the camper with the slide out open, and park vehicles between the road and the camper, and park another vehicle in front of the camper, and still have open area overlooking the lake for picnic tables and chairs and grill.

Sellers have not contacted any septic engineers but possible buildable lot with engineering input. They were planning to build a stair/deck system down to the lake with storage underneath. They leave boats and kayaks out for the summer with no issues. Neighbors are great!

Lot front has **no** creepy water "weeds"...all swim-able. There is a huge flowering Linden tree on the lake front that smells amazing and provides shade. The lake is lowered every fall which gives an opportunity to rake the lake bottom in spring before it rises.

Sawyer lake is shallow, man made and water warms up by June. There is a small island you can swim to from the property. Sawyer is a fun lake with 6 beaches for residents only. Awesome firework competition between beaches on July 4th!

Start your waterfront dreams now!

Pictures:



