



**ISLAND SHORES ESTATES, C.A.**

**51 Franconia Road**

**Penacook, NH 03303**

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**Hello to all the Realtors, Property Assessors and Inspectors, this form is for you!  
If you have any further questions, please call the office at (603) 753-6026.**

**Details, Details!**

**269 units on 44 total acres**

**27 detached capes each with 1469 sq ft with a 816 sq ft basement**

**242 townhouses each with 1216 sq ft of living space**

**44 units have a carport**

**54 units have a garage**

**Every unit has two fixed parking spaces.**

**There are 73 unassigned visitor spaces for temporary guests.**

**The complex was built in FOUR PHASES:**

**Phase 1: 70 Units - Vinton, Bluffs**

**Phase 2: 114 Units - Canoe, Whitewater, Modena**

**Phase 3: 27 Units - All Capes**

**Phase 4: 58 Units - Great Falls & Pavillion**

**All phases and amenities were completed by 11/1987.**

**There are no leased common areas.**

**No one owner owns 10% or more of the units.**

**Out of 269 units, just 54 are rented.**

**The remaining are owner occupied with, no seasonal use.**

**Amenities!**

**Pool, Clubhouse, Playground, Tennis/Basketball Court and full-time maintenance  
& management!**

**All of this for \$265 per month.**

**The monthly fee does not include water or sewer.**

**All new owners pay a one-time, **Transfer Fee** in the amount of two times the  
monthly dues. This fee goes directly to fund the reserves and is not refundable.**

**If there is a maintenance emergency, you can call (603) 661-8697 or send a  
maintenance request to [isecamaintenance@myfairpoint.net](mailto:isecamaintenance@myfairpoint.net).**

*☺ Have a great day!*