

Waterfront Real Estate Expert Corina Cisneros Offers Guidance on Homes Along Lake Winnepesaukee in HelloNation

What does it take to successfully buy or remodel a waterfront home on Lake Winnepesaukee?

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/EINPresswire.com/ -- What does it take to successfully buy or remodel a waterfront home on Lake Winnepesaukee? That question is answered in a [HelloNation article](#) featuring Corina Cisneros of Cisneros Realty Group. The article outlines the essential steps homeowners should take when planning a waterfront renovation or property purchase along one of New Hampshire's most regulated and sought-after lakes.



Corina Cisneros

The article begins by emphasizing that Lake Winnepesaukee is both beautiful and environmentally sensitive, making early inspections critical. Many waterfront homes in the area were built before current standards for shoreline protection. A proper assessment of foundation, drainage, septic systems, and shoreline conditions helps shape realistic renovation goals and budgets. These checks are especially important in towns like Moultonborough, where building near the lake comes with unique restrictions.

Flood risk is also a major consideration. The article points out that Lake Winnepesaukee's water levels rise and fall with seasonal changes, snowmelt, and rain events. Reviewing FEMA flood maps and site elevations helps determine insurance needs and whether design changes, like raised foundations, will be required to ensure long-term safety for the waterfront home.

Shoreline integrity is another critical concern. The article explains how ice movement, wave

activity, and weather can erode the lake's edge, damage retaining walls, and weaken docks. In places like Moultonborough, repairs and changes often require permits from both the state and the town. Starting those applications early keeps the waterfront renovation on track.

New Hampshire's Shoreland Water Quality Protection Act applies to any waterfront home within 250 feet of Lake Winnepesaukee. The article explains how this law limits development near the shoreline, restricts vegetation removal, and places caps on impervious surfaces. These regulations directly affect how and where homeowners can make changes. In most cases, structures must be set back at least 50 feet from the water unless advanced stormwater systems are included in the plan.

Contractor experience matters. A successful waterfront renovation near Lake Winnepesaukee requires professionals who understand shoreline permitting, seasonal access, and lake-specific construction practices. In communities like Moultonborough, contractors with local knowledge help reduce design errors and delays.

The article also recommends flexibility in project timing. Certain tasks, such as dock work or shoreline grading, can only be completed during specific times of the year. Weather near Lake Winnepesaukee can be unpredictable, so having a flexible schedule helps maintain quality without rushing.

Budgeting realistically is also key. The article suggests allocating 10 to 15 percent of the total budget for hidden issues, which are common in older lakefront homes. Waterfront exposure increases wear, so homeowners should also plan for ongoing maintenance.

Finally, the article reminds readers that a well-executed renovation protects both the property and Lake Winnepesaukee itself. Smart erosion control, proper drainage, and native plantings benefit the shoreline and the long-term value of the waterfront home.

The article, [How to Plan a Successful Purchase or Remodel of a Waterfront Home](#) on New Hampshire's Lake Winnepesaukee, features insights from Corina Cisneros, Waterfront Real Estate Expert serving Moultonborough, NH and surrounding areas, in HelloNation.

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