

20 LAKE PINES CIRCLE CONWAY, NH

Average Monthly Costs (2025)

- Electric (Eversource): \$457/month
- Internet (Spectrum): \$95/month
- Propane (White Mountain Oil): \$160/month
- Total Average Utilities: \$712/month

Additional Annual Costs:

- Septic pumping: \$370 (last pumped Sept 2025)
- Association yearly fee: \$700
- Four Season Property Maintenance: \$750/year
- Cleaning: Per rental stay

Short-Term Rental Performance Summary (2025)

Annual Performance:

- Total rental revenue 2025: \$64,833.44
- Average monthly revenue: \$5,403/month
- Average occupancy rate: 54%

Highest Performing Month:

- August 2025: \$10,000

Revenue Growth Potential:

- Implementing upgrades (hot tub, washer/dryer, outdoor improvements) could increase revenue by 20-30% (Estimate given by Mt Washington Valley Property Management)



📍 Immediate Neighborhood

- Conway Lake Public Beach — 0.3 miles (walking distance).
- Frye's Store — 0.8 miles (2 min). A local institution; pizza, subs, lobster rolls, ice cream.

📍 North Conway Village — 8 miles / 12–15 min up Route 16. Shopping, dining, outlets.

🎿 Ski Resorts

- Cranmore (N. Conway) 8 mi - 12 min
- King Pine (E. Madison) 9 mi south - 15 min
- Attitash (Bartlett) 16 mi - 20 min
- Black Mountain (Jackson) 20 mi - 25 min
- Pleasant Mtn/Shawnee Peak (ME) 28 mi - 35 min
- Wildcat (Pinkham Notch) 34 mi - 40 min
- Bretton Woods (Carroll) 45 mi - 55 min