

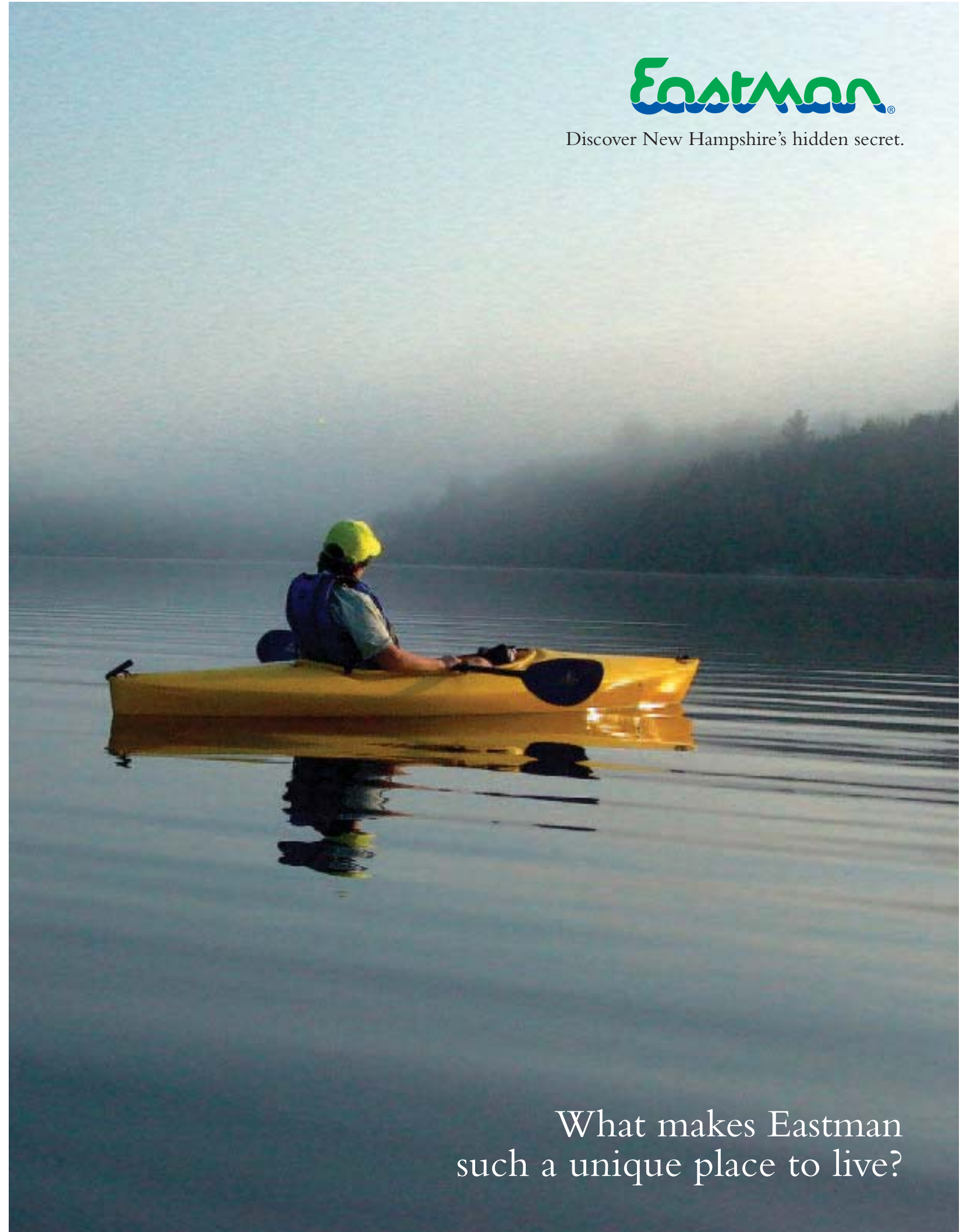
**Exceptional
Exciting**

residential community...
recreational playground!



Eastman Community Association
P.O. Box 53, Grantham, NH 03753
www.eastmannh.org
603.863.4240

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Discover New Hampshire's hidden secret.

What makes Eastman
such a unique place to live?



the location

Eastman is nestled into New Hampshire's pristine woodlands in the beauty and calm of the Upper Valley of the Connecticut River in the Dartmouth-Lake Sunapee Region. We're just two hours north of Boston, and minutes from Lake Sunapee, New London, Lebanon, and Hanover. There is easy access to medical facilities, employment, educational opportunities, and a multitude of cultural venues. The map at the end of this brochure will help you locate Eastman, as well as describe the unique character and special features of the region.

The community was founded to be environmentally conscious and is devoted to protecting its woodlands, lake, and watershed. Dartmouth College was a prime investor in the project and a force behind the strong commitment to the environment.

Eastman is a community stretching over 3,600 acres in three different towns—Grantham, Enfield, and Springfield—each with its own New England history and small-village intimacy. The region is a picture-perfect, rural, New England landscape of inns, general stores, and clock-tower churches.





the lake



Eastman Lake is our community's greatest asset. It captures our attention and imagination. It's the heart of our lifestyle, the pulse of much of our summer recreation, and the prize we treasure and protect. The lake is two miles long and a half-mile wide and offers six private, sandy beaches with rafts and small boat storage.



the amenities

At the south end of the lake is our **South Cove Activity Center**, often referred to as “Eastman’s backyard” since it is the hub of much of our activity. It features our recreation office, fitness center, three-lane lap pool (and fourth lane with handicap access and kiddy swimming area), meeting and function rooms, boat rentals, game room, pavilion, large peninsula beach with picnic area, and a snack shack.

Our 18-hole, **championship golf course** offers a variety of affordable memberships, as well as daily pay-and-play. It has a fully equipped Golf Shop, practice area for lessons, clinics for all ages and abilities, and a friendly, social atmosphere in the Eastman tradition.

Eastman’s **tennis players** love our **main complex** of eight Har-Tru (clay) courts with gathering area, personal instruction, and clinics. There are also weekly, organized, group programs for men, women, and juniors, as well as tournaments, leagues, and travel teams.

At **The Center at Eastman** is our restaurant, which is open year-round, with a main dining room and a tavern for more informal meals, both with cozy atmospheres, varied menus, and a friendly and professional staff. A large banquet room is available for weddings, parties, activities, and meetings.



the activities

In winter, there are 37 kilometers of tranquil, **cross-country skiing** and **snowshoeing** trails departing from our fully equipped Nordic Center and meandering along our golf course, over streams, through the woods, and even along the lake. **Pond ice-skating** and **sledding** round out our winter recreation activities. For **alpine skiing**, Mount Sunapee Resort, voted #1 in grooming in the East by *Ski Magazine*, is only 25 minutes away.

In summer, Eastman Lake provides a paradise for **swimming**, **sailing**, **canoeing**, **kayaking**, and **fishing**. Around the lake and throughout the community there are miles of serene, wooded **hiking trails**. Daily summer programs offer children and grandchildren the opportunity to enjoy it all.

Year-round, there is a whole variety of **adult interest groups and activities** that can make your life more pleasurable by giving you an opportunity to get to know your neighbors. Among them are craft groups, book clubs, bridge clubs, investment clubs, Artists in The Barn, hiking and paddling groups, pot luck dinners, wine tastings, and community garden plots—something for just about everyone!



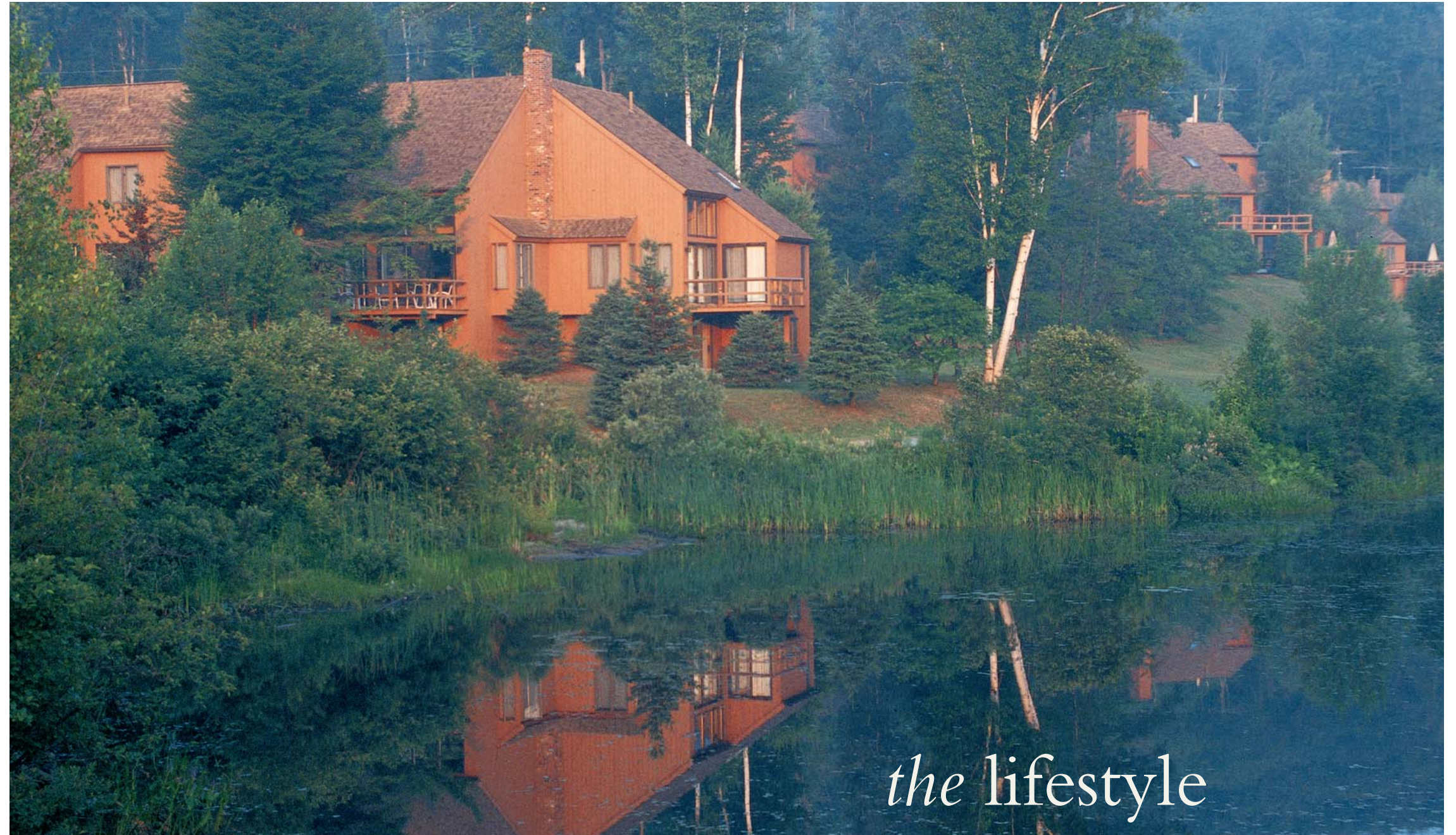


the people

Eastman is truly a special place with very special people—welcoming, informal, and extremely caring. Eastman inspires enthusiasm and volunteerism among its members who come from widely diverse backgrounds and professional experience. All property owners are automatically members of the Eastman Community Association. Many of them become involved in community affairs and are some of our greatest assets. Through them the community is superbly managed.

Eastman is truly a unique place to live. If people make the place, then Eastman is easily the warmest place in New Hampshire!





There are hideaways for nine clusters of condominiums (totaling 336 units), nearly 1,000 single-family homes, and privately-owned lots available for future development.

There are many different styles of homes in Eastman. Some have idyllic, woodland settings, views of our secluded lake, or are adjacent to our golf course. All properties are privately owned. Bylaws protect property owners by controlling building guidelines—flexible enough to allow personal expression—and ensuring the present and future character of the community is not compromised.

Dartmouth College



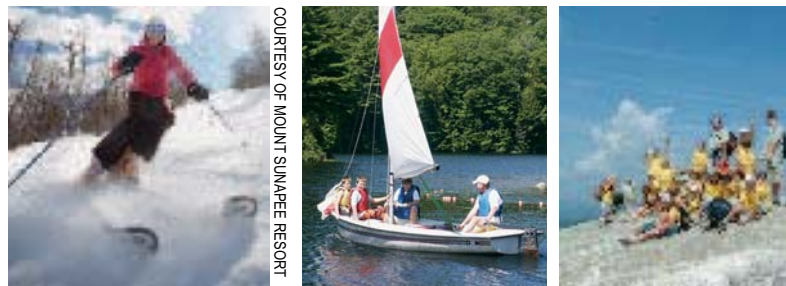
Hanover, NH



- 1. Hopkins Center for the Arts
- 2. Ivy League Sports
- 3. College Campus
- 4. Hood Museum



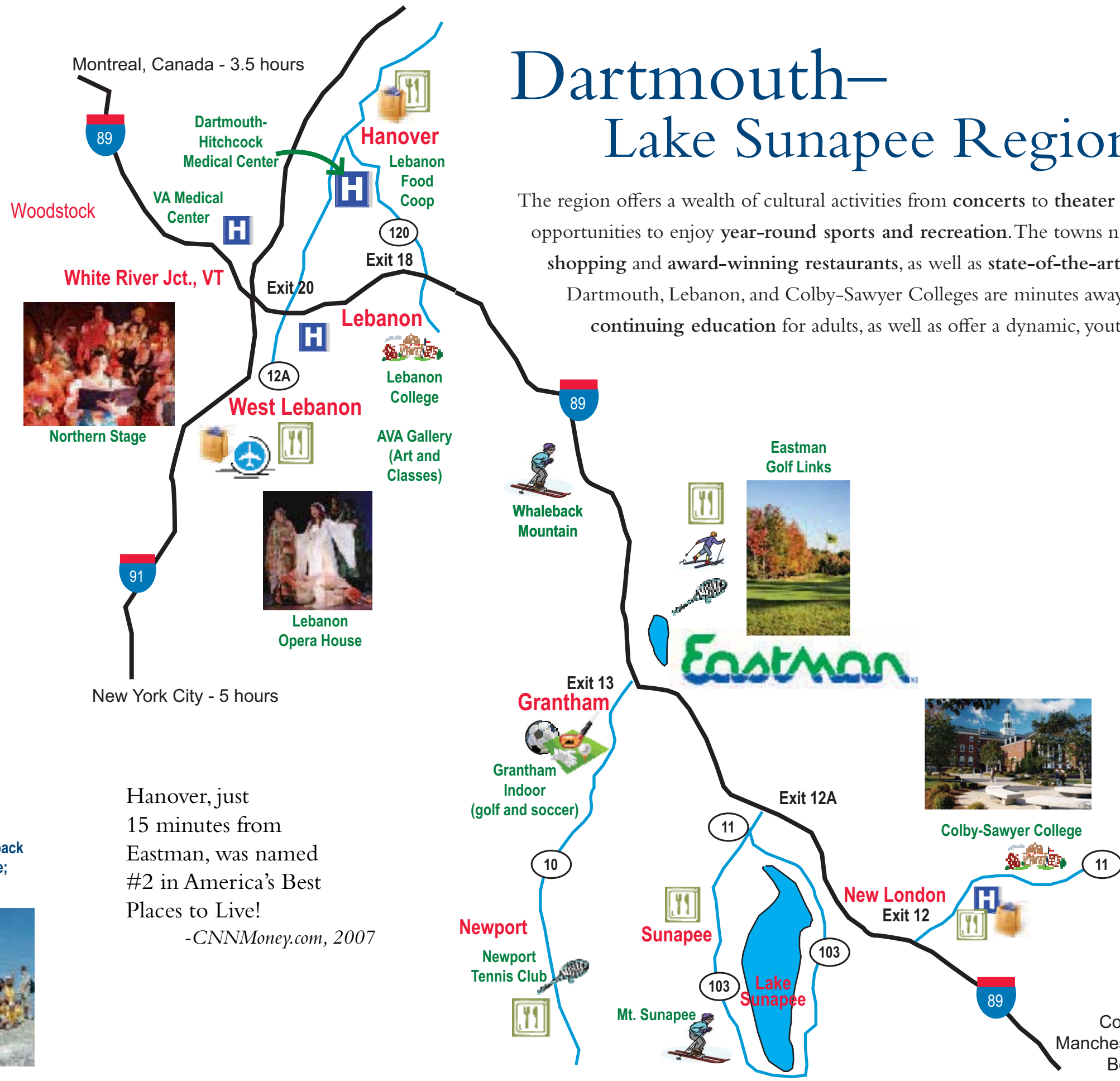
Alpine skiing and snowboarding at Mount Sunapee and Whaleback Mountain ski areas; sailing on Eastman Lake and Lake Sunapee; hiking on Eastman trails, Kearsarge and Cardigan mountains



COURTESY OF MOUNT SUNAPEE RESORT

Dartmouth— Lake Sunapee Region

The region offers a wealth of cultural activities from concerts to theater to museums and opportunities to enjoy year-round sports and recreation. The towns nearby contain superb shopping and award-winning restaurants, as well as state-of-the-art medical facilities. Dartmouth, Lebanon, and Colby-Sawyer Colleges are minutes away and promote continuing education for adults, as well as offer a dynamic, youthful atmosphere.



KEY
Map not to scale

- Hospital
- Airport
- Dining
- Nordic Skiing
- Shopping
- Tennis
- Alpine Skiing

Hanover, just 15 minutes from Eastman, was named #2 in America's Best Places to Live!
-CNNMoney.com, 2007

Concord - 45 min.
Manchester Airport - 75 min.
Boston - 2 hours