

MARGOT
— SKELLEY —

NEW HAMPSHIRE

BUYER'S
PRESENTATION

COMPASS REAL
ESTATE

MARGOTSKELLEY.COM

WOLFEBORO | TUFTONBORO | BROOKFIELD | OSSIPEE | WAKEFIELD | ALTON | NEW DURHAM

LIFETIME SALES VOLUME

\$136,164,400

as of 2025

168

LIFETIME
TRANSACTIONS

HOW I SUPPORT YOU

Buying a home in New Hampshire is one of the most significant financial decisions you will make, and going in with clarity about your budget, your timeline, and your priorities makes all the difference. Understanding the local market, the regulatory landscape, and what a property actually includes, from the septic system to the shoreline, helps you move through the process with confidence rather than surprise. The offer stage is where strategy matters most, because timing and terms can be just as important as price. My job is to make sure you are informed at every step, so that when you close, you feel good about the decision you made.

WOLFEBORO NATIVE

COMPASS
REAL ESTATE

Margot Skelley is a dedicated real estate professional with deep roots in the Lakes Region as a Wolfeboro native. With a genuine passion for helping clients find their dream homes, Margot seamlessly blends her extensive knowledge of the local market with a commitment to exceptional service.

What Margot loves most about real estate is the opportunity to make a significant impact in people's lives, guiding them through one of life's most important decisions.

Family is also a cornerstone of Margot's life, and she cherishes time with her husband Doug and son Maddock, who share their love for Wolfeboro. Beyond real estate, Margot is an avid cook and enjoys spending leisure time with her whoodle Frank.



With a friendly, approachable demeanor and a commitment to understanding clients' unique needs, Margot is more than just a real estate agent she is a trusted advisor and advocate.

Whether you're buying your first home, selling a cherished family residence, or seeking an investment opportunity, Margot is dedicated to providing a rewarding real estate experience. Her dedication to the community and industry makes Margot a standout choice for all your real estate needs in the Lakes Region of New Hampshire.

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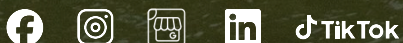
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A CLEAR, CONSIDERED APPROACH TO REAL ESTATE IN NEW HAMPSHIRE

Buying or selling a home is more than a single transaction it's a series of decisions that benefit from clarity, preparation, and local perspective. New Hampshire real estate has its own considerations, from town-level differences to property systems and seasonal factors that influence outcomes. This guide is not meant to rush you forward or overwhelm you with details. It exists to help you pause, understand the landscape, and feel grounded before taking the next step. The goal is not perfection it's informed decision-making and a smoother experience once the process begins.

PrimeMLS 

LUX
URY

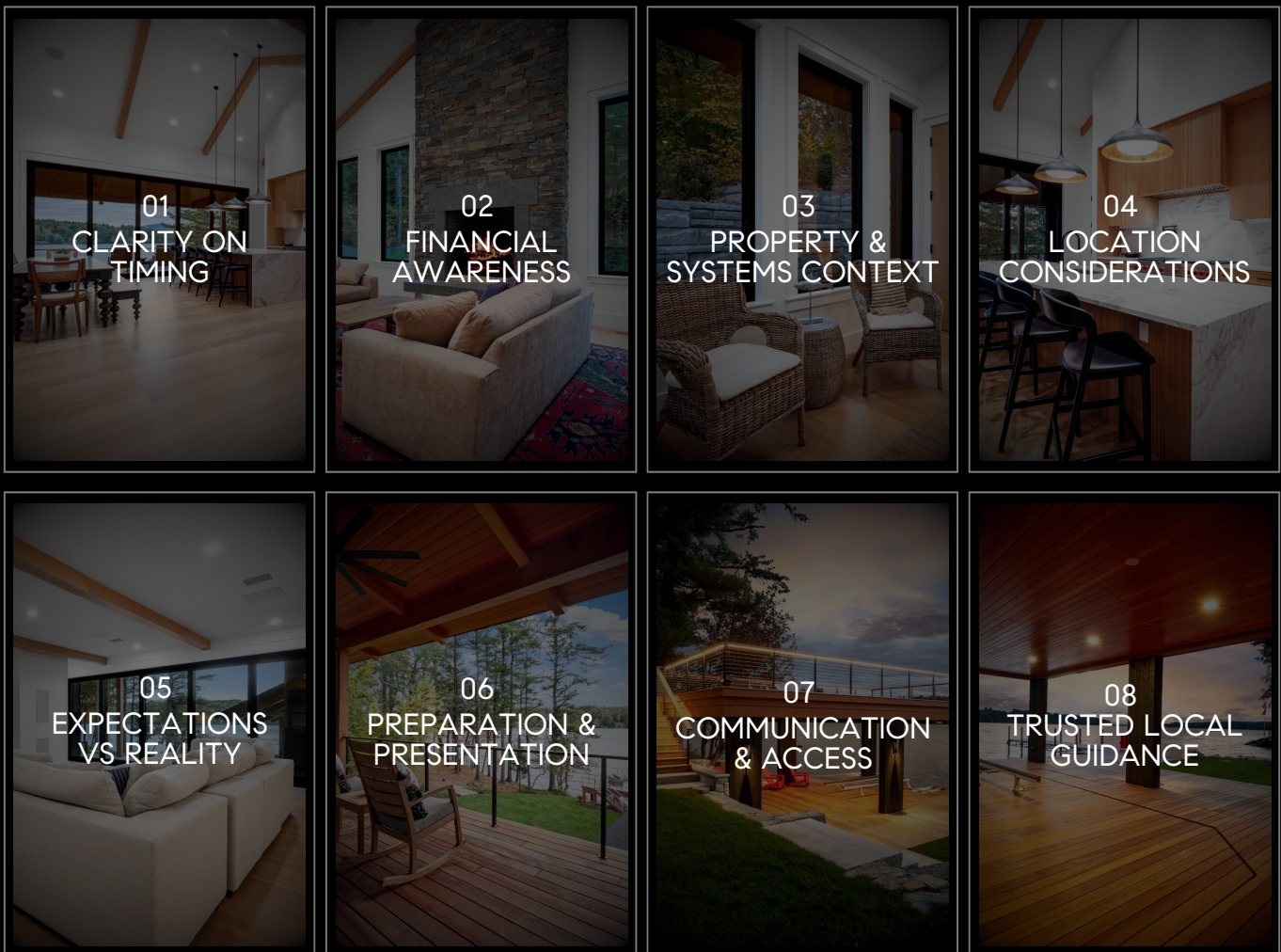


BEFORE YOU BUY BEFORE YOU SELL

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A PRACTICAL NEW HAMPSHIRE CHECKLIST
TO PREPARE WITH CONFIDENCE

AREAS OF AWARENESS



Designed to support ethical real estate practices
and a stronger buyer experience at every stage

[MARGOTSKELLEY.COM](https://www.margotskelley.com)



GUIDING YOU HOME

Purchasing property in New Hampshire requires clarity, preparation, and an allistic understanding of the market. I work closely with buyers to define priorities, evaluate constraints, and move deliberately through each stage of the process. From initial strategy to closing, my focus is on informed decision-making, regulatory awareness, and protecting long-term value.

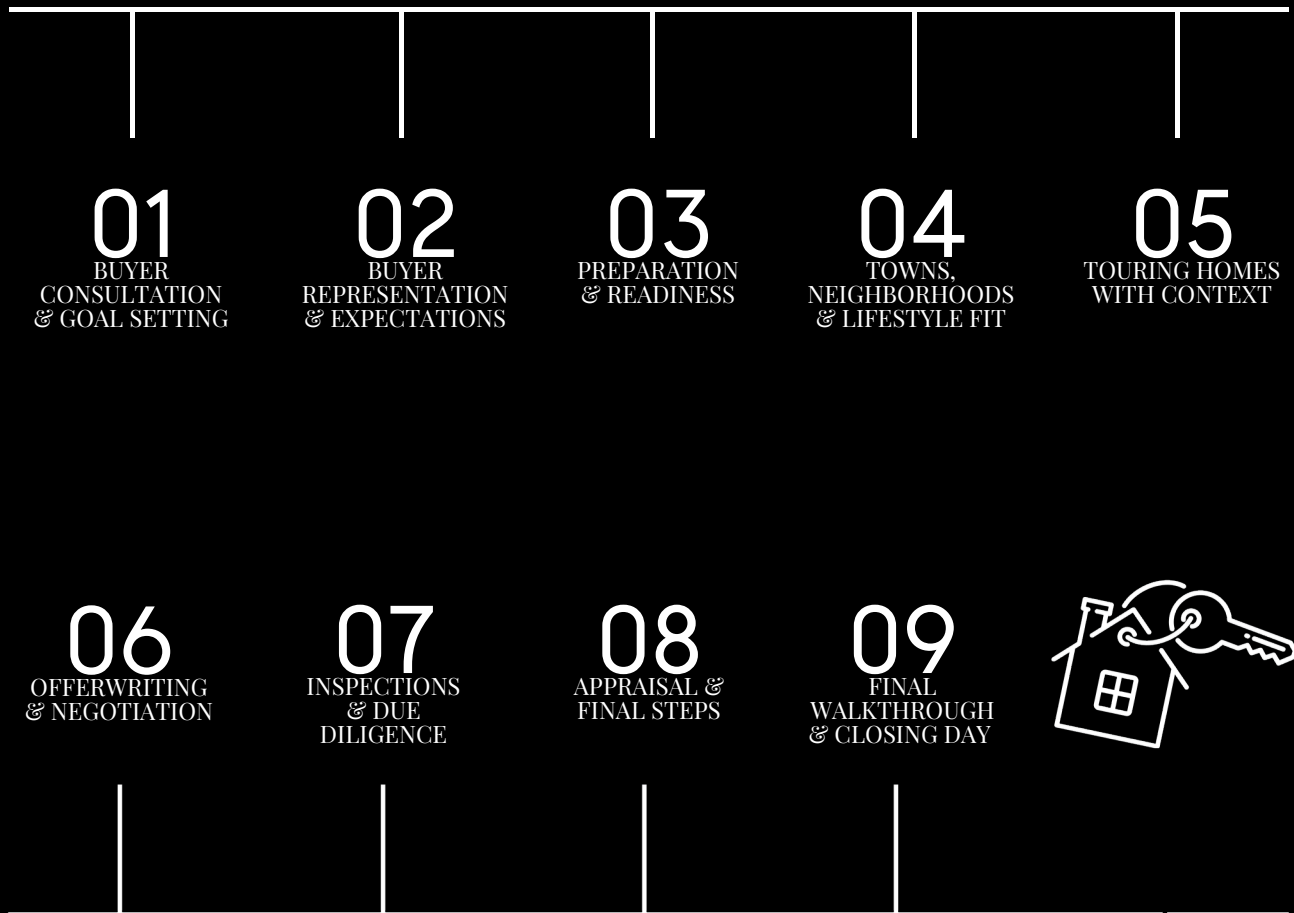
BUYING PROCESS OVERVIEW

- 01 BUYER CONSULTATION & STRATEGY ALIGNMENT
- 02 MARKET EDUCATION & PROPERTY CRITERIA
- 03 FINANCIAL READINESS & PRE-APPROVAL
- 04 PROPERTY SEARCH & EVALUATION
- 05 WATERFRONT & REGULATORY REVIEW
- 06 OFFER STRATEGY & NEGOTIATION
- 07 UNDER CONTRACT & DUE DILIGENCE
- 08 INSPECTIONS, APPRAISAL & CONTINGENCIES
- 09 CLOSING PREPARATION & TRANSITION



LET'S TALK ABOUT AI HERE

A CLEAR, STEP-BY-STEP APPROACH FOR SELLERS IN NEW HAMPSHIRE



CONTRACT TO CLOSE

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TRUSTED VENDORS

These are the vendors that I prefer to work with.
There are several in NH. Please notify me if you
would like alternative contacts.

YANKEEPEDLAR.COM



603-569-1000

RENTALS@YANKEEPEDLARREALTORS.COM



DM FOR INQUIRIES
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CROSS COUNTRY MORTGAGE



877-35-3400

CROSSCOUNTRYMORTGAGE.COM



DM FOR INQUIRIES
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LAKES REGION PROPERTY CARE



603-651-9343

LAKESREGIONPC@YAHOO.COM



DM FOR INQUIRIES
MARGOT SKELLEY COMPASS

AVERY INSURANCE AGENCY



603-569-2515

AVERYINSURANCE.NET



DM FOR INQUIRIES
MARGOT SKELLEY COMPASS

MELVIN VILLAGE MARINA, INC.



603-544-3583

MELVINVILLAGEMARINA.COM



DM FOR INQUIRIES
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RW EATON
CONSTRUCTION MANAGEMENT



603-651-6828

INFO@RWEATONCONSTRUCTION.COM



DM FOR INQUIRIES
MARGOT SKELLEY COMPASS

ABLOCKNH.COM



603-527-0192

SERVICE@ABLOCKNH.COM



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So where's your OFFICE?

Wolfeboro already has enough offices. What it doesn't have? Someone who actually picks up the phone. My nearest 'formal office' is in Portsmouth. My actual office is anywhere you want to tour... preferably on the lake.

Margot is a active member of the Makers Mill in Wolfeboro. Should we need a table, we can meet here...



23 BAY STREET, WOLFEBORO, NH 03894

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CLIENT TESTIMONIALS

Margot is there for you what ever you need. She takes charge and makes everything happen. You can depend on her and she cares about you to have a great buying or selling experience.



-HILDE TALBOT

"There's no one who knows Lakes Region real estate and is as dedicated to his or her clients as Margot. She's gone above and beyond to help our family and we are forever grateful."



-NATE JUTRAS

Margot is so fantastic! Having grown up here she knows everything about the Lakes Region. We have purchased two different homes with Margot and she has always gone above and beyond to make the transaction smooth and easy, giving great advice along the way and ensuring the process was as easy as possible. I would use Margot again and again!



-ALISSON BOROWSKI KOLODNER

LEGEND
X = INTERMEDIATE DEPTHS
F = FATHOM (FROM LAKE BOTTOM)

NOTE:
THIS CHART IS NOT INTENDED AS A NAVIGATION MAP.
ALL SOUNDINGS COMPUTED AT NORMAL TIDE, BY AN
ELECTRONIC SOUNDING DEVICE.
CONTOUR LINES ARE APPROXIMATE AND SOUNDINGS ARE
ACCURATE ONLY WITHIN THE LIMITS OF FIELD MEASUREMENTS.

I LOOK FORWARD TO WORKING WITH YOU

COMPASS
REAL ESTATE



Selling a home in New Hampshire is a significant decision that benefits from preparation, perspective, and local insight. I work closely with my clients to provide a structured, well-managed process, helping them evaluate opportunities thoughtfully and understand how each choice fits into the broader picture.

My goal is to support informed decision making at every stage, so you can move forward with clarity and confidence.

REALTOR® M: 603.828.4669
MARGOT.SKELLEY@COMPASS.COM

MY SOCIAL MEDIA



@SKELLEYMARGOT

Compass is a licensed real estate broker in Massachusetts and Compass Real Estate is a licensed real estate brokerage firm in New Hampshire, Maine, and Vermont and each abides by Equal Housing Opportunity laws.

All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.



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