

HOME SELLING GUIDE

NEW HAMPSHIRE

EXPERT GUIDANCE FOR THE NH LAKES AND MOUNTAINS AREA



MARTHA
TREPANIER
LAKES REGION, NEW HAMPSHIRE



WWW.MAXFIELDREALESTATE.COM

70th MAXFIELD ANNIVERSARY

*Welcome to the beautiful state of New Hampshire!
Maxfield Real Estate celebrates being the largest
independent real estate brokerage in the Lakes Region.*

Martha Trepanier is a licensed REALTOR® based in Wolfeboro, New Hampshire, specializing in the Lakes Region. With over 25 years of local insight, and over 10 years working with BUYERS and SELLERS. Martha and her husband, Bob, moved to Wolfeboro from Massachusetts in 1997. Her deep connection to the area stems from childhood summers spent on Lake Winnepesaukee in Moultonborough and attending Brewster Academy in Wolfeboro.

After graduating from Northeastern University and working in the software industry in Boston, Martha transitioned to New Hampshire full-time to build her life and family in Wolfeboro, where they raised their two children. She has been actively involved in the community, participating in organizations such as The Children's Center, The Friends of The Town Hall, GALA's Makers Mill, and The Children's Advocacy Center—all based in Wolfeboro.

LAKES REGION | NH | LIFESTYLE EXPERT





SELLING YOUR NH PROPERTY

Selling your home is more than a transaction - it's a life moment. My priority is to guide and support you every step of the way.

HOW I SUPPORT YOU

- UTILIZING THE CMA TOOL TO ACCURATELY PRICE YOUR HOME IN TODAY'S MARKET.
- CONNECT YOU WITH TRUSTED INDUSTRY PROFESSIONALS, INCLUDING EXPERT STAGERS, TO ENSURE YOUR HOME IS PRESENTED AT ITS BEST.
- BUILD YOUR 'SELLER TEAM' BY INTRODUCING YOU TO A RELIABLE TITLE COMPANY OR ATTORNEY, MAKING CLOSING SEAMLESS— WHETHER IN PERSON OR REMOTELY.
- NEGOTIATE ON YOUR BEHALF TO SECURE THE BEST POSSIBLE PRICE AND TERMS FOR YOUR PROPERTY.



REAL ESTATE SUCCESS

248

LIFETIME
TRANSACTIONS*

\$125,333,283

LIFETIME SALES VOLUME

*AS OF 2024



WHY SELL YOUR HOME WITH ME

OVER 70 YEARS OF BEING THE LARGEST INDEPENDENT BROKERAGE IN THE LAKES REGION.

01

LOCAL EXPERTISE THAT MATTERS

Knowing the New Hampshire Lakes Region isn't just about market stats — it's about understanding neighborhoods, schools, lifestyles, and what buyers value most. I'll help you price and position your home to stand out in today's market.



02

REAL-TIME MARKET INSIGHTS

The market moves quickly. I'll provide you with the latest comparable home data and trends so we can make smart, confident decisions together.

03

A NETWORK OF TRUSTED PROFESSIONALS

From stagers and photographers to contractors and closing attorneys, I'll connect you with reliable experts who will help us get your home sold.



04

STRATEGIC, STORY-DRIVEN MARKETING

Your home has a story — and I'll help tell it. Through professional photography, engaging listing descriptions, and targeted online and social media marketing.



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05

ACCESS TO MOTIVATED BUYERS

With Maxfield's extensive local network, your property will be seen by serious, qualified buyers actively searching in our area.

06

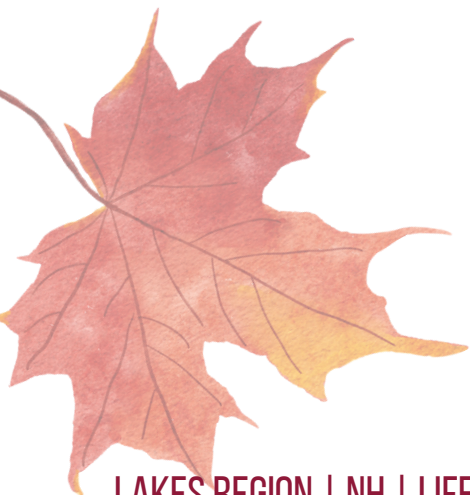
STRONG NEGOTIATION TO PROTECT YOUR INTERESTS

I'll advocate for you at every stage, negotiating the best possible price and terms — because you deserve an outcome that reflects the value of your home.

08

CLOSING DAY

I'll manage the details, coordinate your 'seller team,' and handle any challenges so you can focus on what comes next, knowing everything is in capable hands.



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CLIENT TESTIMONIALS

“Martha has been amazing. Because our circumstances changed several times, and because we had the luxury of time for this purchase, it took many years before we purchased a home. Martha was very patient and kind throughout the process; adapting to our changing needs. We found her to be extremely knowledgeable about the area (many towns), things to look for, and the entire process. She was always professional and there was never a time when we had to wait for a response. We tried to let her off the hook (feeling that we were bad clients) after a couple of years, but she wouldn't have it and greeted us with enthusiasm whenever we met. I feel like we're old friends. Now that we have finally found the right place, Martha went above and beyond, many times without us even having to ask. We were so grateful for everything she did for us during a remote sale & for the peace of mind having someone we trusted managing everything for us. Needless to say, I highly recommend Martha to help you find your home & guide you through the process.”

-COURTNEY SPEECHLEY

“Martha is an absolute pleasure to work with not only a wonderful person, but a professional and expert Realtor. She is full of knowledge not only in the area of real estate but also when it comes to the Lake Winnepesaukee area itself. She has a network of trades people who are honest and helpful to assist you after the purchase. We would highly recommend Martha if you are looking to buy in the area.”

-RICHARD FAULHABER

“Martha is fantastic. She was quick to set up viewings and accompanied us the majority of them, usually we monopolized her weekends! She was great at asking the seller's agents questions that we wouldn't have thought about. She was very knowledgeable about the areas we were looking at and helped to introduce us to the area. Martha always came prepared with printouts of the properties and schooled us on what were the assets and what could be negotiated. I would highly recommend Martha. She's has a very warm and affable personality, very easy to talk to. She is observant and listens closely to the wants and needs of the buyers she represents.”



-KLME2163





LOOKING FORWARD TO HELPING YOU TO SELL YOUR HOME!

FROM OUR FIRST CONVERSATION TO THE CLOSING TABLE, I'LL BE BY YOUR SIDE,
OFFERING EXPERT GUIDANCE AND LOCAL INSIGHT TO MAKE THE PROCESS STRESS-FREE.
TOGETHER, WE'LL SELL YOUR HOME.



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