Residential **Single Family** **7 Black Diamond Road** **Listed: 9/24/2026** **$1,825,000**
5111473 **Conway** **NH 03860** **Closed:**
Active **Unit/Lot #** **DOM: 30**



County	NH-Carroll	**Rooms Total**	10
VillDstLoc	North Conway	**Bedrooms Total**	5
Year Built	2026	**Bathrooms Total**	4
Architectural Style	Contemporary, Duplex, Modern Architecture	**Bathrooms Full**	3
		Bathrooms Three Quarter	0
Color	Cedar	**Bathrooms Half**	1
Total Stories	3	**Bathrooms One Quarter**	0
Taxes TBD	No	**Total Finished Area**	2,850
TaxAnnlAmt	$15,248.00	**Total Area**	3,781
Tax Year	2026	**Lot Size Acres**	
		Lot Size Square Feet	
		Footprint	

Delayed Showing
Date - Showings Begin

Directions From North Conway Village: Follow Kearsarge Road to Skimobile Road, then take a right onto Black Diamond Road. Property is first building on the left.

Property Panorama VTour

Public Remarks ONLY 2 REMAIN - NOTHING COMPARES. An exceptional opportunity to own BRAND-NEW luxury construction at the base of Cranmore Mountain. VIEWS! VIEWS! VIEWS!!! Featuring 5 BEDROOMS and one of the largest, most flexible floor plans in the area, Black Diamond Residences offers an unparalleled combination of space, location, craftsmanship and four-season living. Designed with Exquisite attention to detail, this residence features European wide-plank white oak flooring throughout, soaring wood ceilings, a dramatic floor-to-ceiling stone fireplace and expansive Andersen 400 E Series windows showcasing MOUNTAIN VIEWS. The chef's kitchen features custom white oak and painted cabinetry, paneled and Thermador appliances, and designer finishes. The luxurious primary suite offers a spa -inspired bath with heated floors. Multiple decks, including one with MOUNTAIN VIEWS, and a large private bluestone patio with hot tub hookup extend the living outdoors. A heated garage with finished floors, EV charger hookup, additional parking, ski/snowboard storage and FULL BASEMENT with potential for additional finished space add exceptional versatility. Set along Kearsarge Brook, WALK TO THE SLOPES at Cranmore, access the nearby bike path, or head into North Conway Village for restaurants, coffee and shopping. Gather around the community's outdoor bluestone fire pit and Bevolo lanterns for the ultimate après-ski atmosphere. Metal roofing, copper accents, ski/snowboard locker and a statement PIVOT ENTRY DOOR complete the exterior. Brand new. Move-in ready. 5 bedrooms. MOUNTAIN VIEWS. WALK-to -ski. EXCEPTIONAL rental potential when you're not enjoying it yourself. This is more than a mountain home- it's a four-season luxury lifestyle.

STRUCTURE

Property Condition New Construction **Estimated Completion**
Construction Materials Wood Frame, Cedar Exterior, Fiber Cement Exterior
Foundation Details Poured Concrete
Roof Metal, Standing Seam
Basement Yes
Basement Access Type Interior
Basement Description Concrete Floor, Full, Interior Stairs, Unfinished
Garage Yes
Garage Capacity 1
Parking Features Auto Open, Direct Entry, Parking Spaces 3 - 5, Attached

Above Grade Finished Area	2,850
List $/SqFt Fin ABV Grade	$640.35
Above Grade Finished Area Source	Plans
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	Plans
Below Grade Finished Area	0
List $/SqFt Fin Below Grade	
Below Grade Finished Area Source	Plans
List $/SqFt Fin Total	$640.35
Below Grade Unfinished Area	931
Below Grade Unfinished Area Source	Plans
Total Below Grade Area	
Total Below Grade Area Source	

ROOMS	DIMS. / LVL		ROOMS	DIMS. / LVL
Mudroom	9' 3" x 9' 4"	1		
Other	15' 9" x 7' 6"	1		
Rec Room	14' x 16'	1		
Bedroom	10' 4" x 12' 8"	1		
Kitchen	12' 3" x 12'	2		
Great Room	17' 6" x 14'	2		
Dining Room	11' x 12'	2		
Primary Bedroom	30' x 13' 4"	2		
Bedroom	11' x 14' 3"	3		
Bedroom	14' 3" x 10'	3		

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 3675
Deed Page 513
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning VR

Map 000219
Block 00
Lot 000001
SPAN#
Tax Class
Tax Rate
Property Tax Relief Program
Land Gains

Assessment Year
Assessment Amount
Special Assessments

LOT & LOCATION

Development / Subdivision Black Diamond Residences
Owned Land
Common Land Acres 2.26

Road Frontage TBD
Road Frontage Type Association, Paved
Road Frontage Length

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

School District SAU #9
Elementary School
Middle/Jr School A. Crosby Kennett Middle Sch
High School A. Crosby Kennett Sr. High

Lot Features Level, Mountain View, PRD/PUD, Recreational, Ski Area, Street Lights, Trail/Near Trail, Walking Trails, In Town, Mountain, Near Paths, Near Shopping
Zoning Description Village

Surveyed Yes
Surveyed By

Waterfront Property
Water View
Water Body Access Yes
Water Body Name Kearsarge Brook
Water Body Type Brook/Stream
Water Frontage Length
Water Access Details Shared-Private
Waterfront Property Rights
Water Body Restrictions Unknown

UTILITIES

Heating Propane, Forced Air, Radiant Floor
Cooling Central AC
Water Source Public
Sewer Public
Electric 200+ Amp Service, Circuit Breaker(s)

Utilities Cable, Propane, Underground Gas, Underground Utilities
Internet Cable Internet
Fuel Company
Electric Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Exterior Features Deck, Storage, Window Screens
Driveway Paved
Parking Features Auto Open, Direct Entry, Parking Spaces 3 - 5, Attached
Flooring Ceramic Tile, Hardwood
Interior Features Cathedral Ceiling, Dining Area, Gas Fireplace, Kitchen Island, Kitchen/Dining, Kitchen/Living, Laundry Hook-ups, Primary BR w/ BA, Natural Light, 1st Floor Laundry, Smart Thermostat, Attic with Pulldown

Appliances Dishwasher, Range Hood, Microwave, Gas Range, Refrigerator
Other Equipment Smoke Detector
Accessibility Features 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Bathroom w/Step-in Shower, Bathroom w/Tub, Hard Surface Flooring, 1st Floor Laundry

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building 2
Condo Limited Common Area
Condo Fees Yes
Association Amenities Master Insurance, Landscaping, Snow Removal

Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee $433.00 Monthly **Fee Includes** Landscaping, Other, Plowing
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO (Legacy)
Planned Unit Development Yes
Rented
Rental Amount
Exclusions
Documents Available Deed, Survey, Tax Map

Flood Zone No
Seasonal No
Easements
Covenants Yes
Resort
Right of First Refusal
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verification Body
Green Building Verification Type
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 2
Green Building Verification Type 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

Green Verificatn Body 3
Green Building Verification Type 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks Call seller direct for showing: Stacey @ 508-776-2665. HOA allows STR's. 5th bedroom has no closet.

Private Office Remarks Call seller direct for showing: Stacey @ 508-776-2665.

Showing Instructions Call Owner 1st
Showing Service None

Input of Owner Name I have written permission to submit name
Owner Name Stacey
Owner Phone 508-776-2665
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name Hillman Real Estate
Listing Office - Phone Number Off: 617-275-8100
Listing Office - Phone Number 2 Fax: 617-326-0570
List Agent - Agent Name and Phone Andrew Hillman - Phone: 617-275-8100
List Agent - Phone Number Phone: 617-275-8100
List Agent - E-mail andrew@hillmanre.com
List Team - Team Name
List Team - Phone Number 1
List Team - Team Email 1
Co List Agent - Agent Name and Phone
Co List Agent - Phone Number
Co List Agent - E-mail
Alternate Contact - Agent Name
Alternate Contact - Phone Number
Alternate Contact - E-mail
Buyer Office - Office Name
Buyer Office - Phone Number
Buyer Office - E-mail
Buyer Agent - Agent Name
Buyer Agent - Phone Number
Buyer Agent - E-mail
Buyer Team - Team Name
Buyer Team - Phone Number 1
Co Buyer Office - Office Name and Phone
Co Buyer Agent - Agent Name and Phone

MLS List Date 9/24/2026
Expiration Date 9/24/2027
Active Under Contract Date
Pending Date
Withdrawn Date
Terminated Date
Close Date
Anticipated Closing Date

Marketed in other Property Type No
Other MLS#
Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Entry Only
Designated/Apptd. Agency No

Original List Price $1,825,000

Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing

Contingencies

My Info: Andrew Hillman - Phone: 617-275-8100

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