

# New Townhouses

*We are now taking refundable deposits on a limited number of Townhouses.*

Discover your eco-friendly haven in the heart of southern Maine. These brand new construction townhouses not only offer luxury and convenience but also feature a solar array to help offset your energy costs. Spacious living areas, state of the art appliances, hardwood floors, and other beautiful features make this the ideal space to call home while reducing your carbon footprint. Enjoy the tranquil atmosphere and proximity to local amenities.



**Available Fall 2024**



**4 x 1 Bedroom Townhouses**  
**6 x 2 Bedroom Townhouses**  
**11 x 3 Bedroom Townhouses**

**Community Park  
and Neighborhood**

# 4 x One BR/ BA Townhouses

## 2 Solar Way

First Floor Layout

1BR/1BA



## 1 Solar Way

First Floor Layout

1BR/1BA



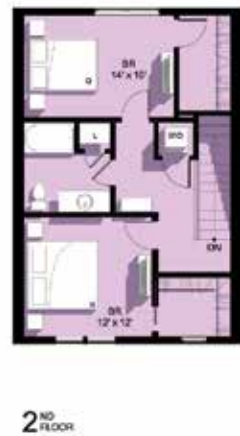
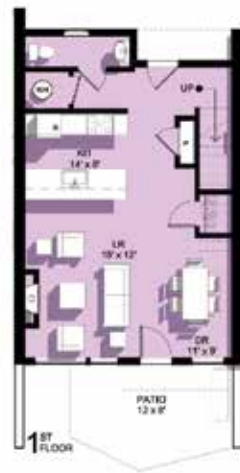
Ground Floor One bedroom units feature 847 to 926 sq ft of living space.

# 6 x Two BR/ BA Townhouses

## 2 Solar Way

First & Second Floor Layout

2BR/2BA



Luxury Living



*Classic Modern Living without the Maintenance.  
Two bedroom units feature 1341 sq ft of living space.*



- + 9 ft Ceilings
- + Solar Array
- + Hardwood Floors
- + Gas Fireplace

# 11 x Three BR/ BA Townhouses



**3 Solar Way**  
First & Second  
Floor Layout  
**3BR/2BA**



**7 Solar Way**  
First, Second &  
Third Floor Layout  
**3BR/4BA**



*Three Floor Three bedroom units feature 1385 to 2015 sq ft of living space.*

## **Builder Specifications**

### **INTERIOR TRIM & DOORS**

**Baseboard:** 5 1/4" one-piece with bead in all areas.

**Window & Door Casings:** 1"x4" flat stock.

**Cove Molding:** 4 9/16" in entry hall, living room, dining room, kitchen and study.

**Interior Door Style:** One-panel, solid core, smooth finish, Masonite with satin nickel hinges as shown on plans.

**Finish:** All trim is paint grade (finger-jointed).

**Door Hardware:** Schlage satin nickel levers (bathrooms will have push-button privacy sets).

### **INTERIOR FINISH**

**Ceiling Heights:** Approximately 9'+/- in all living areas.

**Walls:** Two (2) coats of flat latex paint (1 primer, 1 finish).

**Doors:** Two (2) coats of semi-gloss latex paint (1 primer, 1 finish).

**Trim:** Two (2) coats of semi-gloss latex paint (1 primer, 1 finish).

**Finish Walls:** Buyer will select up to two (2) interior wall colors from the Builder's samples.

**Finish Doors & Trim:** Buyer will select one (1) interior trim color from the Builder's samples.

### **CABINETS**

**Construction:** Custom solid plywood and maple construction with dovetail drawers, soft-close feature, Island with deco panels, double trash cabinet, sink base with storage racks and tilt trays, and roll out trays where applicable.

**Style:** Doors will be flush (slab style) or Shaker style.

**Drawers** will be flush style.

**Hardware:** To be installed on operable drawers and doors. Buyer will have an assortment of styles and

finishes to choose from.

**Moldings:** Upper cabinets will have matching cove molding.

**Island:** One island/eating counter with overhang in kitchen.

**Layout:** Buyer should refer to the floor plans for the layout of the cabinetry.

**Mirrors:** Each bathroom will have wall mounted mirrors with polished edges.

### **COUNTERTOPS**

**Kitchen & Island:** Granite or Quartz with undermount sink. Buyer to choose between 4" separate backsplash or wall tile.

**Bathrooms:** Granite or Quartz with undermount sink, 4" separate back & side splash in bathrooms.

**Colors:** To be selected by Buyer from Builder's samples.

### **APPLIANCES**

**Style:** GE Stainless Steel Café appliances consisting of:

- Refrigerator Model#: **CYE22TP2MS1**
- Dishwasher Model# **CDT845P2NS1**
- GAS range Model# **CGS700P2MS1**
- Range Hood Model# **UVW8301SLSS**
- Built-In Microwave
- Front Load Washer Model #**GFW850SSNWW (White)**
- Electric Dryer Model# **GFD85ESSNWW (White)**

### **GAS FIREPLACE**

**Style:** Heat and Glo Cosmo 36" Landscape propane with Custom Ledger stone and floating mantle to match floors.

### **FLOOR COVERING**

**Pre-finished Engineered Hardwood:** Buyer will choose from a selection of Hallmark flooring including "Novella", "Ventura" and "Grain and Saw" to be installed in all areas except for bathrooms and utility room.

**Tile:** Porcelain or ceramic tile installed in the bathroom floors and on the master bath shower walls.

**Selections:** Buyer shall choose color/styles from Builder's samples.

#### **FIRE AND SAFETY**

**Automatic Sprinklers:** Wet sprinkler system pursuant to NFPA specifications.

**Communication:** Aiphone video intercom system.

**Smoke Detectors:** Ceiling smoke detectors and Smoke/CO2 with battery back-up located as required by code.

#### **HEATING, VENTILATION & AIR CONDITIONING**

**Type:** Multiple high efficiency heat pumps providing heating & cooling. Electric baseboard backup.

**Thermostat:** One smart programmable controlling heating and cooling per heating/cooling head.

**Energy Recovery Unit:** One high efficiency ERV per townhouse.

**Supply & Return Air Ductwork:** One zone, flexible and rigid galvanized with insulation, registers as required.

#### **PLUMBING**

**Owner's Suite Bath:** One WC, under mount lavs, tile shower with Kohler Rain Head Model# K-76465-BN and Kohler Handheld on slide bar Model# K-98361-G-BN.

**Guest Bath:** One WC, one under mount lav, one cast iron tub/shower unit Model# K-875-0 with Kohler trim package Model# K-TS22026-4-BN.

**Kitchen Sink:** Choice between rectangular bowl and D-bowl undermount in stainless steel.

**Water Closets (WC):** 2 piece elongated bowl in white porcelain, 1.28 GPF Kohler Model# K-3814-0

**Undermount Lavs:** Kohler Rectangle or Oval bowl in white porcelain.

**Bathtub/Shower Unit:** Kohler Model # K-875-0 Cast iron tub.

**Owner's Suite Bath Shower Stall:** porcelain or ceramic tile walls to be selected from Builder's samples and clear glass shower door.

**Kitchen Faucet:** Kohler single hole brushed nickel with pull down sprayer. Model# K-24662-VS

**Lav Faucets:** Kohler single lever in brushed nickel. Model# K-22022-4-BN

**Shower Valve:** Kohler in brushed nickel.

**Garbage Disposal:** ISE "Badger 5".

**Water Heater:** high-efficiency electric heat pump water heater, tankless or storage style.

#### **ELECTRICAL**

**Service:** 200 amp with circuit breaker panel and individual meter.

**Solar array:** each townhouse will have its own solar array tied into its electrical panel.

**Car charger** supplied/installed by builder.

**Automatic garage door opener** supplied/installed by builder.

**Switches & Outlets:** Decora style white, located per code, GFI outlets where required. Dimmers located in living room, kitchen, and dining rooms.

**Recessed Fixtures:** LED recessed fixtures quantity will vary per Residence type, white trims.

**Junction Boxes:** Prewiring for four (4) Buyer supplied fixtures located in the dining room and kitchen.

**Fixture Installation:** Builder will install Buyer supplied light fixtures.

**Bathroom Lights:** LED recessed fixtures with white trims.

**Exhaust Fan:** One (1) per bathroom.

**CATV:** Quantity will vary per Residence type.

#### **LAUNDRY ROOM**

**Washer and Electric Dryer** hookups will be located in the Laundry Room. Fixtures; refer to the "Appliance" section for specific model types.

## **Frequently asked questions:**

**Who is the Developer?** Meeting House Hill Park LLC is the latest project developed by Ed Rowe, a long time South Portland resident. Ed is the principal of Windward Development LLC. Some of the past projects of Windward Development may be viewed at [www.winddev.com](http://www.winddev.com).

**How many residences are there in phase 2?** There are 21 townhouse style condominiums for sale.

**How many floorplans are there to choose from?** There are 4 floor plans between 842 SF in a 1BR/1BA unit, and up to 2015 SF in a 3BR/4BA unit.

**What is the price of a residences?** Prices begin at \$549,500.

**How many floors are in each unit?** The 1BR/1BA units are single level. Other units are 2 or 3 levels.

**Where is the parking located?** A one car garage is included with 11 of the residences. There are also assigned covered carports and outdoor parking.

**Electric Car Charging?** One dedicated car charger will be provided either in the resident's garage or adjacent assigned parking space.

**What are the condominium fees?** The fees will be determined by the Condominium Association. The monthly assessment will include, for example, snow plowing; landscaping; garbage disposal, and general maintenance and reserves.

**Is there a warranty with the residences?** Yes. As required by Maine law.

**Do the residences have outdoor spaces?** Yes. Each residence includes either a private patio or balcony, depending upon the floor plan.

**Is there storage?** In addition to ample closet space within the residence, an owner may secure a storage unit in the detached storage building.

**How do I receive mail?** Each residence will have an individual mailbox located at the road entrance.

**Are rentals allowed?** Yes. Rental rules will be established by the condominium documents and any rules and regulations promulgated by the Condominium Association.

**Are pets allowed?** Yes. Pet rules will be established by the condominium documents and any rules and regulations promulgated by the Condominium Association.

**What type of utilities are provided?** Individually metered per residence water/sewer/gas/phone/cable.

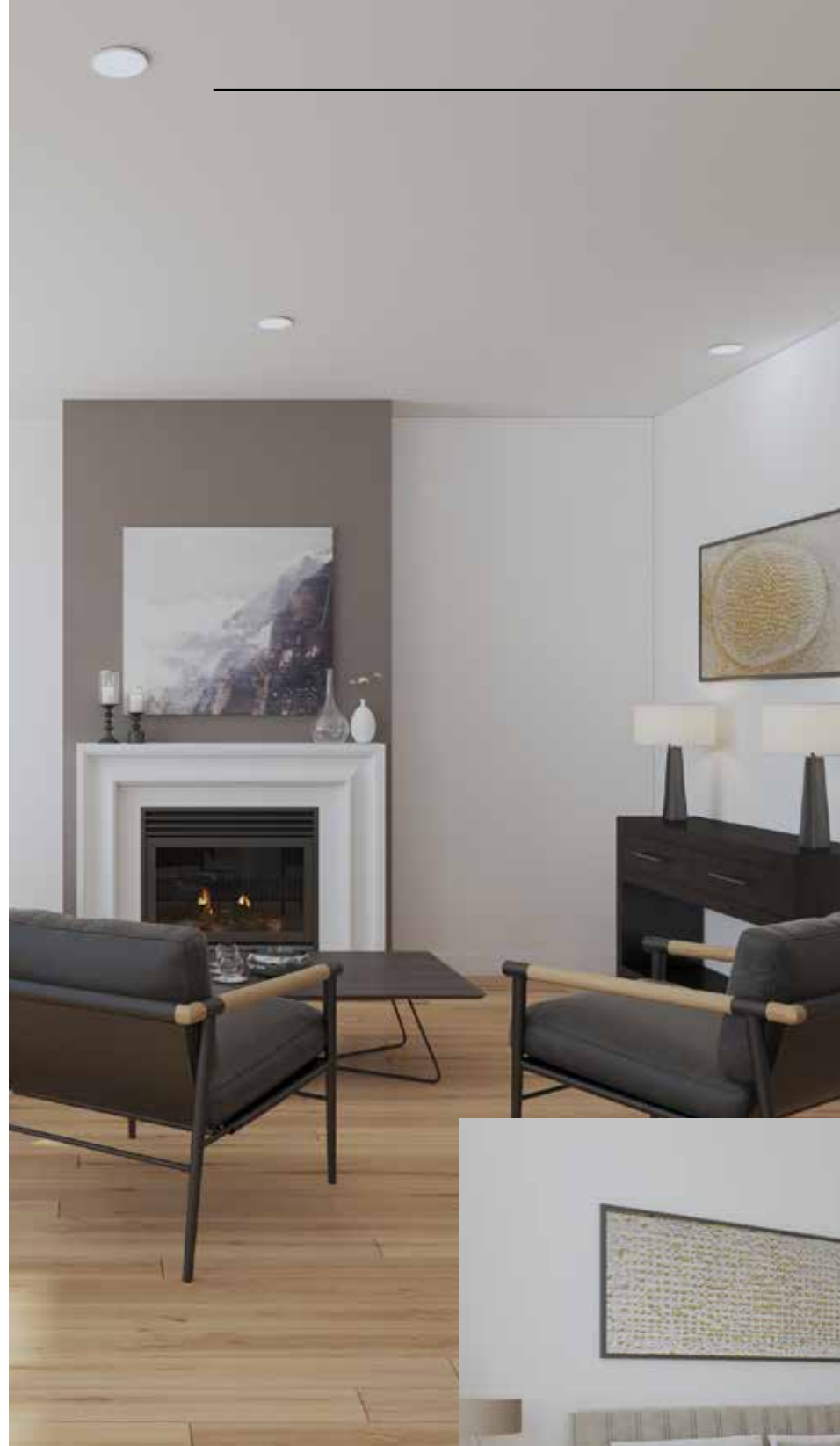
**How will the waste be handled?** There is an enclosed trash and recycling area. Waste will be removed by a private contractor.

**Who will own the public park and community garden?** The City of South Portland, pursuant to the O'Neil Street Park Contract Zoning Agreement, as amended, and related approval documents.

**Who will own the new extended O'Neil Street?** The City of South Portland, pursuant to the approved Contract Zoning Agreement, as amended, and related approval documents.

**Who will own the solar array on the roof of my residence?** Each residence will own their solar array.

**Builders Notes:** The Builder reserves the right to substitute any of the above Residence Specifications with materials of similar quality.



  
Meeting House Hill Park



[WWW.FINDYOURMAINEHOME.COM](http://WWW.FINDYOURMAINEHOME.COM)  
207.232.6127

*New Townhouses Available 2024*