

EXCLUSIVE PREVIEW



70 MAPLEWOOD

— PORTSMOUTH, NH —

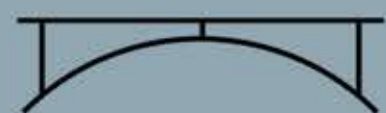


YOU BELONG HERE.

Immerse yourself in the vibrant heart of the New England seacoast, where award-winning restaurants, cultural attractions, boutique shopping, and a thriving music and arts scene await just beyond your doorstep.

Welcome home to timeless luxury.

Welcome to 70 Maplewood
in Portsmouth, New Hampshire.



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REFINED COASTAL LIVING

As you explore Portsmouth from your North End home, you have a plethora of unique options. Meander through the lush gardens of Prescott Park and while there enjoy the uninterrupted views of sea and sky. Pedal through the quaintest streets of New Hampshire to admire the historic homes on the coastline. Take in a show, visit a gallery and shop the many stylish boutiques.

As the sun starts to set over North Mill Pond, treat yourself to one of many award-winning restaurants that Portsmouth has to offer. As the night continues, linger a bit in Market Square to enjoy the historic buildings and people-watch from a cozy cafe.



DOWNTOWN PORTSMOUTH

FINE DINING

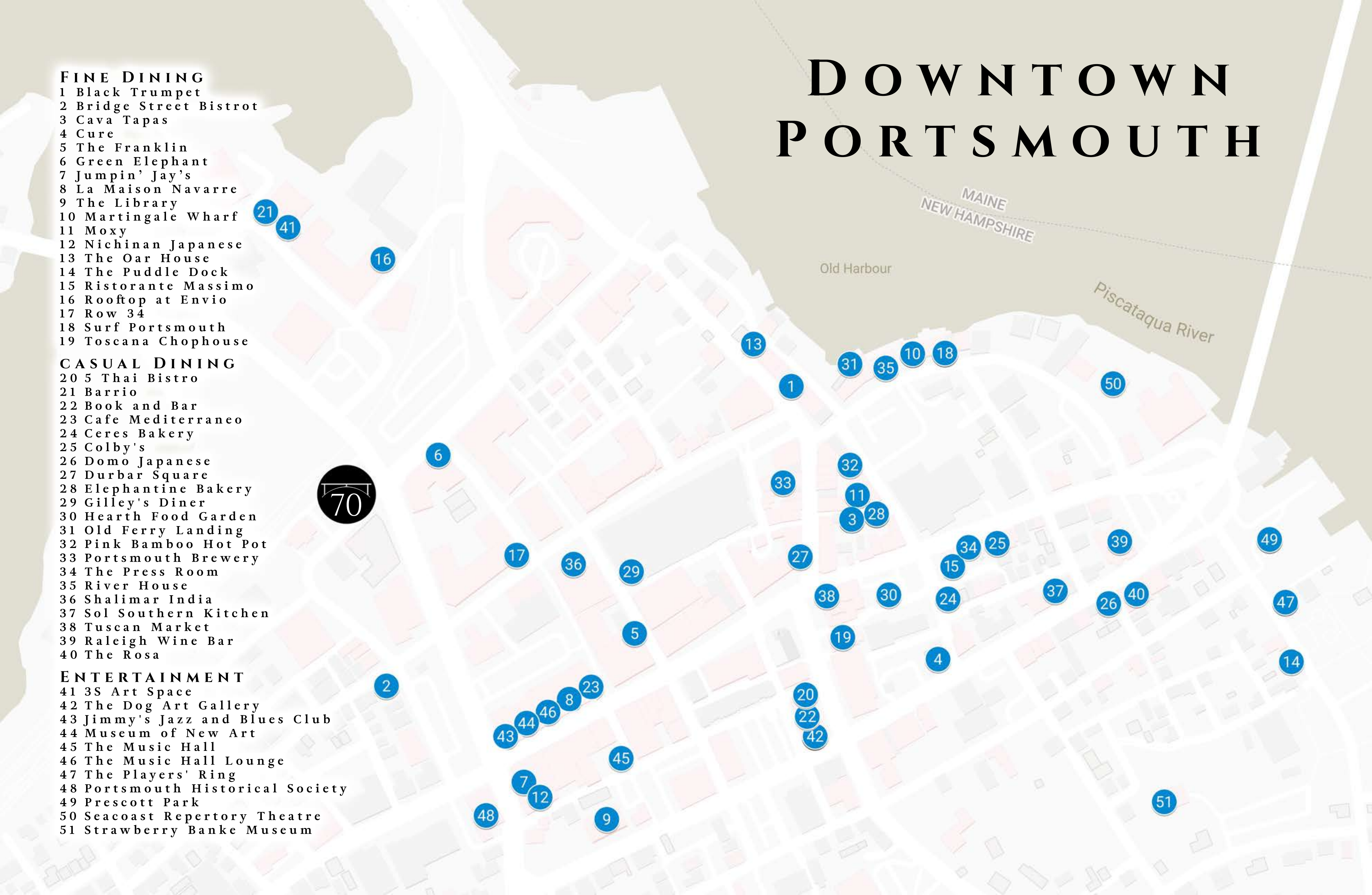
- 1 Black Trumpet
- 2 Bridge Street Bistrot
- 3 Cava Tapas
- 4 Cure
- 5 The Franklin
- 6 Green Elephant
- 7 Jumpin' Jay's
- 8 La Maison Navarre
- 9 The Library
- 10 Martingale Wharf
- 11 Moxy
- 12 Nichinan Japanese
- 13 The Oar House
- 14 The Puddle Dock
- 15 Ristorante Massimo
- 16 Rooftop at Envio
- 17 Row 34
- 18 Surf Portsmouth
- 19 Toscana Chophouse

CASUAL DINING

- 20 5 Thai Bistro
- 21 Barrio
- 22 Book and Bar
- 23 Cafe Mediterraneo
- 24 Ceres Bakery
- 25 Colby's
- 26 Domo Japanese
- 27 Durbar Square
- 28 Elephantine Bakery
- 29 Gilley's Diner
- 30 Hearth Food Garden
- 31 Old Ferry Landing
- 32 Pink Bamboo Hot Pot
- 33 Portsmouth Brewery
- 34 The Press Room
- 35 River House
- 36 Shalimar India
- 37 Sol Southern Kitchen
- 38 Tuscan Market
- 39 Raleigh Wine Bar
- 40 The Rosa

ENTERTAINMENT

- 41 3S Art Space
- 42 The Dog Art Gallery
- 43 Jimmy's Jazz and Blues Club
- 44 Museum of New Art
- 45 The Music Hall
- 46 The Music Hall Lounge
- 47 The Players' Ring
- 48 Portsmouth Historical Society
- 49 Prescott Park
- 50 Seacoast Repertory Theatre
- 51 Strawberry Banke Museum



70



MAPLEWOOD AVENUE

VAUGHAN STREET

DEER

STREET

DEER STREET







SOPHISTICATED INTERIORS

The moment you step into the two-story lobby with art from local artists and handcrafted lighting, you are drawn into architecture that is uniquely inspired by Portsmouth's rich Maritime and Railroad history. Your home awaits you.

Enter into to your custom-designed oasis. Luxury abounds, this is everything you have dreamed of. Relax on the outdoor patio and enjoy sanctuary in the city.

LUXURY APPOINTMENTS

FOR THOSE WHO ADMIRE DISTINCTION

Exterior and Site

- Durable, low maintenance real brick exterior for timeless charm and lasting quality.
- Dark Sky compliant exterior lighting for enhanced security and architectural beauty.
- Wide 12' Brick Pedestrian Sidewalks for a community-friendly environment.
- Contribute to a sustainable future with rooftop solar providing green energy.
- Rooftop drip-fed planters and tree vaults, creating an urban oasis for nature lovers.
- Rail-side meditation pocket dog park with weather awning.
- Public Bike Racks for an active and eco-friendly lifestyle.
- North End History Screen, connecting you to the neighborhood's rich heritage.

Building Features

- Secure and convenient RFID security access for the building and all units.
- Select units feature direct elevator access, ensuring convenient living.
- Delight in the comfort of shaded balconies, providing a relaxing outdoor retreat.
- Spacious balconies with folding doors, seamlessly merging indoor and outdoor living.
- Experience Carlisle engineered hardwood floors with customizable elegance.
- Rest assured with battery backup for life safety systems in case of emergencies.
- The trash room is ventilated to keep the building clean and odor free.
- Stay energy-efficient with Low E and Low solar heat gain windows.
- Experience natural light with R-4 Large Kolbe Tilt-Turn Windows.
- Enhance privacy and comfort with Light Filtering Near Blackout Bali Shades.
- Thoughtfully designed floor plans maximize living space and minimize hallways.
- Luxuriate in the convenience of dual walk-in Master closets.
- Experience a touch of sophistication with solid wood painted shaker doors.

Kitchen

- Painted maple wood shaker cabinets for a timeless and stylish look.
- Standard farmhouse sink, combining practicality with rustic charm.
- Panel Ready Refrigerator, Freezer, and Dishwasher for a seamless, integrated design.
- Large hidden walk-in pantry with dual convection ovens, maximizing storage and cooking potential.
- Induction cooktops in the island with a pop-up hood featuring recirculating carbon filtration for efficient and odor-free cooking.
- Microwave drawer in the island, providing convenience and space-saving solutions.
- Granite Counters with Dekton upgrade option, offering durability and luxury.

Laundry

- 80-Gallon Hybrid Hot Water system, ensuring ample hot water supply and energy efficiency.
- Hybrid Laundry capabilities, combining convenience and versatility for your laundry needs.
- Flexible placement options, with a choice between a mechanical room setup or the convenience of having laundry facilities in the Master suite.

Lighting, Electrical, Data, and HVAC

- Variable capacity Heat Pump HVAC for efficient heating and air conditioning, tailored to your comfort needs.
- Whole building energy recovery ventilation, promoting fresh air circulation and reducing energy consumption.
- Garage heat harvesting to optimize HVAC performance and energy usage.
- LED Lighting with dimming capability, providing energy-efficient and customizable lighting options.
- Ceiling fans for improved air recirculation and added comfort in every room.

Parking

- Enjoy hassle-free parking with underground deeded parking spaces, always ready for your return.
- Each unit features a dedicated EV charging connection for eco-friendly living.
- Keep your bicycles secure with interior resident bike racks.

Noise Reduction

- Experience a tranquil living environment with highly insulated walls and windows, complemented by Acoustiblok sound material in the exterior walls.
- Embrace peace and tranquility with extensive sound separation between units.
- Glide smoothly through the building with the Traction Cable Elevator, offering efficient transportation in addition to a low noise signature.
- Dual door mudroom entry reduces hallway noise infiltration.

Elevate your living experience

...with our thoughtfully designed, sustainable, and sophisticated building where timeless charm meets modern convenience.





UNIT 404/406 FEATURING KITCHEN IN EVERGREEN FOG AND LAZY GRAY



UNIT 206 IN IRON ORE
UNIT 206 IN HIGH REFLECTIVE WHITE



UNIT 206 IN EVERGREEN FOG
UNIT 206 IN LAZY GREY

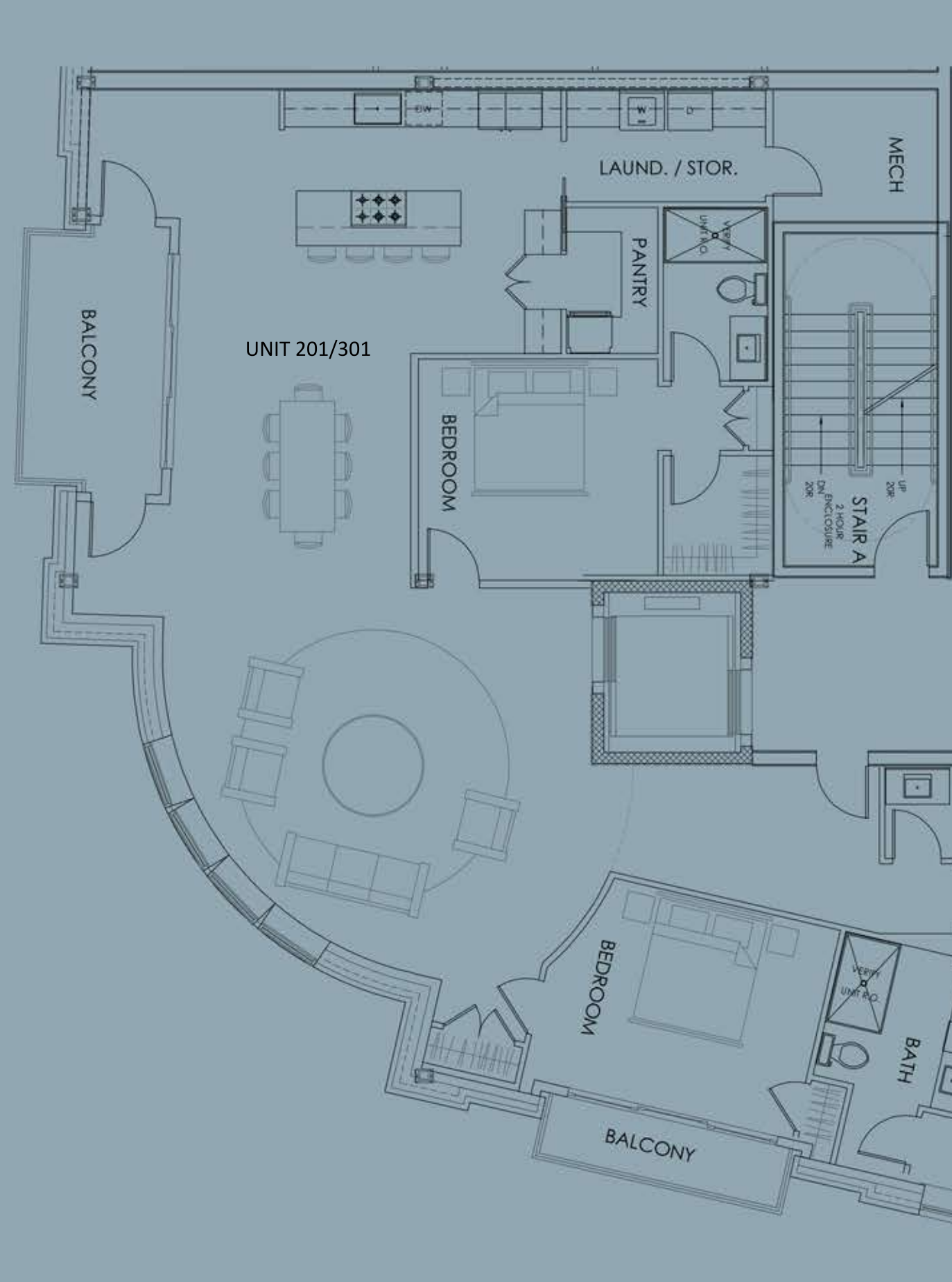




DESIGN INSPIRATION

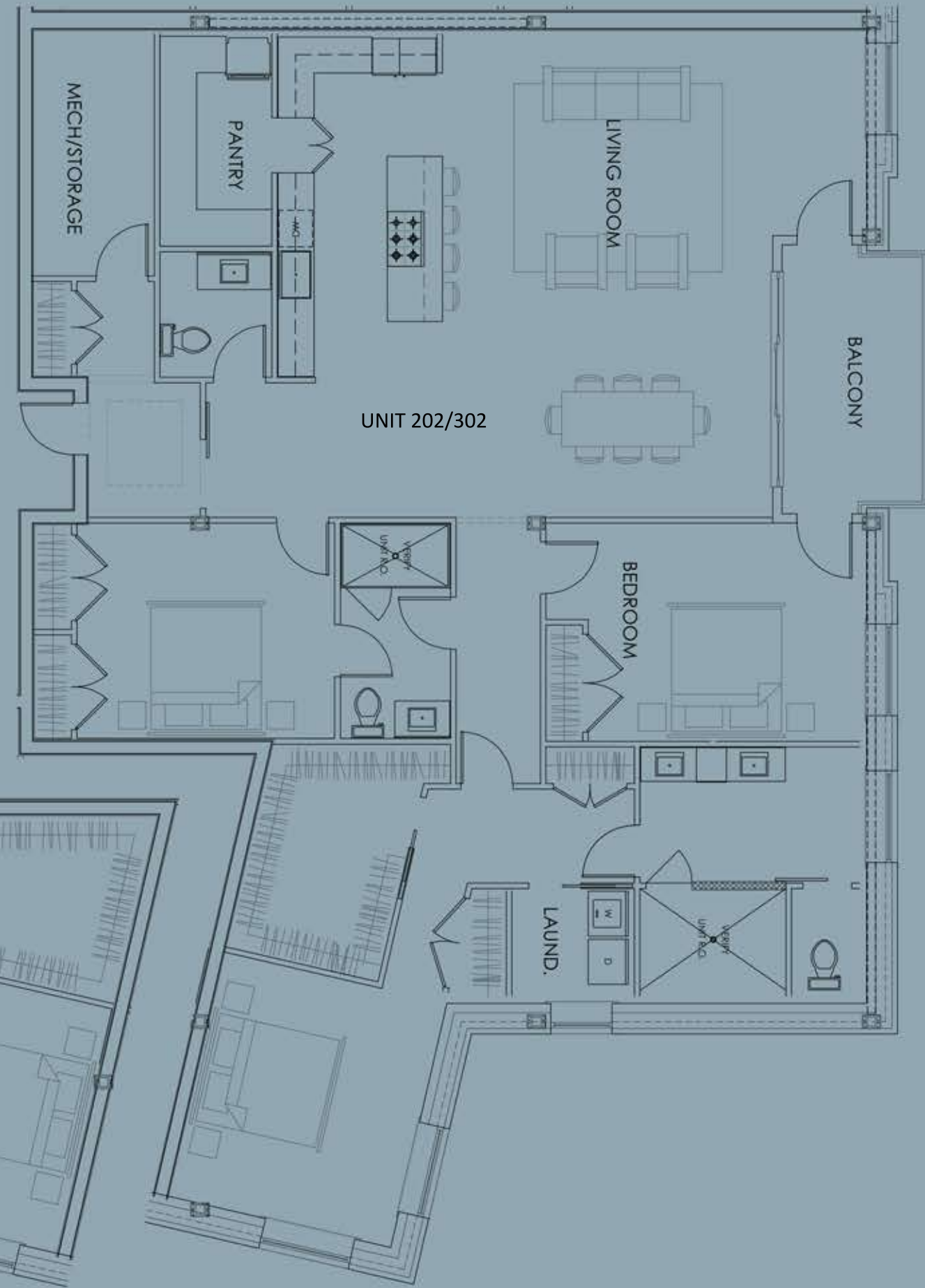
The design inspiration incorporates the timeless elegance and rich heritage in Portsmouth, New Hampshire. 70 Maplewood stands proudly in striking brick, paying homage to the city's storied past. Skillfully incorporating architectural elements reminiscent of a historic railway span bridge, this exclusive development seamlessly blends the charm of yesteryear with contemporary living. Embrace a truly exceptional lifestyle, where classic design meets modern comforts in a prime location, capturing the essence of Portsmouth's captivating allure.





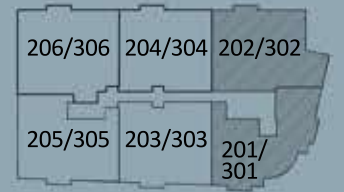
UNIT 201/301

1 UNIT PLAN 201/301

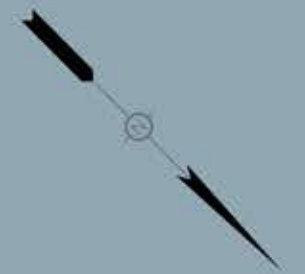


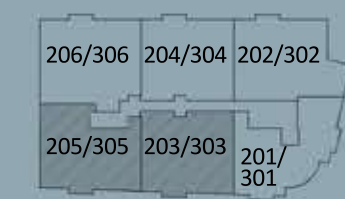
UNIT 202/302

2 UNIT PLAN 202/302

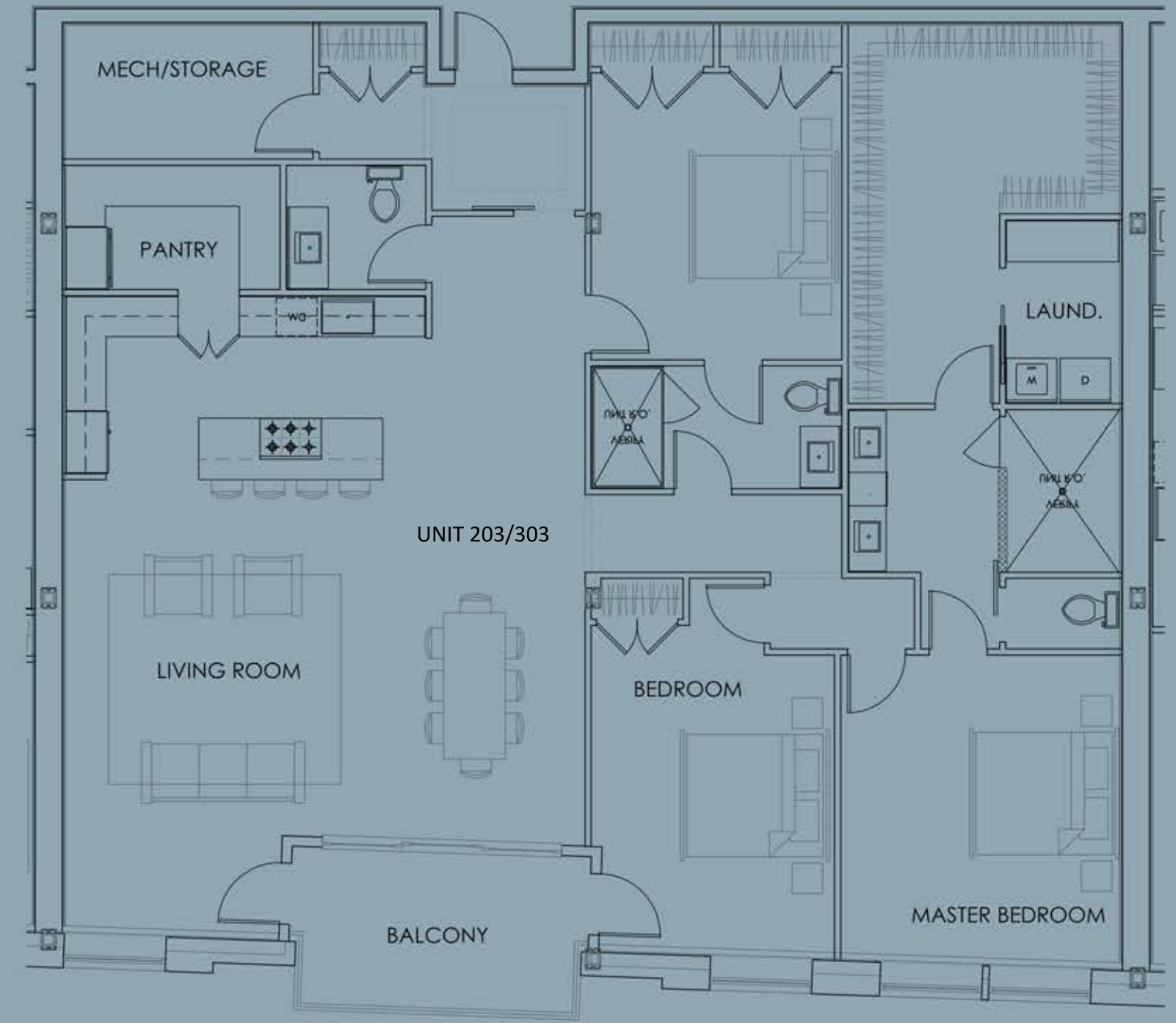
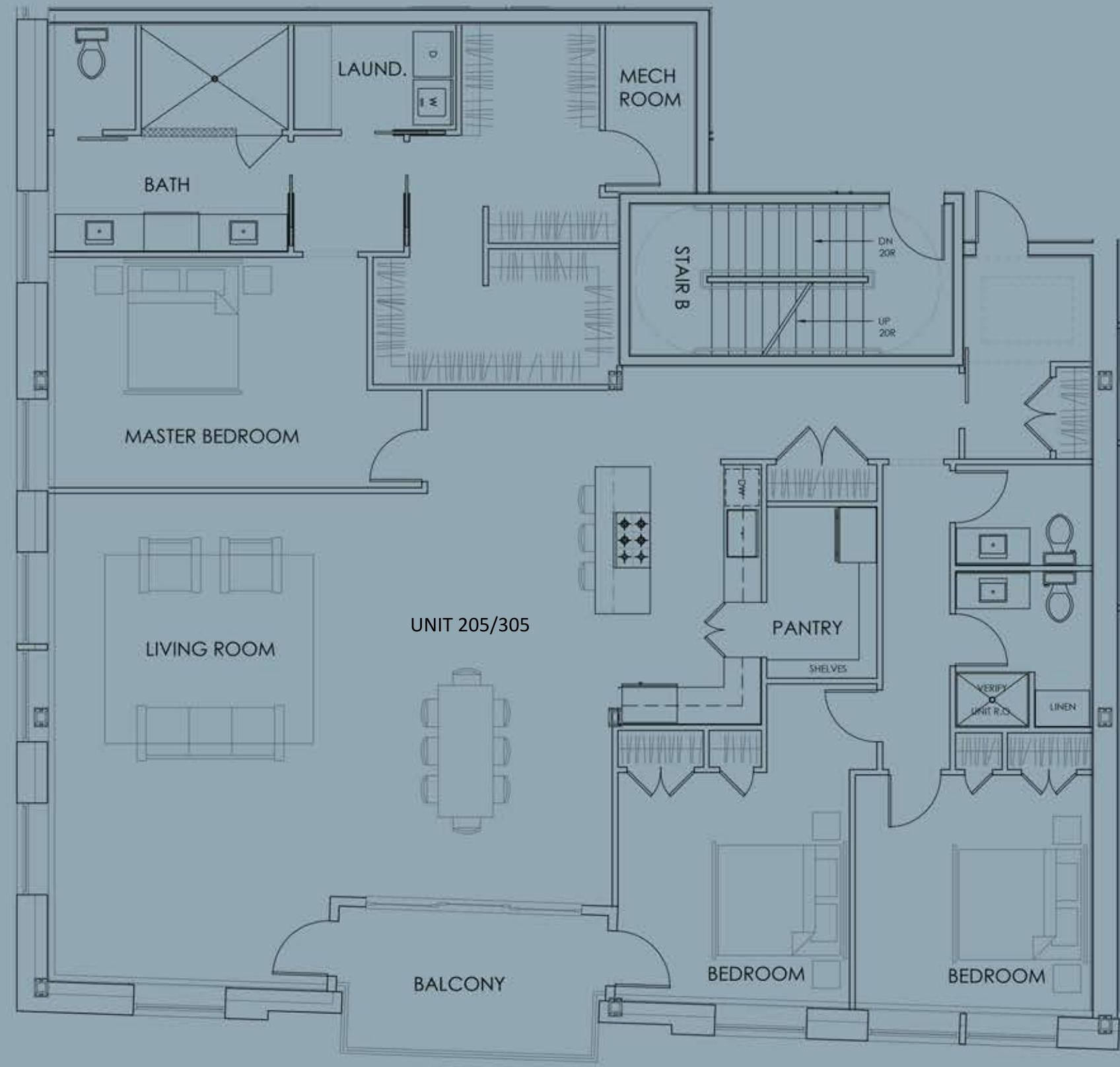


UNIT KEY PLAN





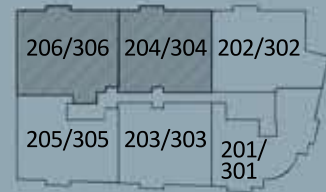
UNIT KEY PLAN



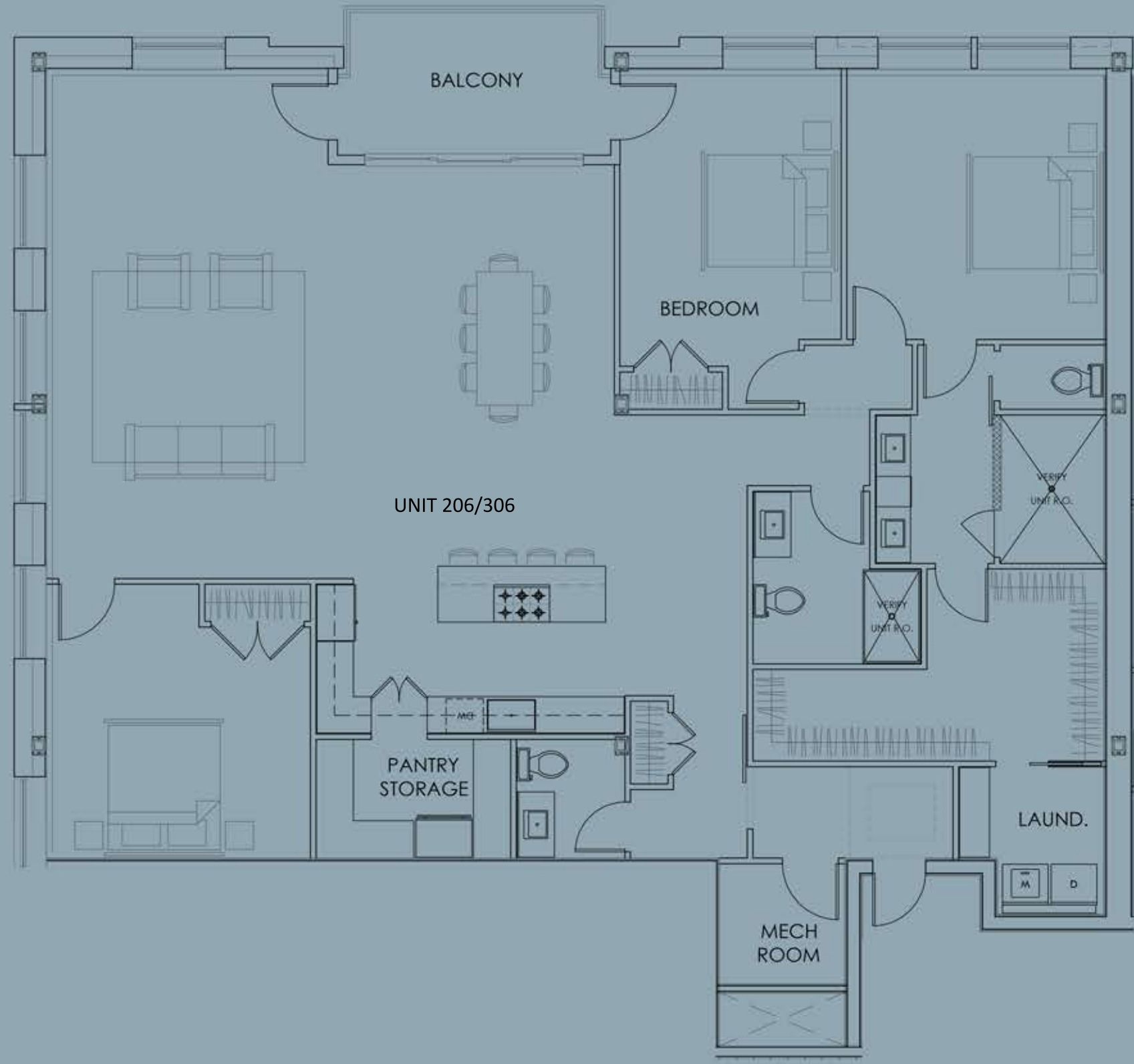
1 UNIT PLAN 205/305

2 UNIT PLAN 203/303

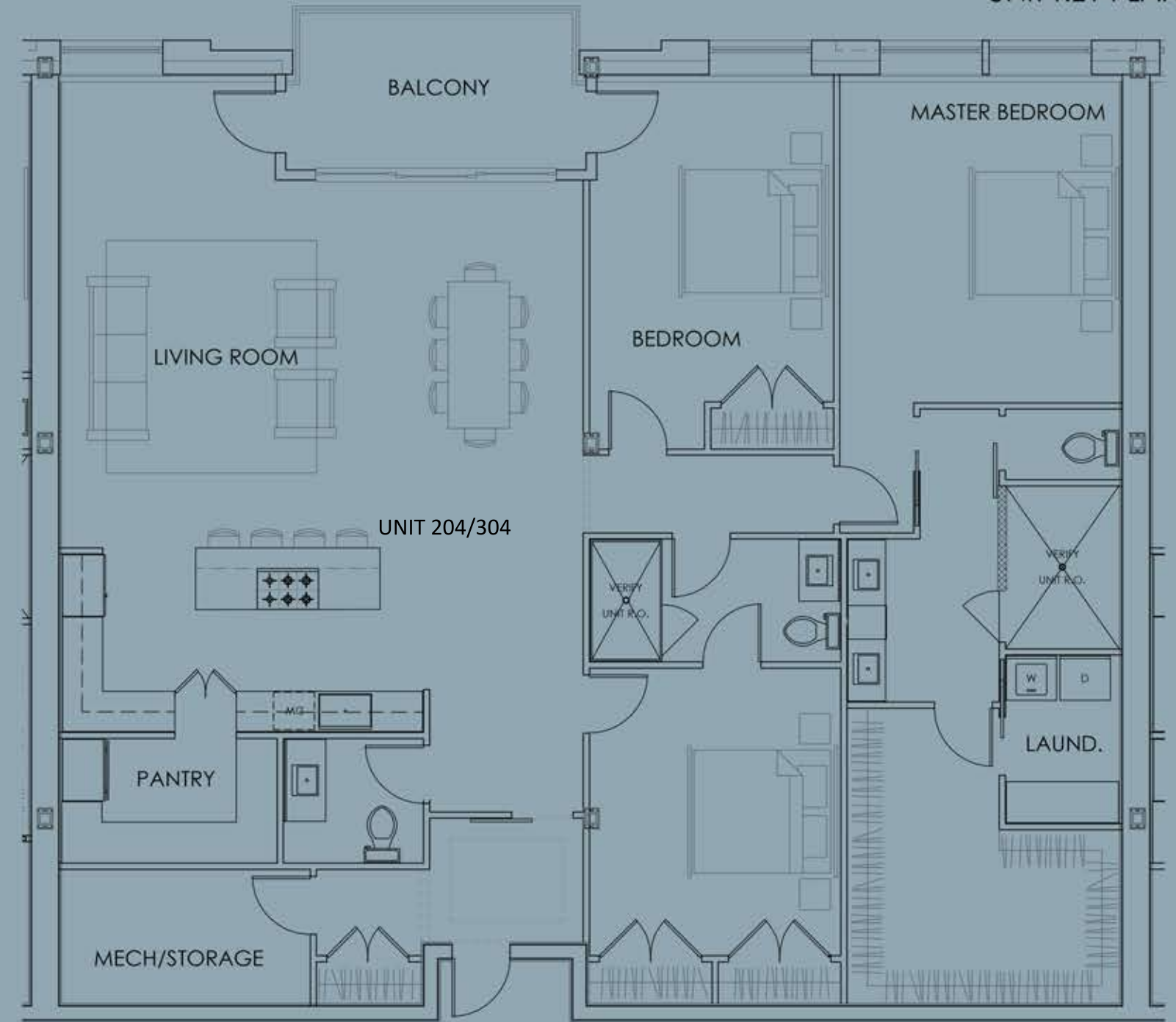




UNIT KEY PLAN



1 UNIT PLAN 206/306



2 UNIT PLAN 204/304
1/4" = 1'-0"



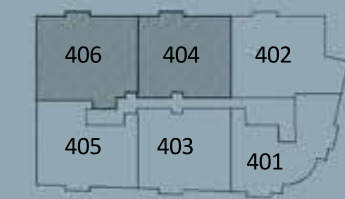
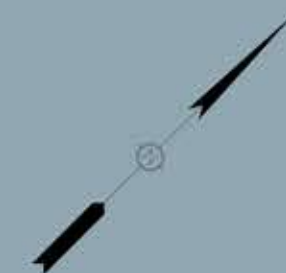


UNIT KEY PLAN

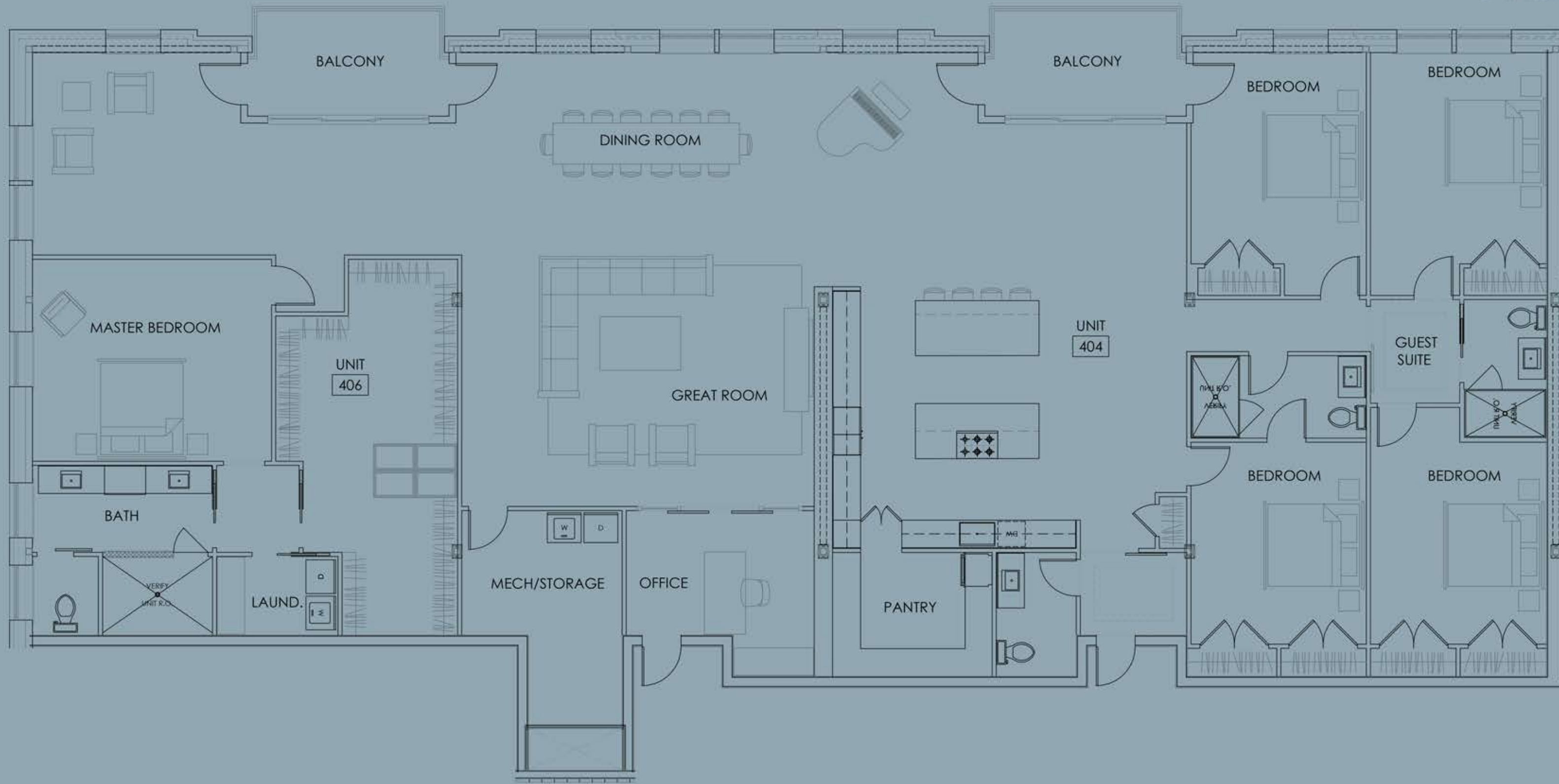


1 UNIT PLAN 401/402



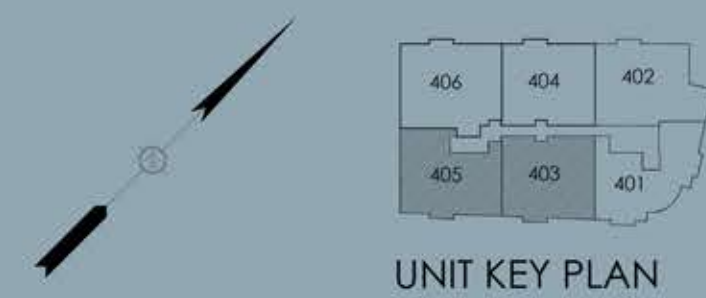


UNIT KEY PLAN

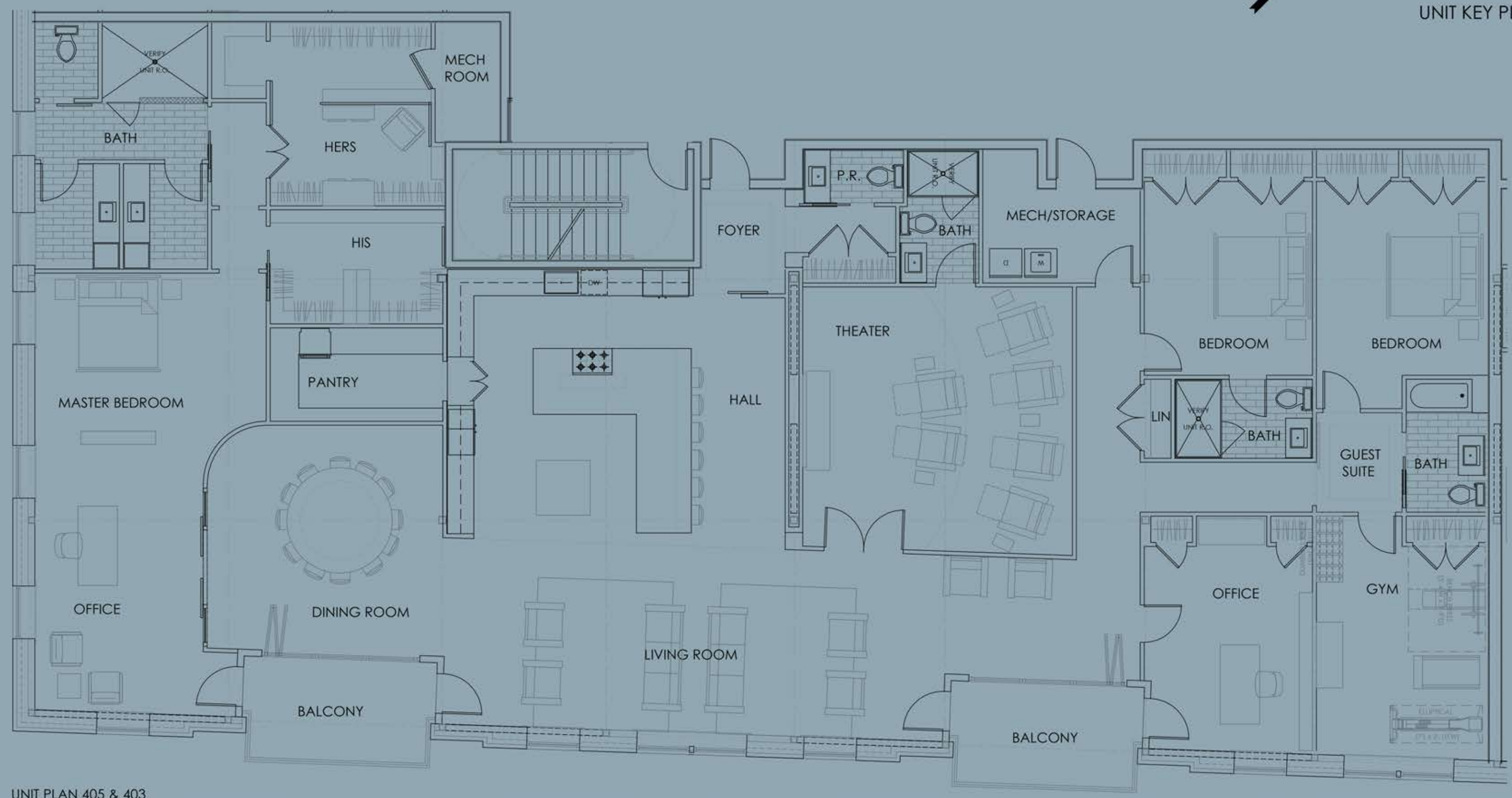


1 UNIT PLAN 406 & 404



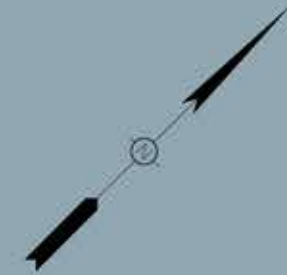


UNIT KEY PLAN



1 UNIT PLAN 405 & 403





1 LOWER LEVEL PLAN

0.0

JUNE 20, 2023
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PARKING PLAN

70 MAPLEWOOD AVENUE
PORTSMOUTH, NEW HAMPSHIRE





70 MAPLEWOOD

— PORTSMOUTH, NH —

BUILDING:

CJ ARCHITECTS, LLC

LANDSCAPE:

TERRA FIRMA LANDSCAPE ARCHITECTURE

DEVELOPER:

EIGHTKPH, LLC

BROKER:

THE ALAND REALTY GROUP, LLC

Disclaimer:

All renderings depicted herein are artist's concepts, and the finishes presented are subject to change. Furnishings and accessories shown are for illustrative purposes only and are not included with the property. Additionally, all units are fully customizable to suit individual preferences and needs. Please consult with our sales team for accurate and up-to-date information regarding the property features and options available.

70MAPLEWOOD.COM