



70 MAPLEWOOD

— PORTSMOUTH, NH —





PORTSMOUTH'S NEWEST DOWNTOWN LUXURY CONDO DEVELOPMENT

LISTED BY _____

Chris Erikson

chris@alandrealty.com
c: 603.930.4470
o: 603.501.0463 x700

Aland Realty

175 Market St #101
Portsmouth, NH 03801
alandrealty.com





INTRODUCING 70 MAPLEWOOD

Welcome to 70 Maplewood, Portsmouth, New Hampshire's newest luxury residential condominium development. This unique design, curated by local architect CJ Architects, is inspired by the railways and influenced by Portsmouth's rich historical architecture. The building features intricate brick work with sawtooth detailing that perfectly compliments the ornate railing assemblies and other unique exterior design features. The building was meticulously designed with energy efficiency at the forefront. This steel/concrete structure features state-of-the-art technology and is highly insulated, sound attenuated design with solar rooftop panels to help net-zero the building. Parking is conveniently located in the building's underground garage with dedicated, deeded 2-car parking for each unit and one EV charging circuit.

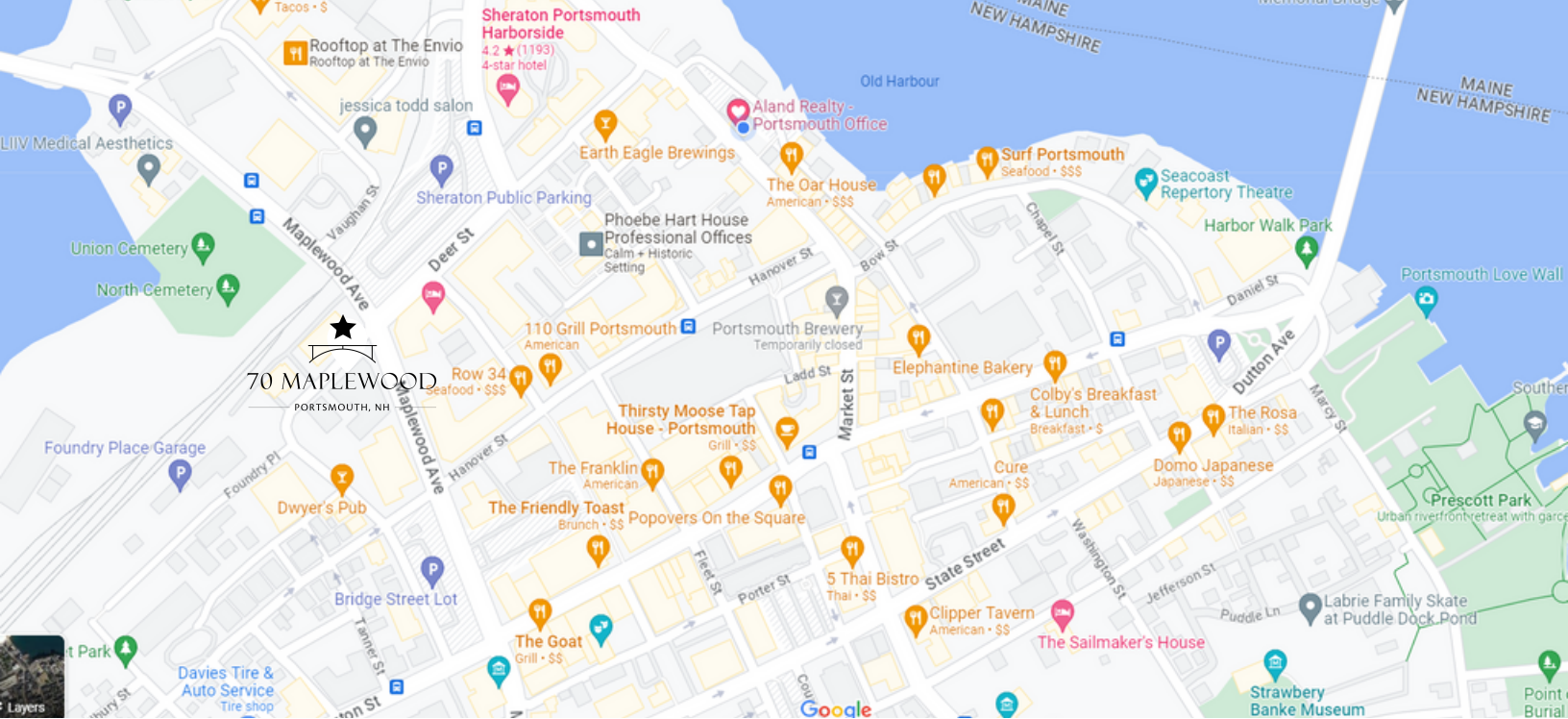
Located in the heart of downtown Portsmouth, you are at the doorstep of Portsmouth's award winning restaurants, attractions and thriving music/arts scene. This historic city has become one of the premier coastal cities in New England with a strong maritime heritage that is home to many historic sites and buildings including the renowned Strawberry Banke Museum and the USS Albacore Museum. Located only an hour outside of Boston and 45 minutes to Portland, the location gives you easy access to nearby cities but with the luxury of being situated along New Hampshire's beautiful coastline and sandy beaches.





Each unit offers complete one-level living with a spacious open floor plan and generous square footages. Large windows are placed throughout each unit, letting in an abundance of natural light flood the interior space while allowing stunning sunrise and sunset view lines of downtown Portsmouth and North Mill Pond, respectively. Each kitchen has a liberal amount of cabinet space with panel ready appliances, induction cooktop island and the convenience of a substantial walk-in pantry that also conceals the double ovens. Each unit has a lavish outdoor balcony space with a sliding accordion window systems to extensively integrate the outdoor space with the sprawling interior living arrangement. The Primary suite offers a spacious bedroom with luxurious bathroom, oversized shower and an enormous walk-in closet. The guest bedrooms complete this stunning unit and are serviced by another dedicated, separate full bathroom. The unit allowances offer the Buyer the opportunity to work with CJ Architects to design a fully custom interior with a vast array of different high-end finish options at your disposal including Carlisle hardwood floors. Don't miss this unique opportunity to own in Portsmouth's new standard for luxury living.





NEARBY PORTSMOUTH ATTRACTIONS

Portsmouth, New Hampshire is known for its historic attractions, food scene, arts and theatre venues, outdoor recreation, locally owned shops, and much more! As a town that thrives in all seasons, there is always something to enjoy about this coastal New England gem. Residents and vacationers love its close proximity to beaches, lakes, mountains, and hiking trails, while being just an hour from Boston, MA and Portland, ME.



Music & The Arts Highlights

Jimmy's Jazz and Blues Club jimmysoncongress.com

The Music Hall: www.themusic hall.org

The Music Hall Lounge: www.themusic hall.org/about/spaces/the-lounge

The Press Room: pressroomnh.com

Portsmouth Book & Bar: www.bookandbar.com

3S Artspace: www.3sarts.org

Prescott Park Arts Festival: www.prescottpark.org/events/category/music

MONA: www.monaportsmouth.org

Museums & Historical Highlights

Strawbery Banke: www.strawberybanke.org

Portsmouth Historical Society: portsmouthhistory.org

USS Albacore Museum: www.ussalbacore.org

Jackson House: www.historicnewengland.org/property/jackson-house

The Warner House: www.warnerhouse.org

The Moffatt-Ladd House and Garden: moffatladd.org

Wentworth-Gardner Historic House Association: www.wentworth-gardner.org

Portsmouth African Burying Ground: www.africanburyinggroundnh.org





Restaurant Highlights

Row 34: www.row34.com/nh

Toscana Chophouse: www.toscanachophouse.com

Ristorante Massimo: ristorantemassimo.com

Cure: www.curerestaurantportsmouth.com

Black Trumpet: www.blacktrumpetbistro.com

Rooftop at the Envio: www.rooftopportsmouth.com

Surf: www.surfseafood.com/portsmouth

Martingale Wharf: www.martingalewharf.com

The Rosa: www.therosa.com

The Oar House: oarhouseenh.com

Moxy: moxyrestaurant.com

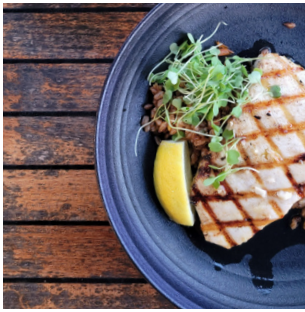
Durbar Square: durbarsquareportsmouth.com

Franklin Oyster House: franklinrestaurant.com

The Wilder: www.wilderportsmouth.com

Jumpin Jay's Fish Cafe: www.jumpinjays.com

Nichinan: www.nichinanrestaurant.com



Boating & Water Activities

Portsmouth Harbor Cruises: portsmouthharbor.com

Isles of Shoals Steamship Company: slesofshoals.com

Gundalow Company: www.gundalow.org

Portsmouth Paddle Company: www.portsmouthpaddleco.com

Seacoast Paddle Board Club: www.seacoastpaddleboardclub.com

Seven Rivers Paddling: www.sevenriverspaddling.com

Other

Portsmouth Chamber of Commerce: portsmouthchamber.org

