



Visit our Sales Center at 15 Middle St. Suite A2

Visit us Online
www.113Newbury.com

Call: Sandra Johnson
+1 (207) 415-2128

Call: Gail Landry
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PROJECT HIGHLIGHTS

The 113 Newbury condominiums, in the blossoming India Street Neighborhood, are redefining urban luxury by offering innovative design, refined sophistication, and efficiency with an unparalleled location. Just steps to Portland's shops, restaurants, entertainment and museums, and architecturally designed to complement the spirit of this historic and eclectic neighborhood, 113 Newbury pays tribute to Portland's past while emphasizing today's modern lifestyle.

AMENITIES

- Thoughtfully Designed Interiors
- Stone Counters & Hardwood Floors
- Custom Tile Work
- Private storage & Private Deck Space
- High Efficiency Heat Pumps & Air Conditioning
- On Demand Gas Water Heaters
- Sophisticated Lighting & Plumbing
- Central location in Portland with Onsite Parking
- Contemporary Gas Fireplaces
- Elevator

UPGRADES & OPTIONS

- Choose from lofts, townhouses and 1, 2 or 3 bedroom floor plans
- Select from multiple flooring, countertop and cabinetry options
- Upgrade Bosch to Thermador appliances
- Option to upgrade to radiant heat in the baths

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113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



HANGCOK STREET

NEWBURY STREET

2

FLOOR

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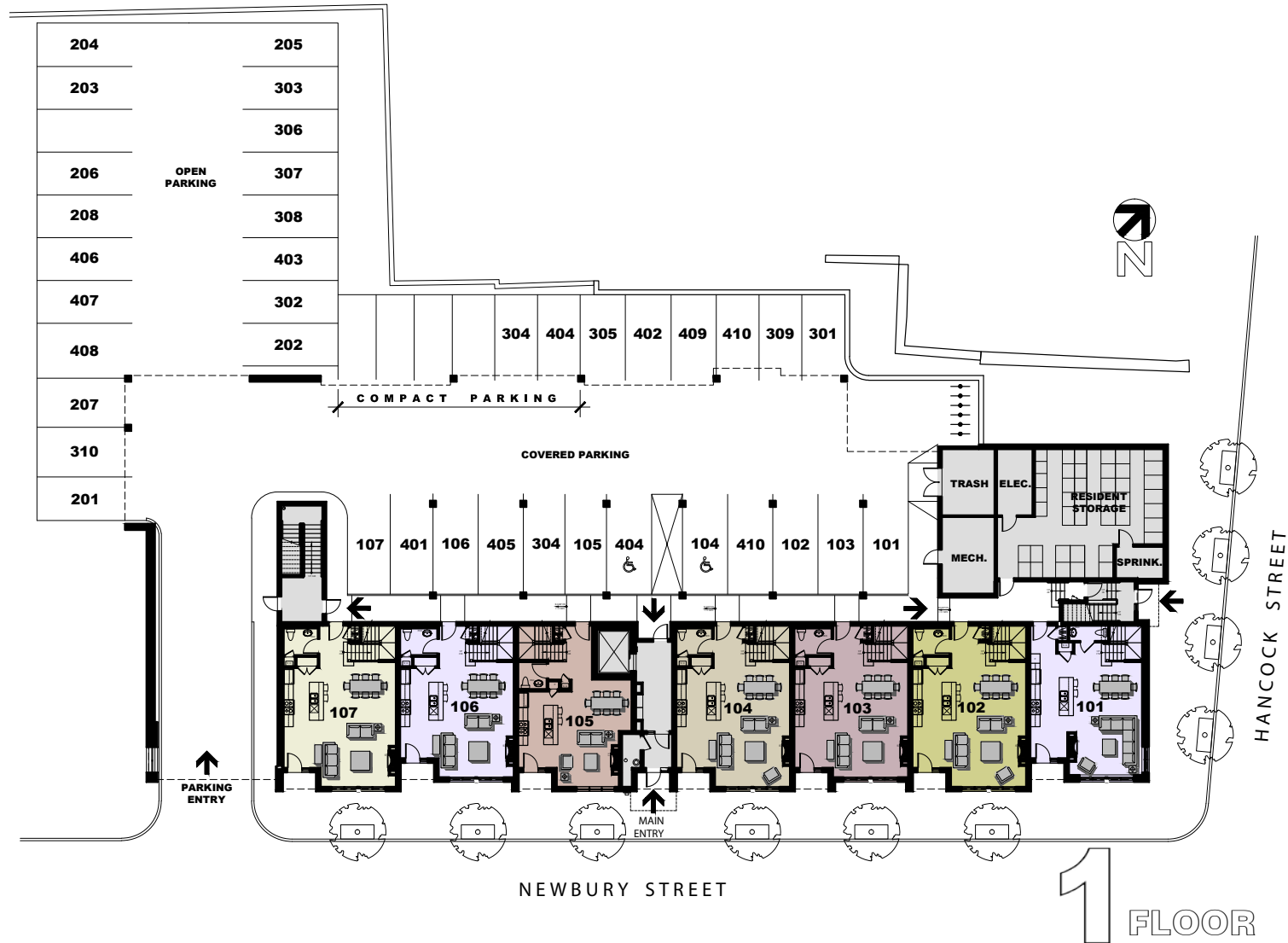


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HANCOCK STREET

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3 FLOOR

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HANCOCK STREET

NEWBURY STREET

4 FLOOR

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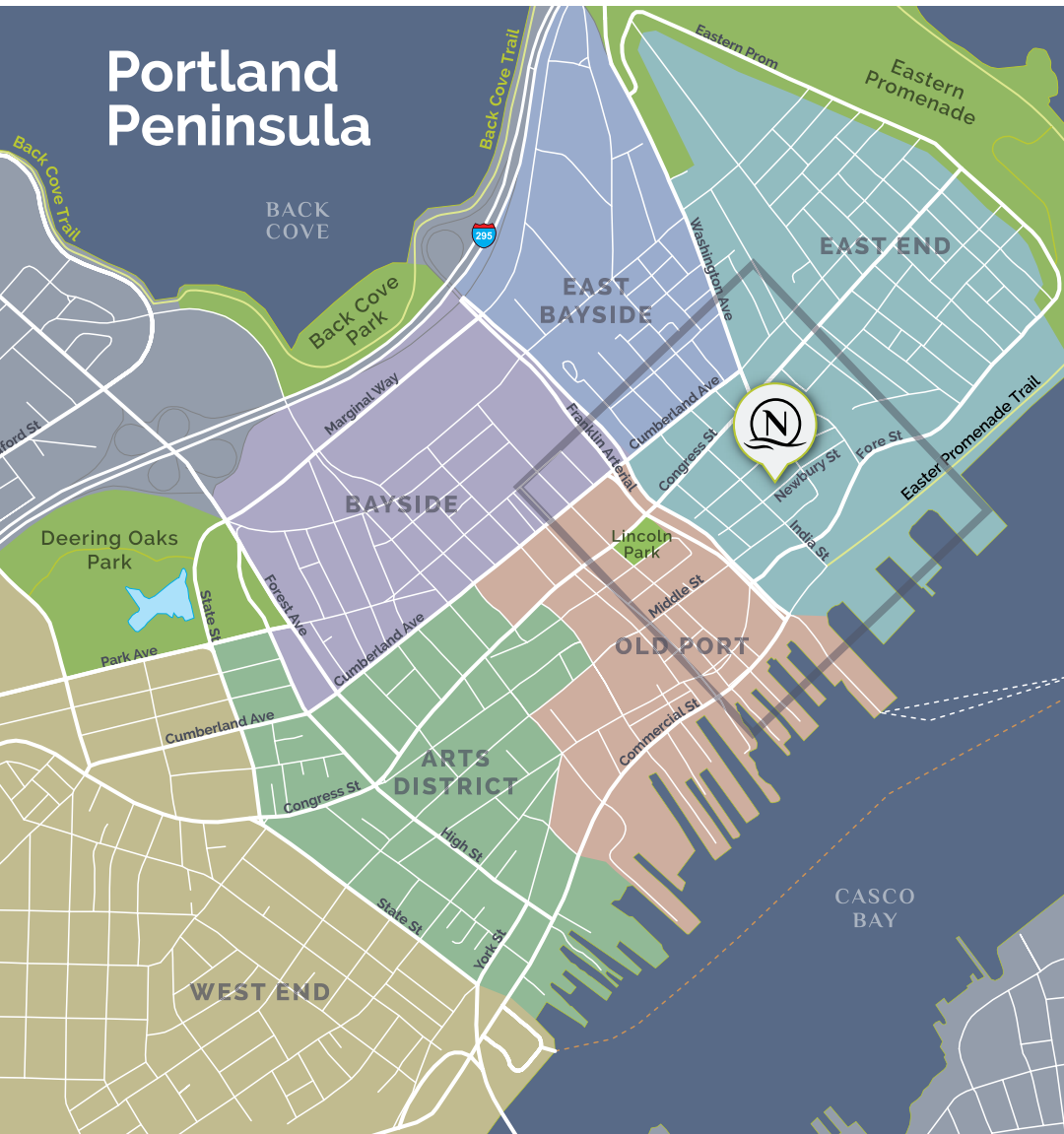




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Curious to learn more about Portland?

We are excited to share articles, news and events from around Portland to keep you informed about all that our dynamic city has to offer. Please visit our website at 113newbury.com for regular updates. Recent accolades include:

- Forbes Named Portland “America’s Most Livable City”.
- Portland Named “America’s Foodiest Small Town” by Bon Appetit.
- Kiplinger Personal Finance Magazine named the City of Portland the “Best City in the U.S. for Your Second Act”.



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113 NEWBURY • OUR VISION & TEAM

The partners of Reger Dasco Properties have been instrumental in recognizing the potential of the historic and reemerging India Street Neighborhood. Nestled between the bustling Old Port and the vibrant East End, the Eastern Waterfront District was once the center of political and commercial activity in Portland. The neighborhood is now undergoing an exciting resurgence as the premier residential neighborhood for walkable, urban living.

Following the recent completion and success of the Bay House the developers are proud to be embarking on another project in this thriving district. Expanding on the principles of 'smart growth,' and efficient urban living, 113 Newbury will further enhance the vitality of this flourishing area

REGER DASCO PROPERTIES

Reger Dasco Properties is a Portland based partnership between Gordon Reger, Principal of Reger Holdings in West Seneca, NY, Demetri Dasco, Principal of Atlas Investment Group in Boston, MA and Joseph Dasco, Principal of Boulder Hill Development in Western Massachusetts. Reger Dasco Properties has extensive experience with real estate investments, high-quality residential developments and mixed-use projects.

LANDRY FRENCH

Landry French is a Scarborough-based construction firm offering full commercial construction services. Landry/French has a reputation for excellence and for integrating the sophisticated processes and technology of major national firms with the personal touch of a local company that is committed to owner involvement on each and every project.

TOWN & SHORE ASSOCIATES

Town and Shore Associates has marketed and sold distinctive Maine properties for more than fifty years. The broker-owned firm is a member/affiliate of the Luxury Portfolio Fine Property Collection representing high-end properties throughout the United States and in 24 countries world-wide.

MARK MUELLER ARCHITECTS

Mark Mueller Architects is a Portland based architectural firm that specializes in historic projects in the Old Port. Proudly celebrating their 15th year in business, MMA combines experience and efficiency with a personal and inspired touch. The visionary design, urbanism and mindfulness of Mark and his team have helped distinguish many local projects, including 113 Newbury.

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MORE DETAILS

PET POLICY

We are pleased to welcome your four legged-family members at 113 Newbury. Maximum of two pets per unit with no weight limit. Nuisance barking or allowing pets to roam in common areas is prohibited.

RENTAL POLICY

In the era of AirBnb we want to ensure that your home remains a community of caring owners and tenants. There is a minimum 6 month lease period.

CEILING HEIGHTS

Ceiling height in the living space level of the town houses varies from unit to unit, details can be found on the individual floor plans for those units. The second floor and third floor heights measure an average of 8' 10.5" and the fourth floor measures an average of 9' 7.5". There are areas in each unit where the heights of soffits will be lower than the overall ceiling height. Generally the soffits are located in a closet or shower to allow for mechanicals. The listing brokers can provide more information.

STORAGE UNITS

Each unit has a private storage unit off the covered parking area. The majority of the storage units measure 3x3x8.

ADDITIONAL STORAGE

There will be exterior bike racks and kayak storage. Storage for these items is in the common area and is on a first-come-first-serve.

CONDO FEES

Fees cover water and sewer, insurance, maintenance, trash and recycling, common areas utilities, snow removal and contribution to a reserve fund. Fees are approximately \$3/SF of unit square footage. Please see the brokerage team for more details. The Public Offering Statement is available upon request.

TAXES

Taxes on the units will not be determined until after the units are completed. The mill rate in Portland for 2014/2015 is \$20/\$1000.

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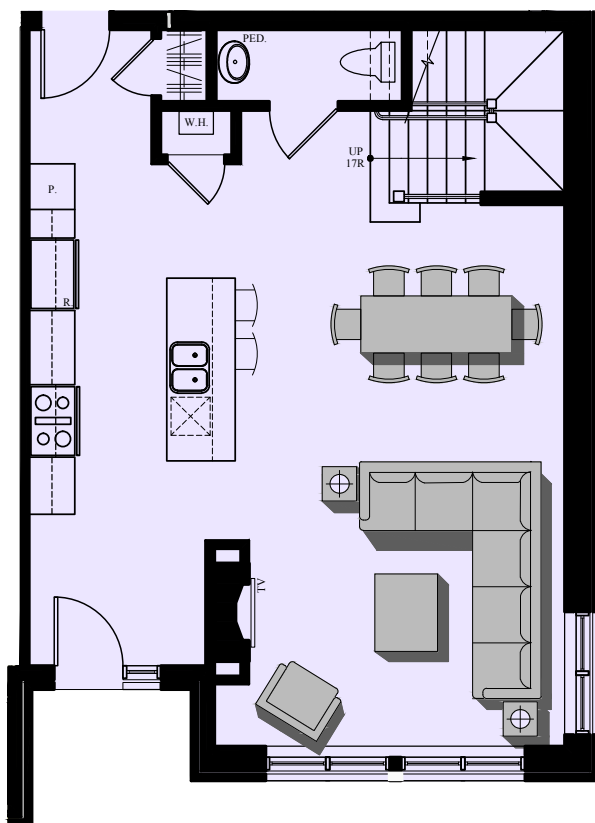


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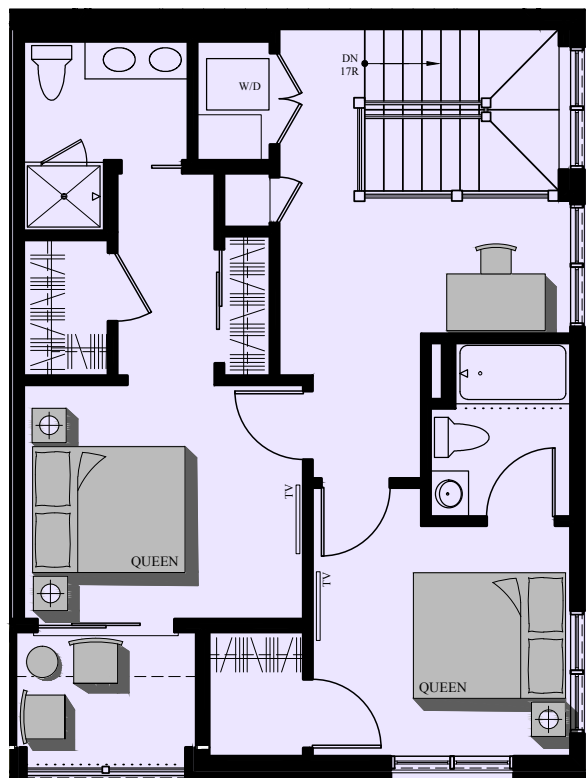
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Occupancy Summer 2016



STREET LEVEL



UPPER LEVEL

UNIT 101

2-BEDROOM
2-1/2 BATHS TOWNHOUSE
1,552 SF
47 SF DECK
1 COVERED PARKING
9'-1" 1ST FLOOR CEILING

* AREA'S SHOWN ARE FOR MARKETING ONLY,
FINAL AREAS & HEIGHTS MAY VARY *

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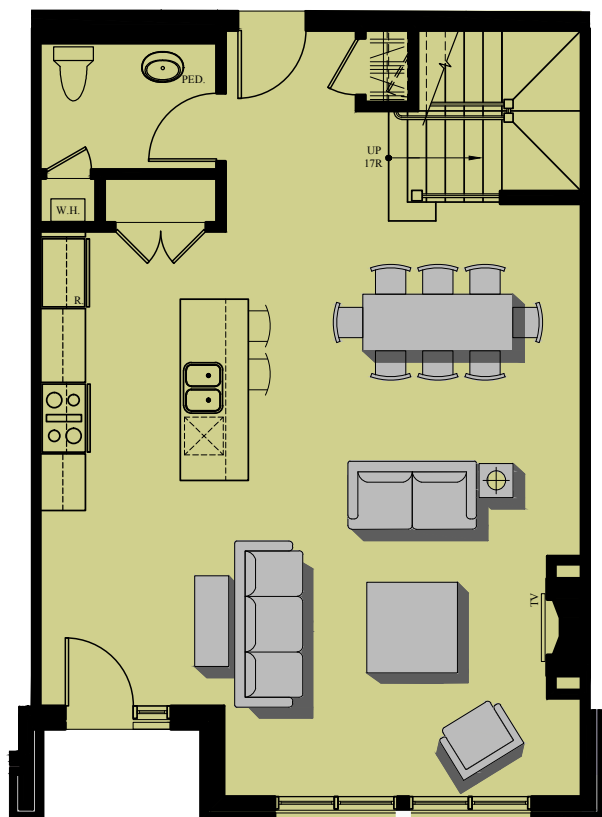


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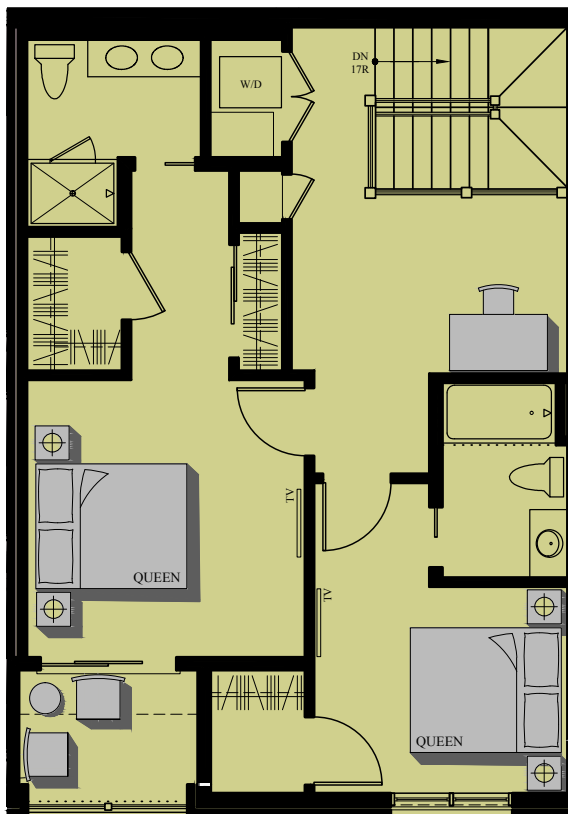
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Newbury Street • Portland, ME

Occupancy Summer 2016



STREET LEVEL



UPPER LEVEL

UNIT 102

2-BEDROOM
2-1/2 BATHS TOWNHOUSE
1,648 SF
47 SF DECK
1 COVERED PARKING
9'-1" 1ST FLOOR CEILING

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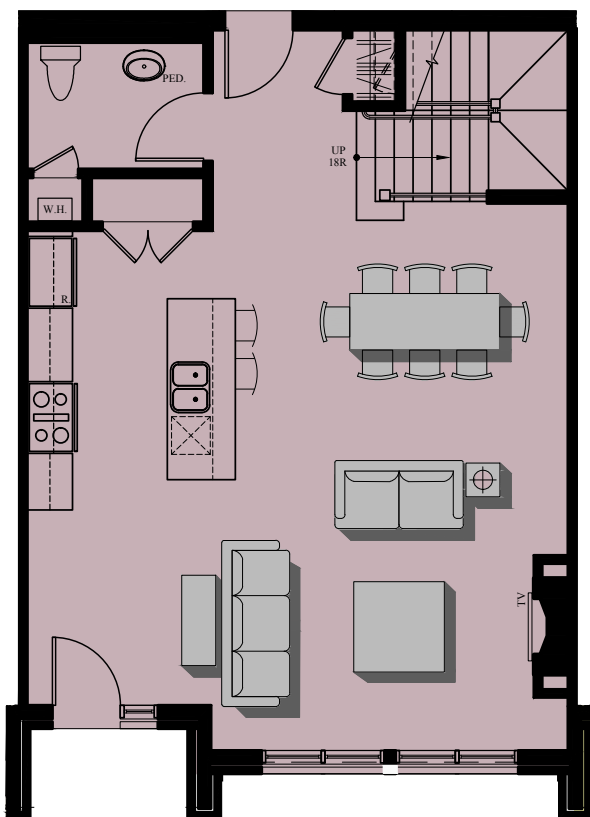


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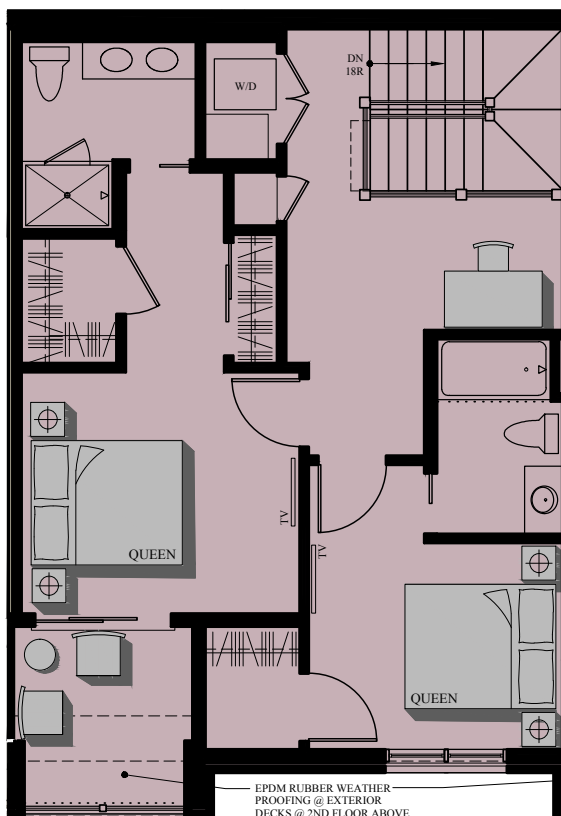
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Newbury Street • Portland, ME

Occupancy Summer 2016



STREET LEVEL



UPPER LEVEL

UNIT 103

2-BEDROOM
2-1/2 BATHS TOWNHOUSE
1,564 SF
66 SF DECK
1 COVERED PARKING
9'-9" 1ST FLOOR CEILING

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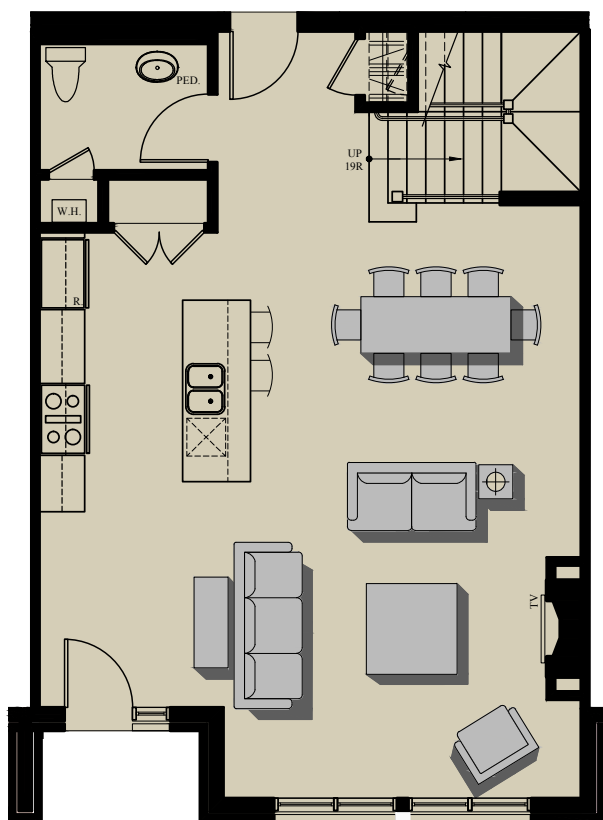


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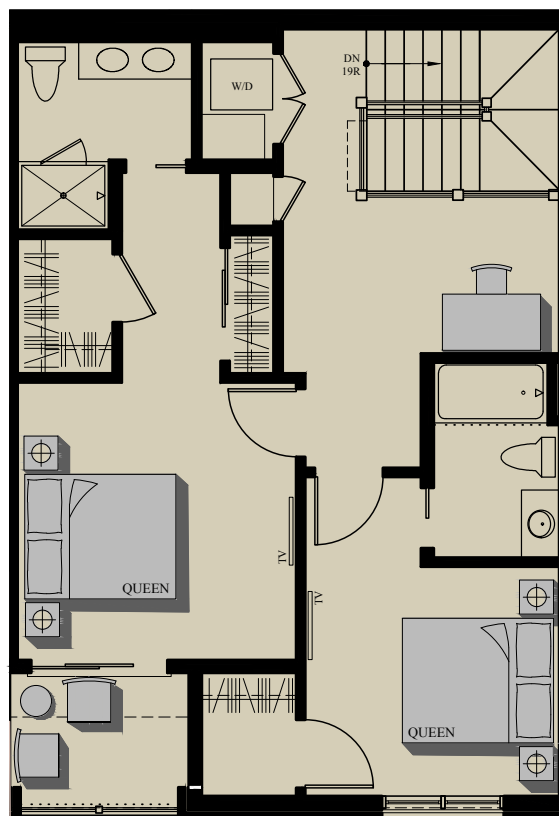
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Newbury Street • Portland, ME

Occupancy Summer 2016



STREET LEVEL



UPPER LEVEL

UNIT 104

2-BEDROOM
2-1/2 BATHS TOWNHOUSE
1,653 SF
47 SF DECK
1 COVERED PARKING
10'-5" 1ST FLOOR CEILING

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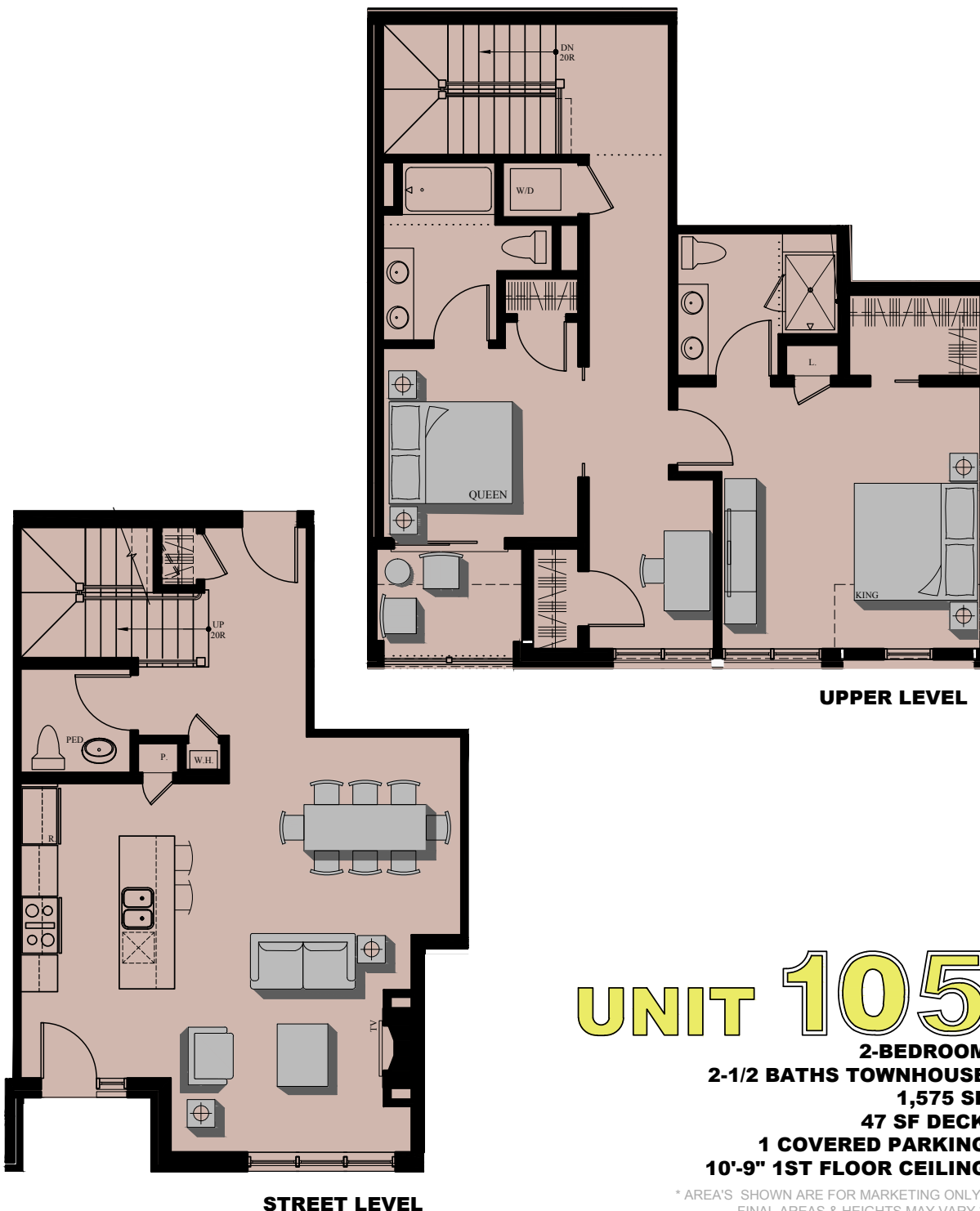


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UPPER LEVEL

STREET LEVEL

UNIT 105

2-BEDROOM
2-1/2 BATHS TOWNHOUSE
1,575 SF
47 SF DECK
1 COVERED PARKING
10'-9" 1ST FLOOR CEILING

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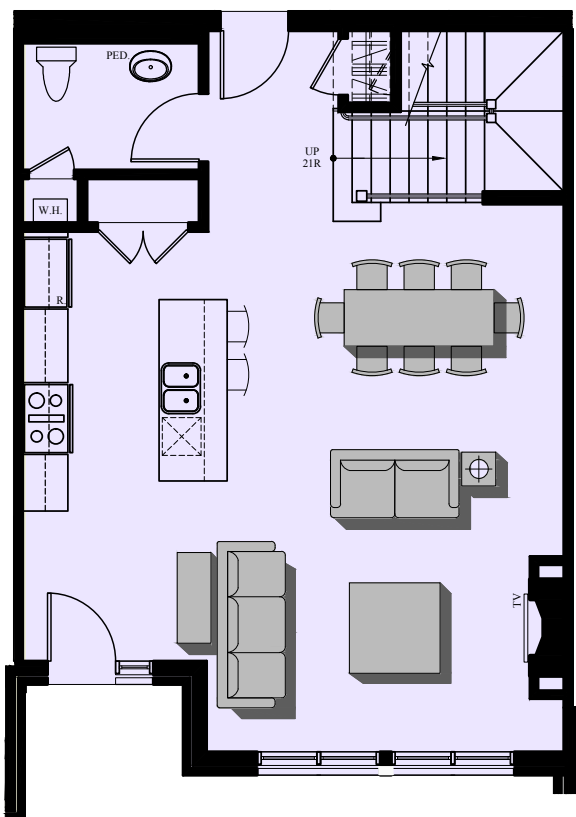


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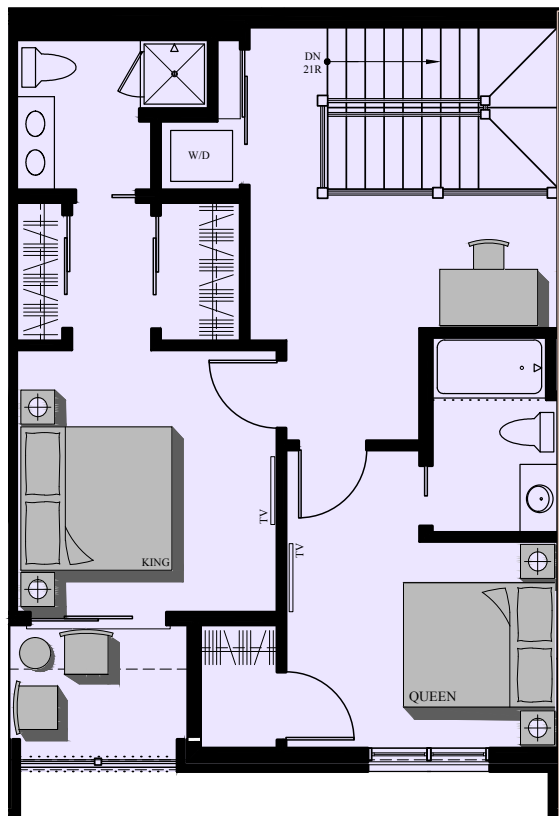
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Newbury Street • Portland, ME

Occupancy Summer 2016



STREET LEVEL



UPPER LEVEL

UNIT 106

2-BEDROOM

2-1/2 BATHS TOWNHOUSE

1,548 SF

47 SF DECK

1 COVERED PARKING

11'-9" 1ST FLOOR CEILING

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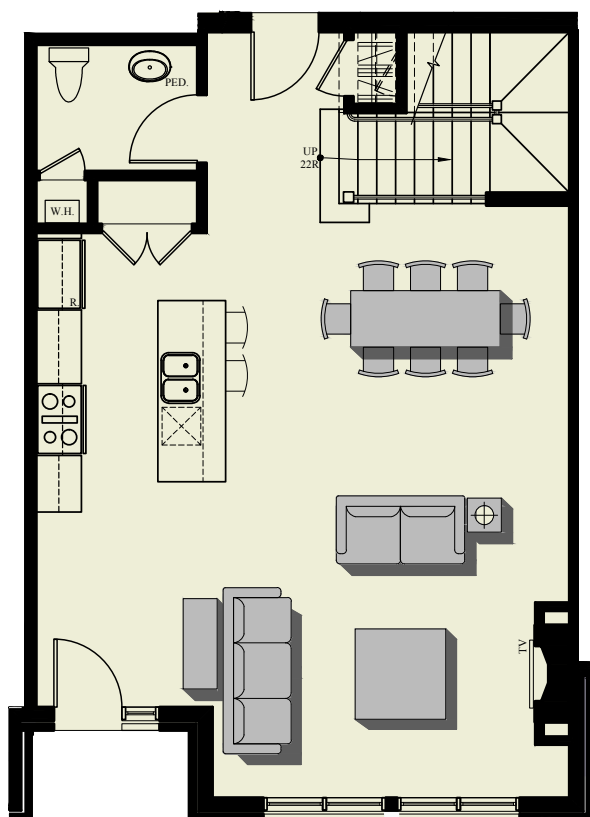


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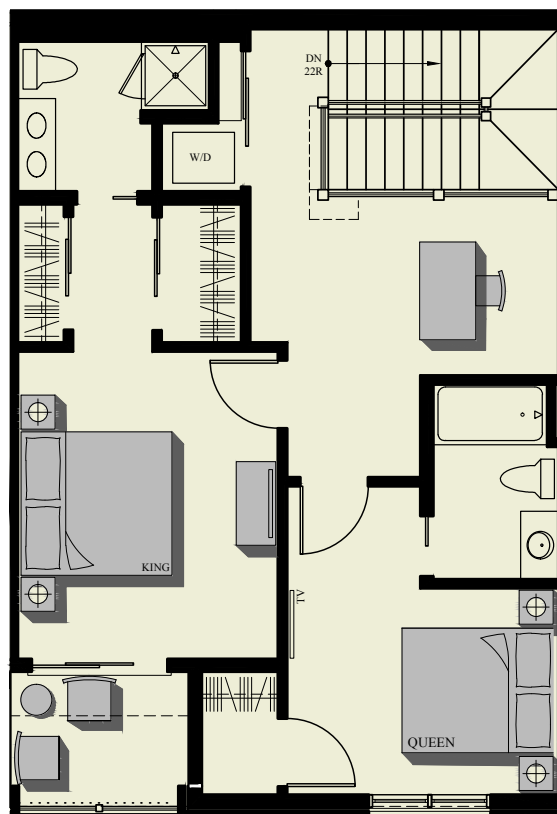
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Newbury Street • Portland, ME

Occupancy Summer 2016



STREET LEVEL



UPPER LEVEL

UNIT 107

2-BEDROOM
2-1/2 BATHS TOWNHOUSE
1,660 SF
47 SF DECK
1 COVERED PARKING
12'-5" 1ST FLOOR CEILING

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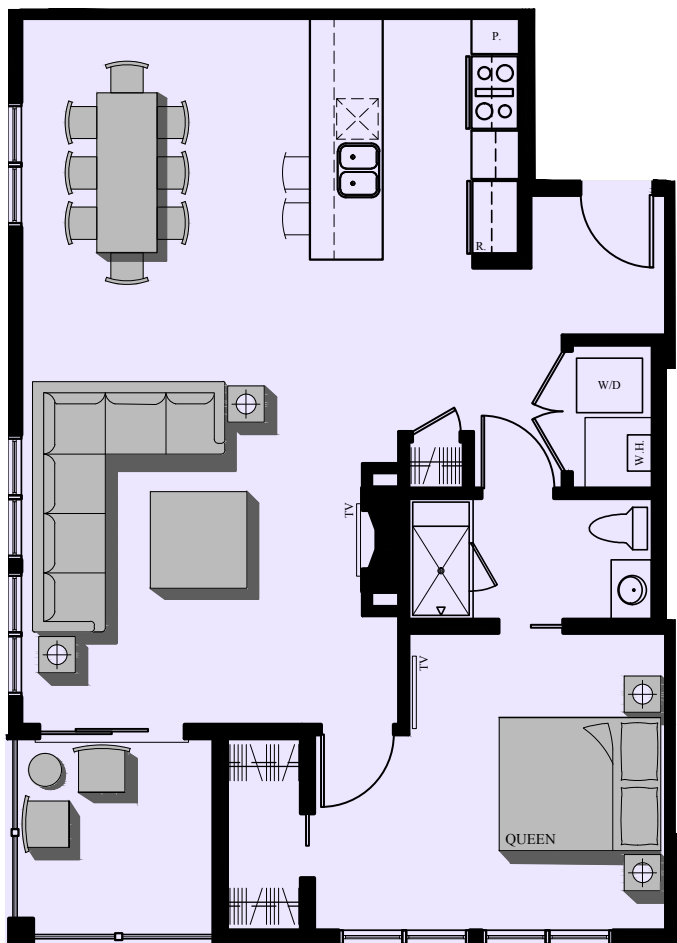


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 201

1-BEDROOM

1 BATH

951 SF

71 SF DECK

1 UNCOVERED PARKING

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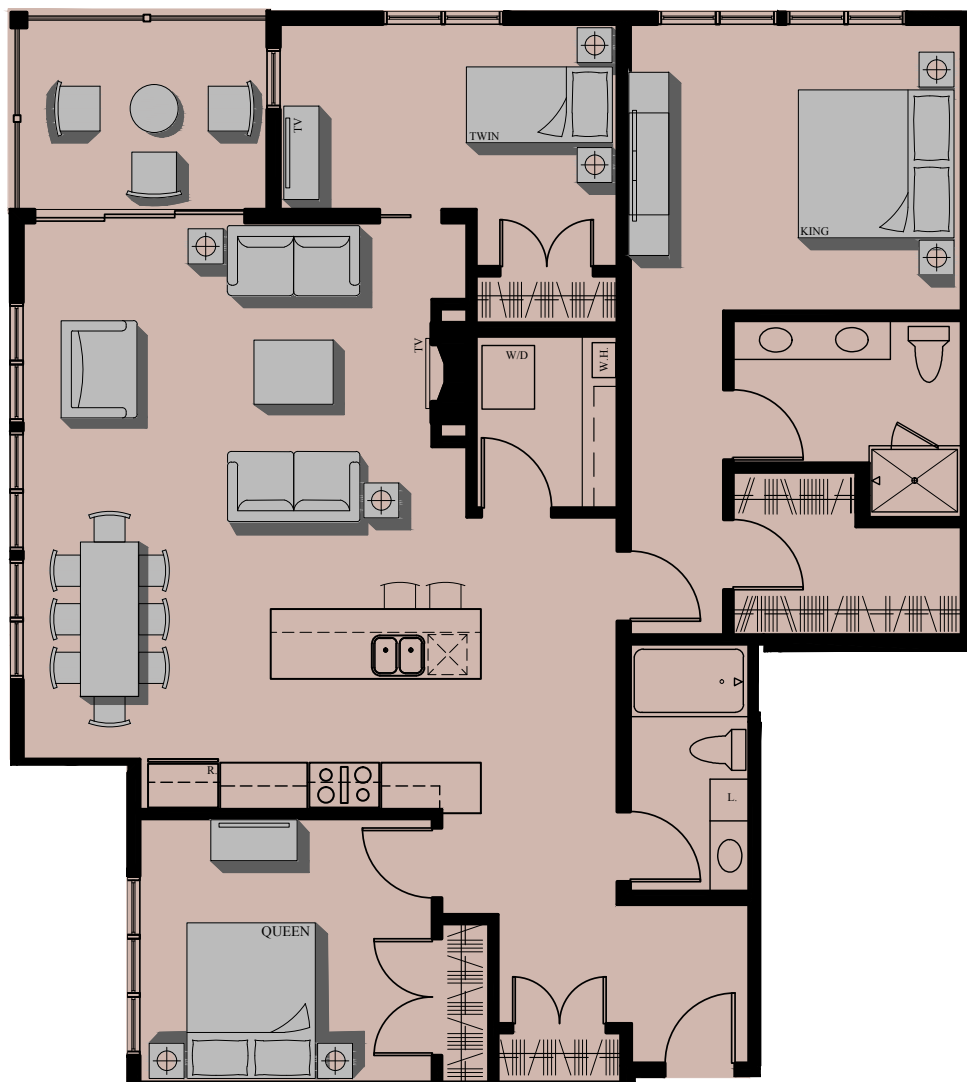


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Newbury Street • Portland, ME

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UNIT 202

3-BEDROOM

2 BATHS

1,581 SF

92 SF DECK

1 UNCOVERED PARKING

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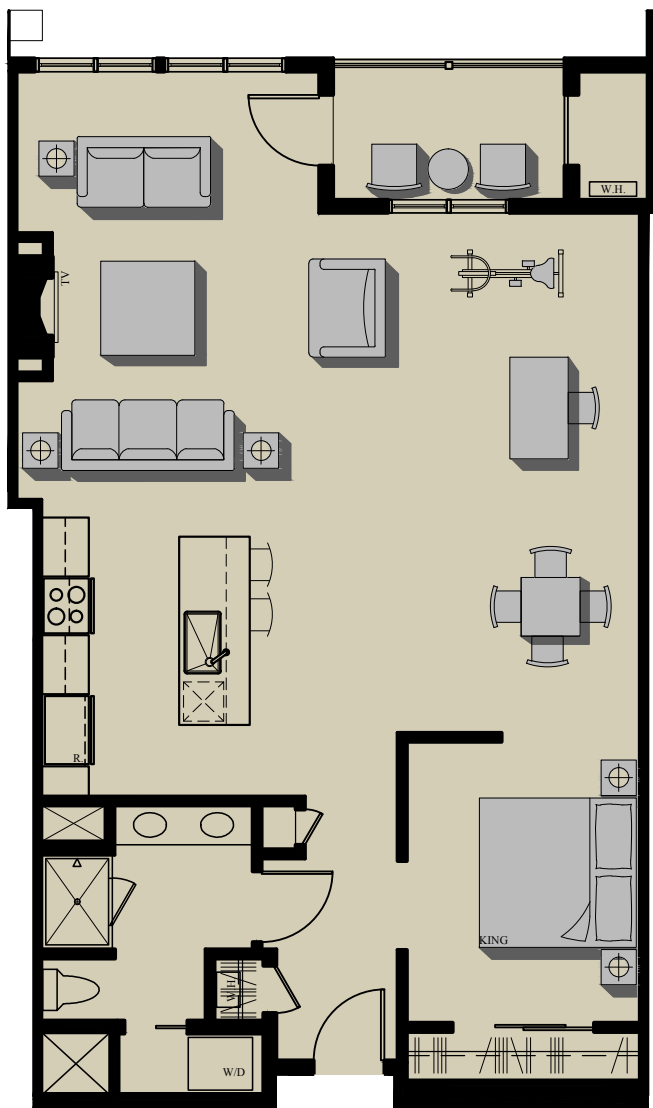


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 203

LOFT

1 BATH

1,122 SF

59 SF DECK

1 UNCOVERED PARKING

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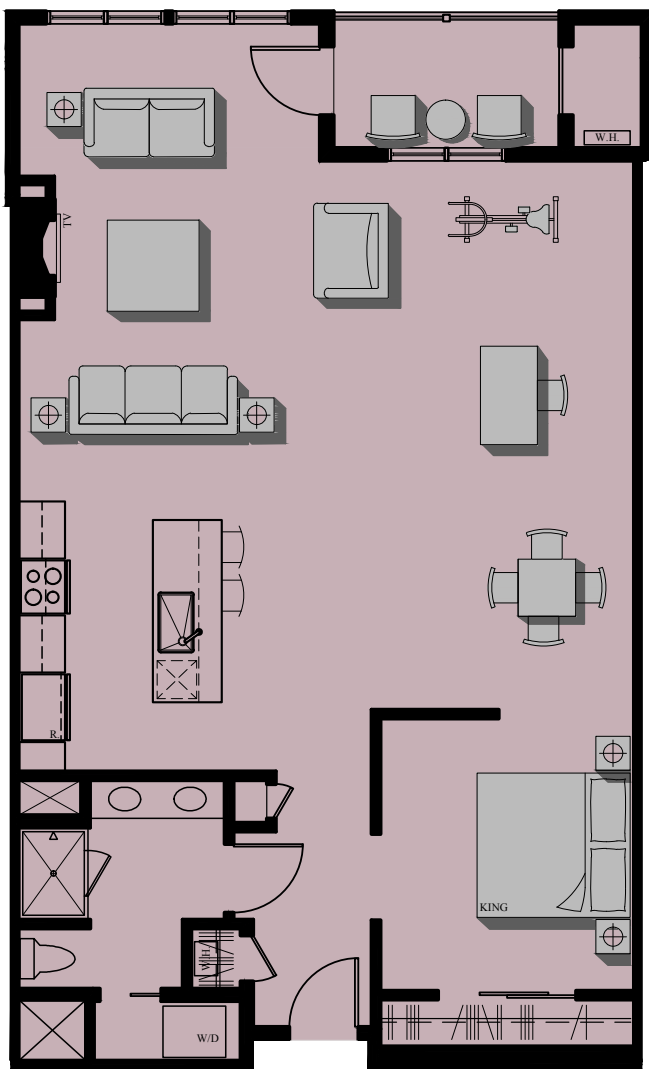


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Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 204

LOFT

1 BATH

1,206 SF

59 SF DECK

1 UNCOVERED PARKING

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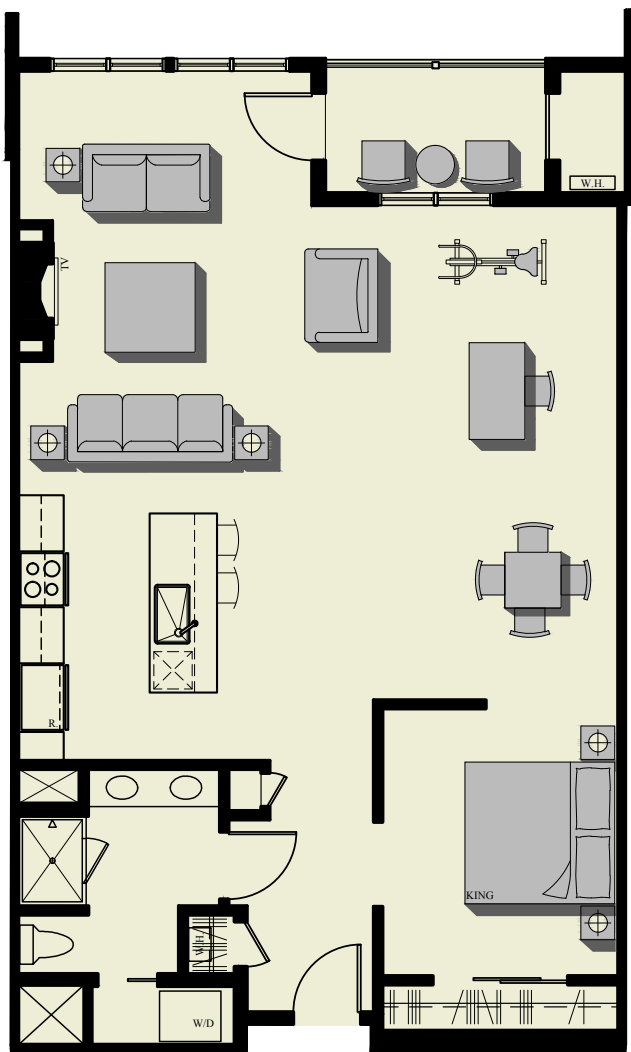


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Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 205

LOFT

1 BATH

1,150 SF

59 SF DECK

1 UNCOVERED PARKING

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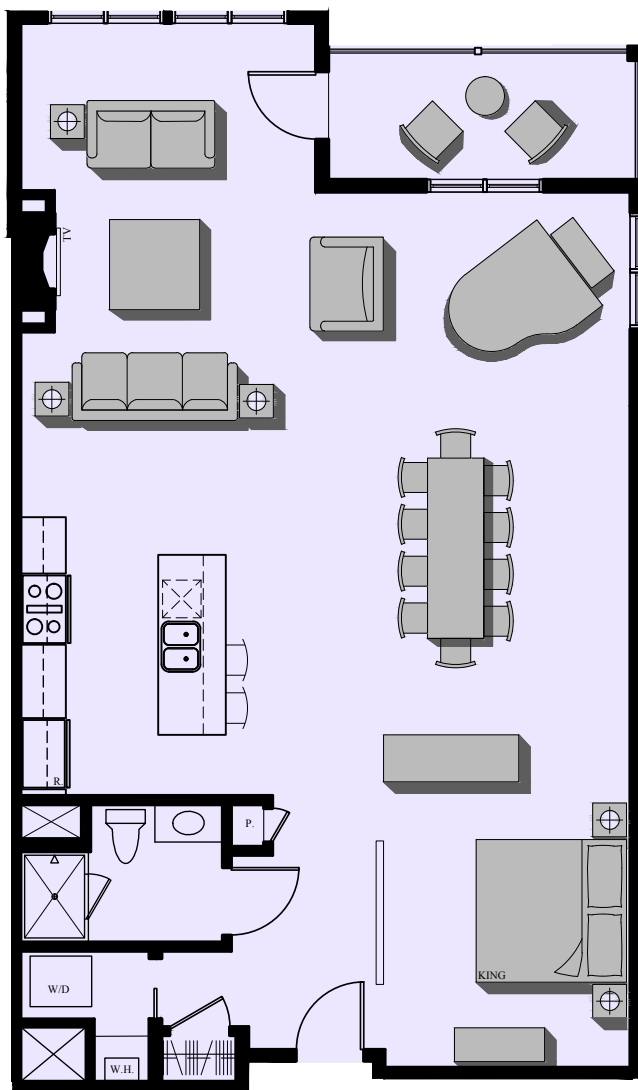


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 206

LOFT

1 BATH

1,266 SF

59 SF DECK

1 UNCOVERED PARKING

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UNIT 207

1-BEDROOM

1 BATH

893 SF

47 SF DECK

1 UNCOVERED PARKING

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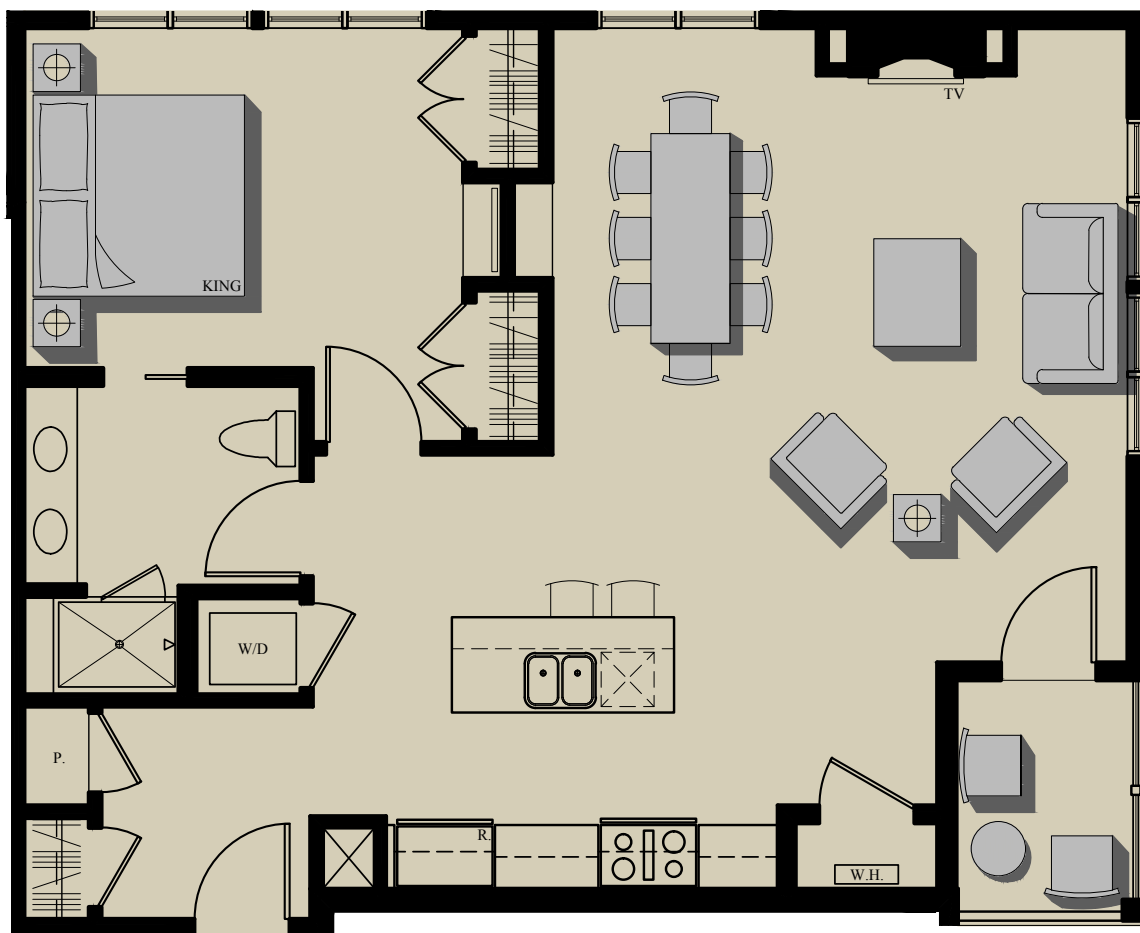


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Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 208

1-BEDROOM

1 BATH

966 SF

45 SF DECK

1 UNCOVERED PARKING

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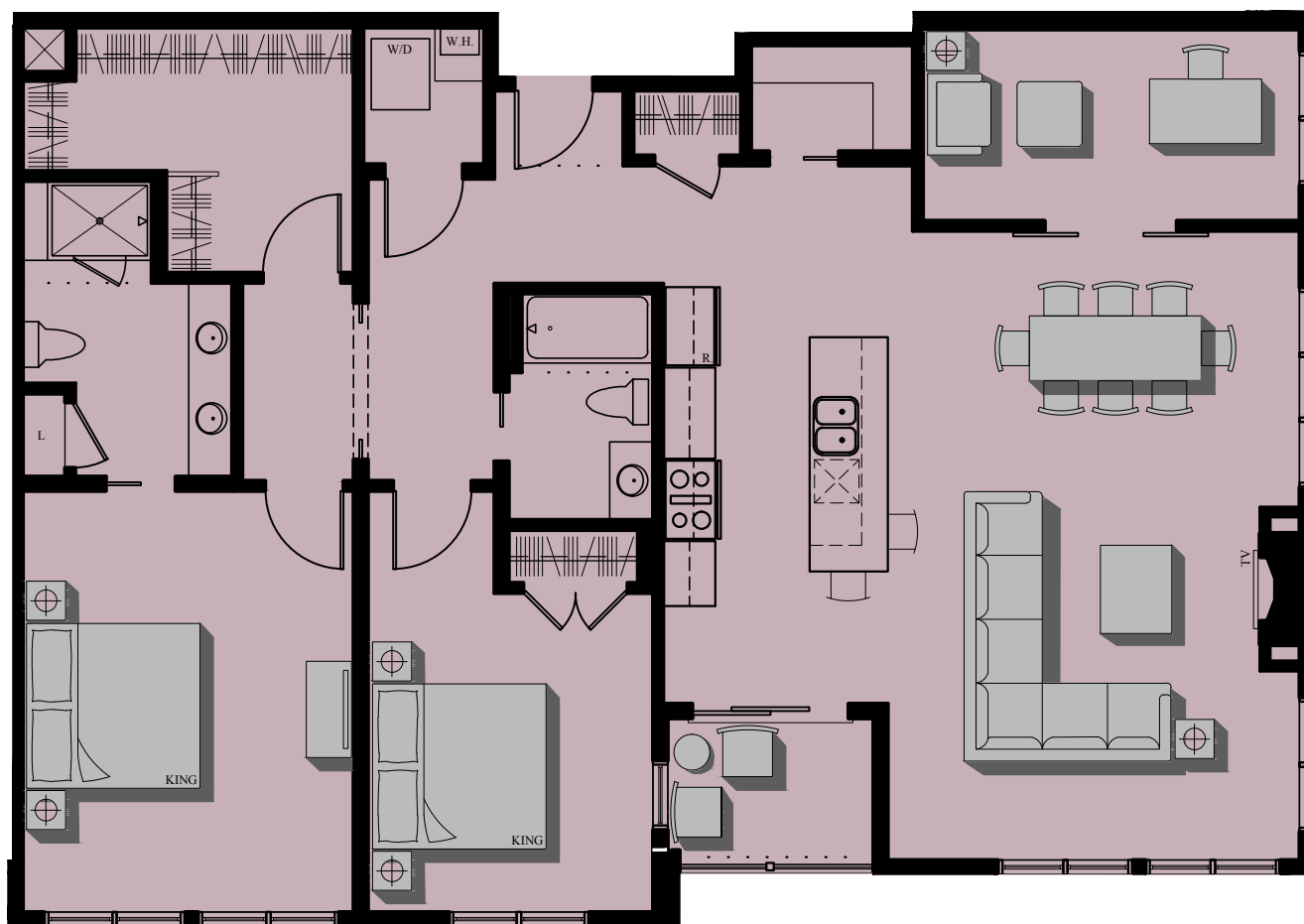


113 Newbury

Luxury Downtown Condominiums

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UNIT 301

2-BEDROOM

2 BATHS

1,623 SF

47 SF DECK

1 UNCOVERED PARKING

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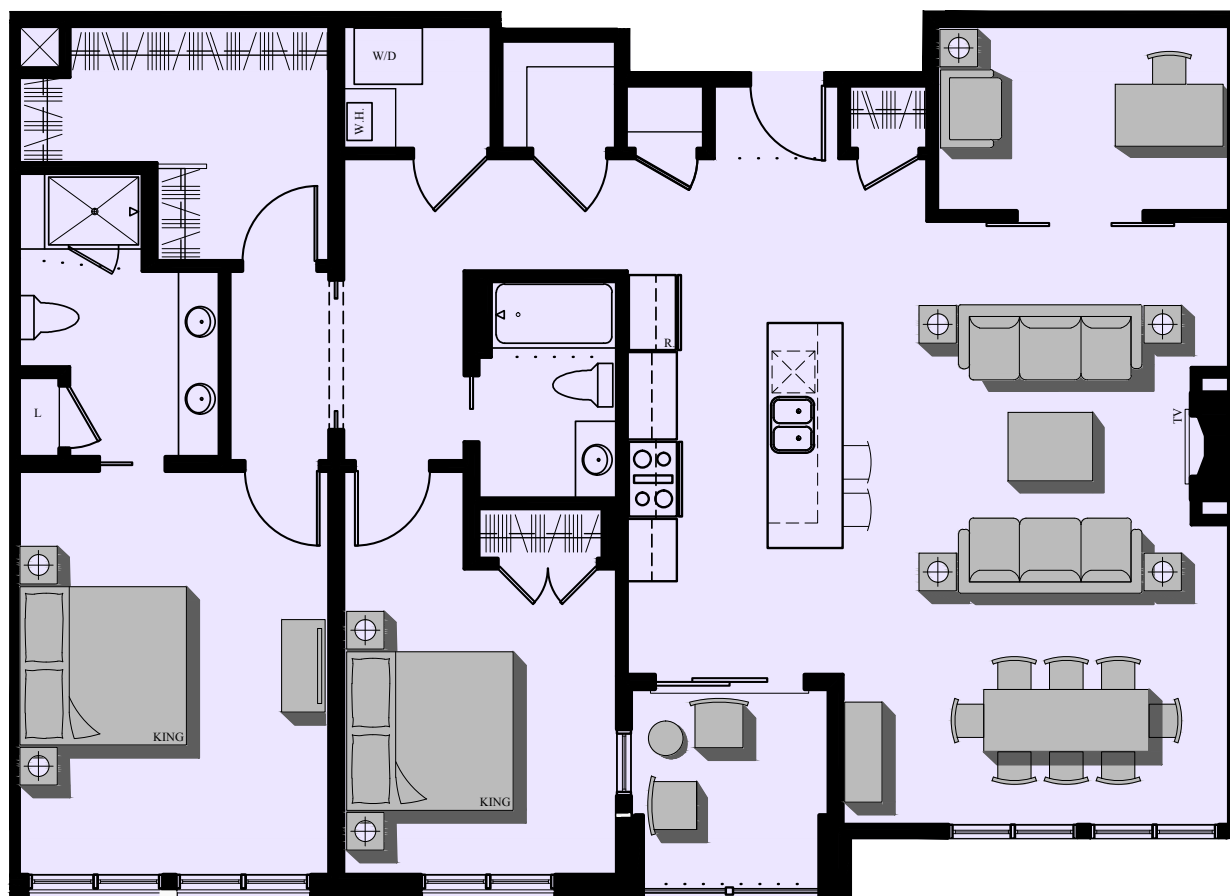


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Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 302

2-BEDROOM

2 BATHS

1,590 SF

66 SF DECK

1 UNCOVERED PARKING

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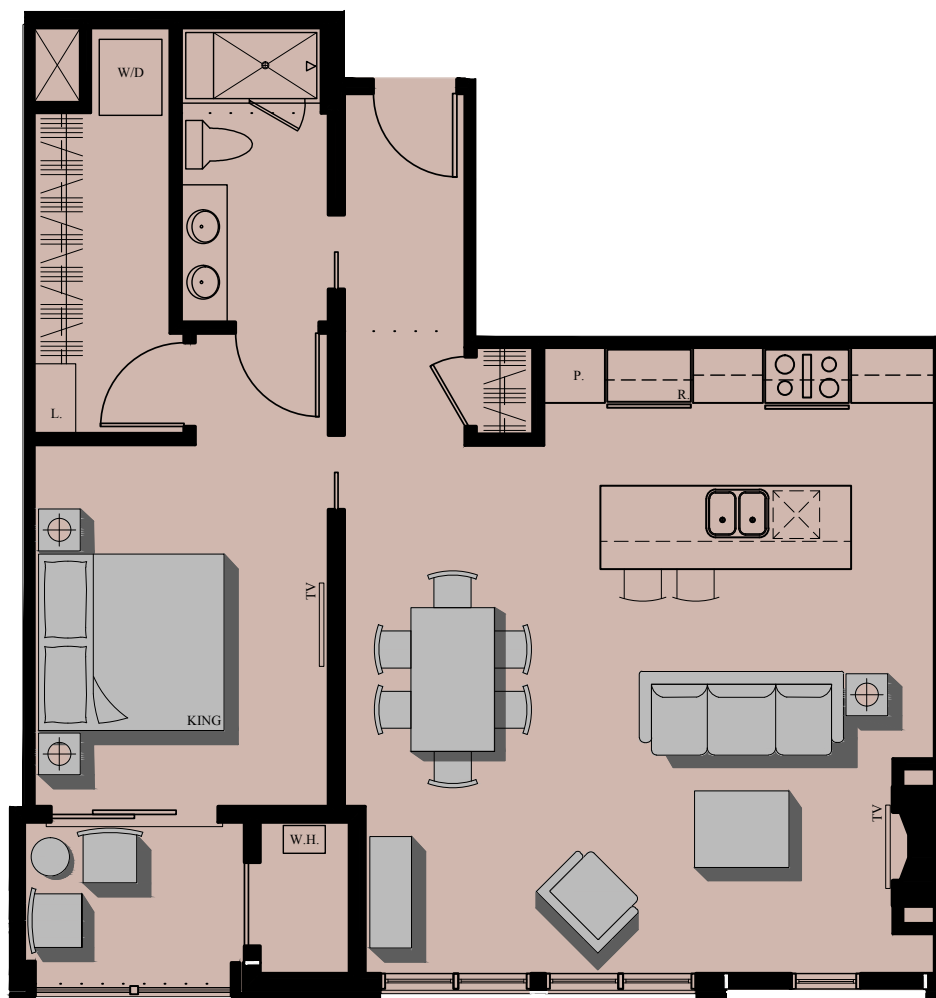


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 303

1-BEDROOM

1 BATH

918 SF

47 SF DECK

1 UNCOVERED PARKING

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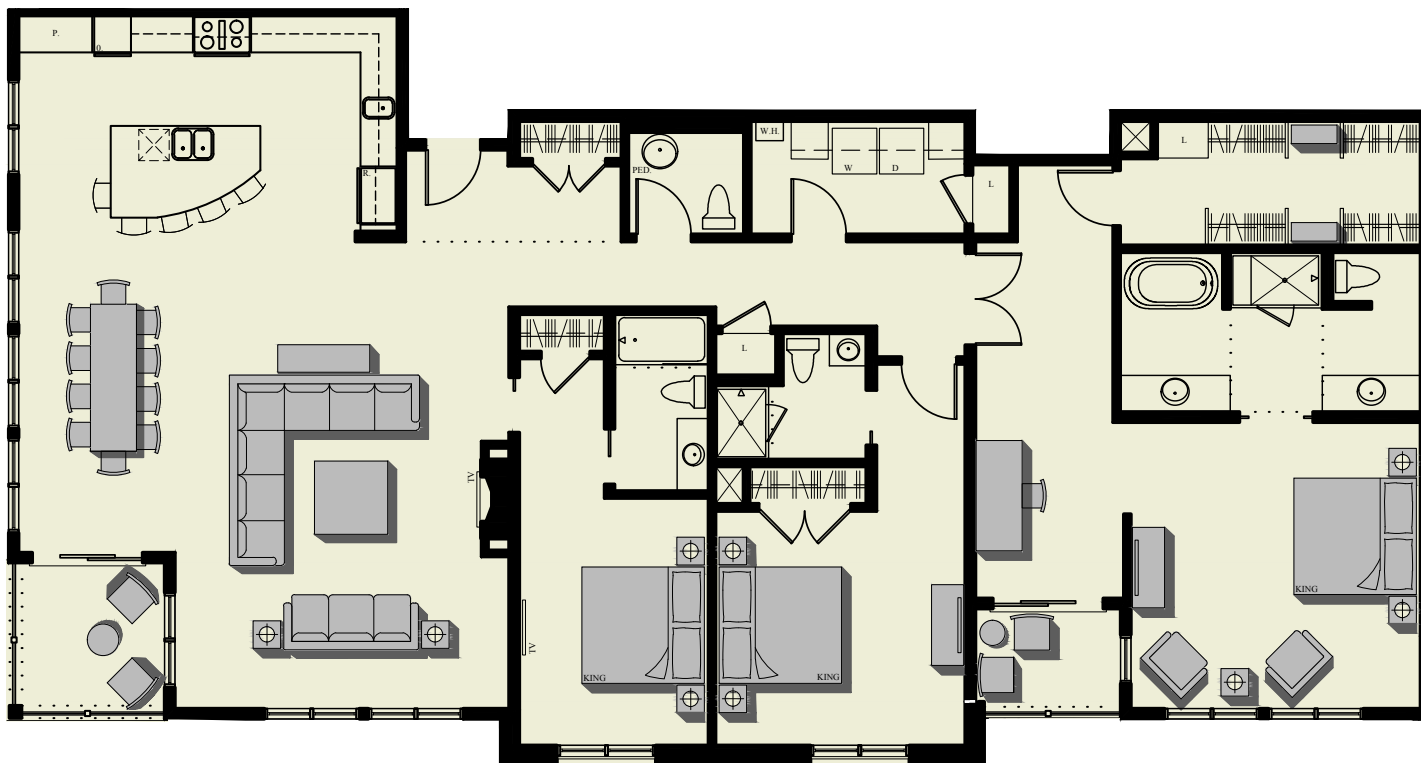




113 Newbury
Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 304

3-BEDROOM

3.5 BATHS

2,586 SF

118 SF DECK

1 COVERED & 1 UN-COVERD PARKING

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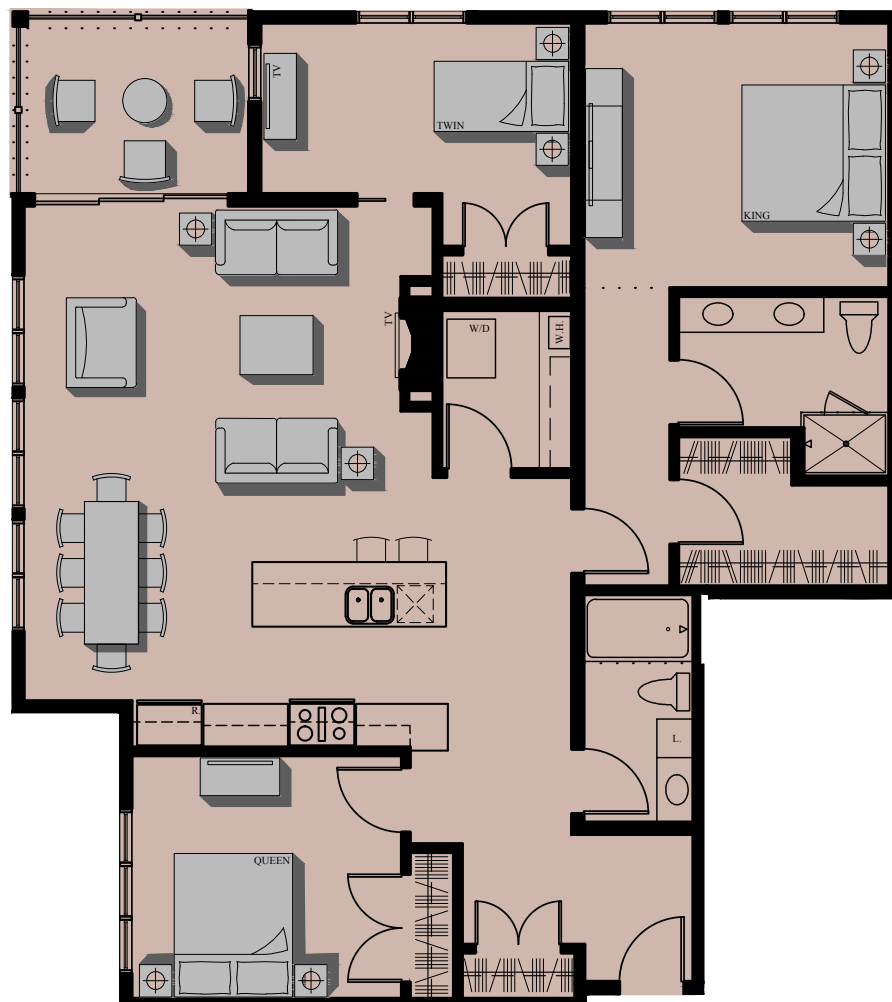


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UNIT 305

3-BEDROOM

2 BATHS

1,581 SF

92 SF DECK

1 UNCOVERED PARKING

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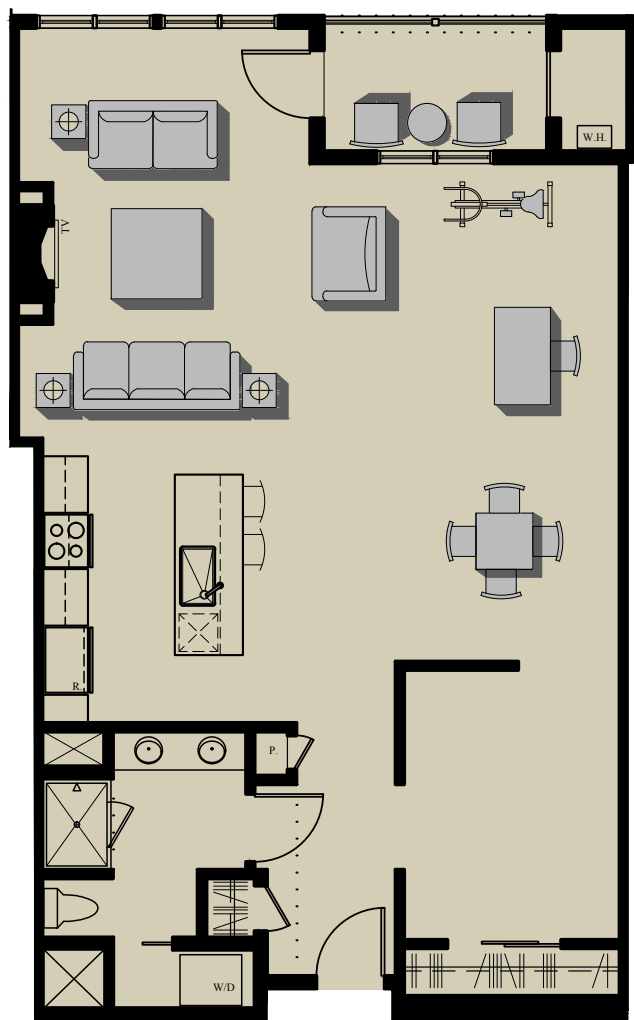


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UNIT 306

LOFT

1 BATH

1,122 SF

59 SF DECK

1 UNCOVERED PARKING

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FULL AREA SUBJECT TO SURVEY

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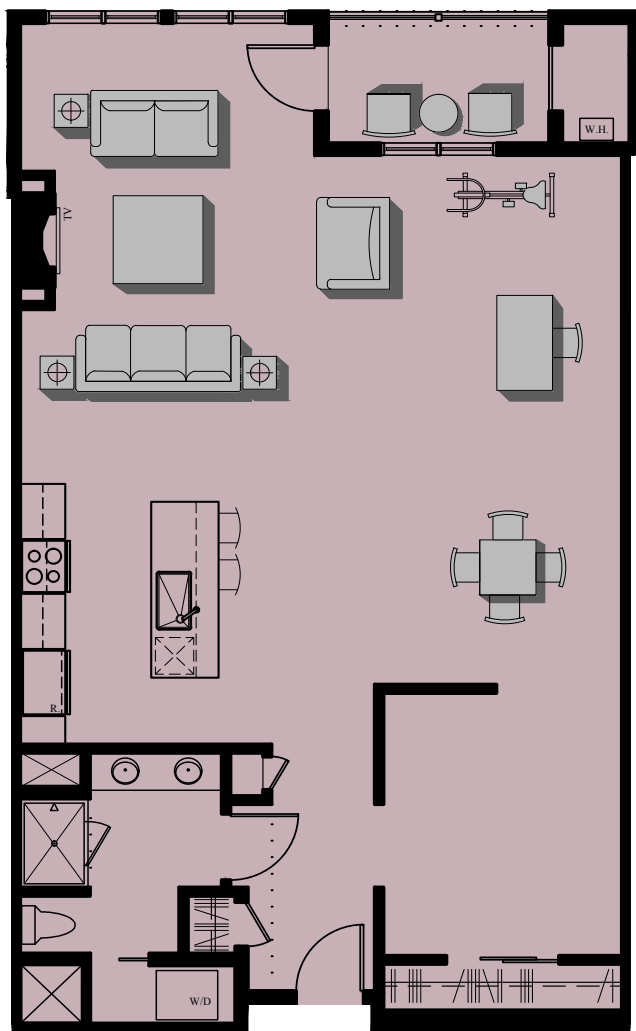


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Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 307

LOFT

1 BATH

1,206 SF

59 SF DECK

1 UNCOVERED PARKING

* AREA'S SHOWN ARE FOR MARKETING ONLY,
FINAL AREAS & HEIGHTS MAY VARY *

Visit our Sales Center at 15 Middle St. Suite A2

Visit us Online
www.113Newbury.com

Call: Sandra Johnson
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Call: Gail Landry
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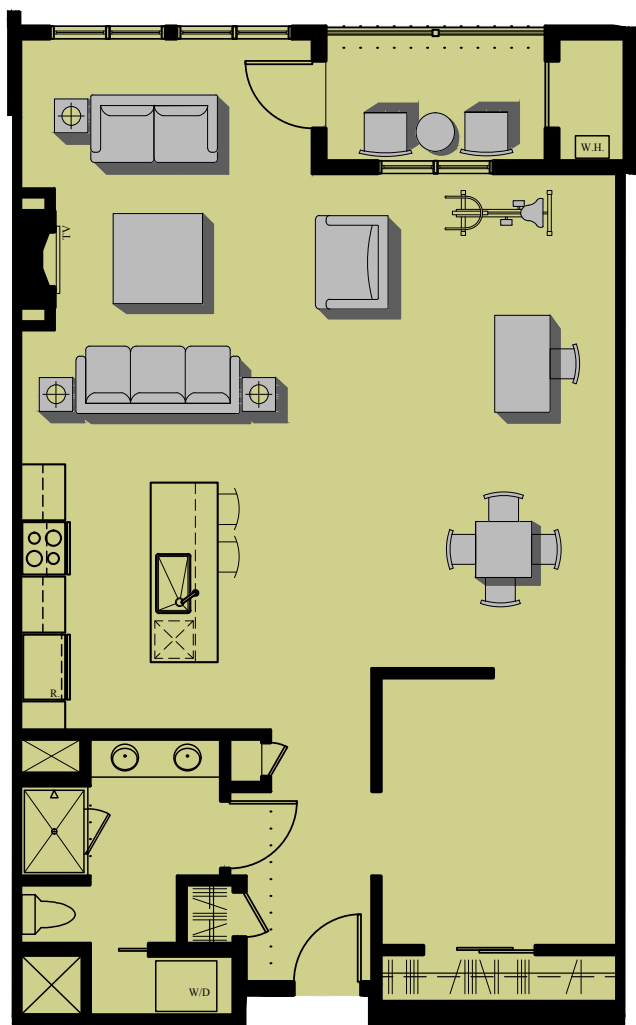


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 308

LOFT
1 BATH
1,150 SF
59 SF DECK
1 UNCOVERED PARKING

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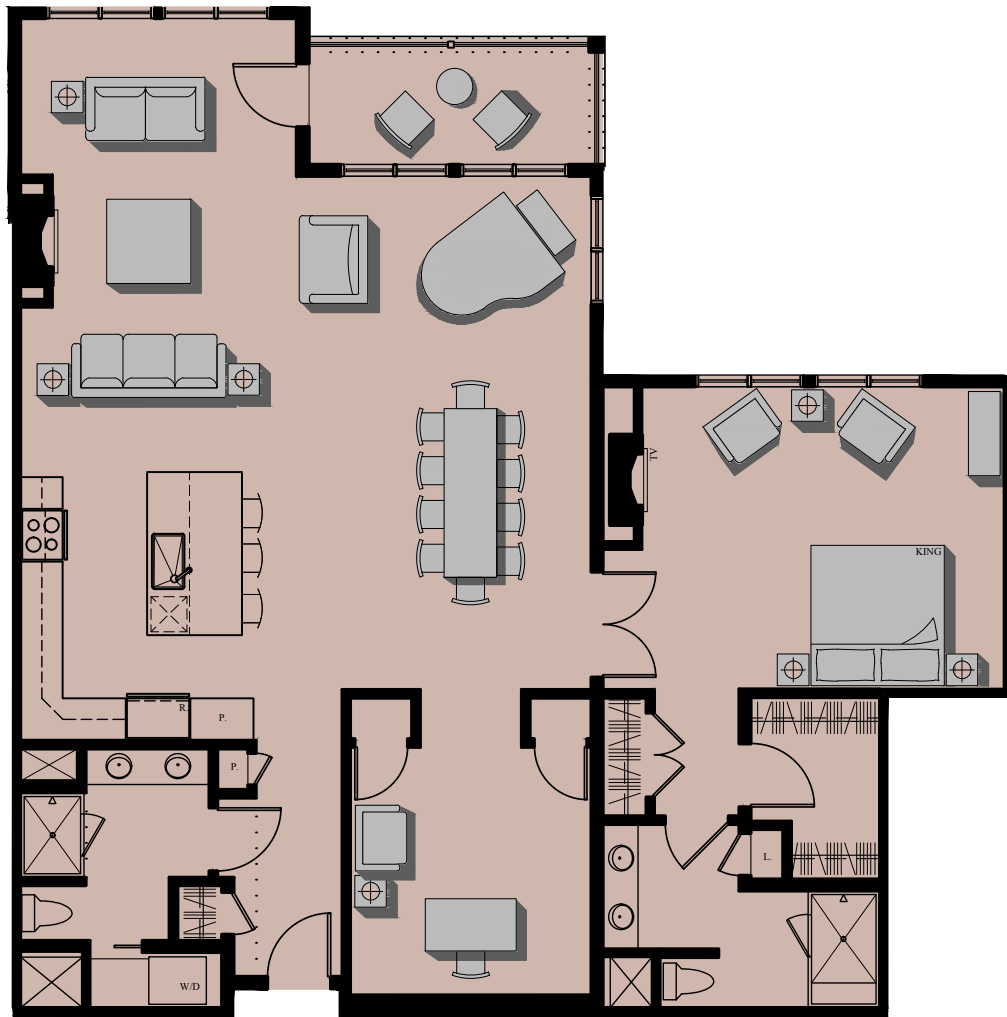


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 309

1-BEDROOM

2 BATHS

1,732 SF

59 SF DECK

1 UNCOVERED PARKING

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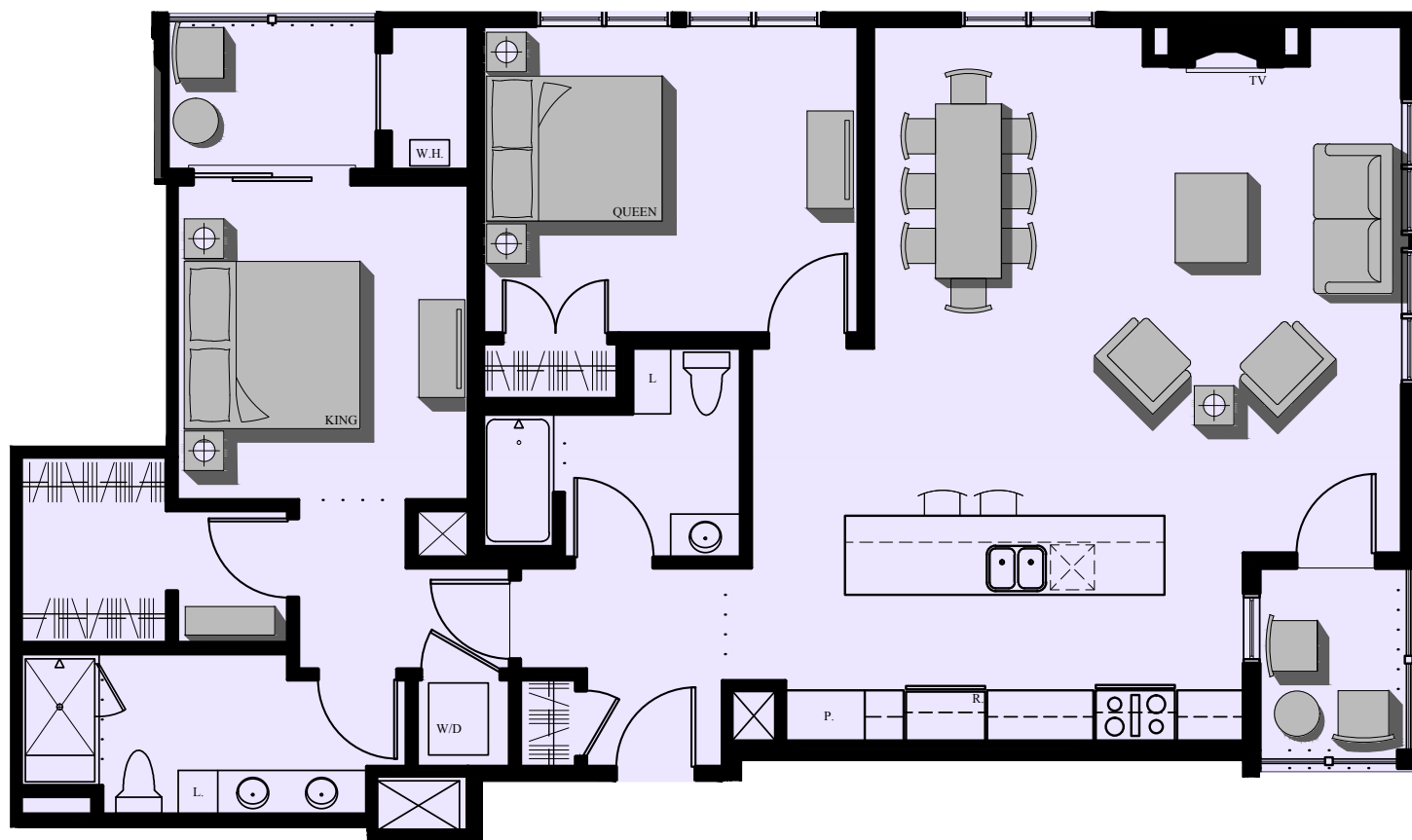


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 310

2-BEDROOM

2 BATHS

1,373 SF

92 SF DECK

1 UNCOVERED PARKING

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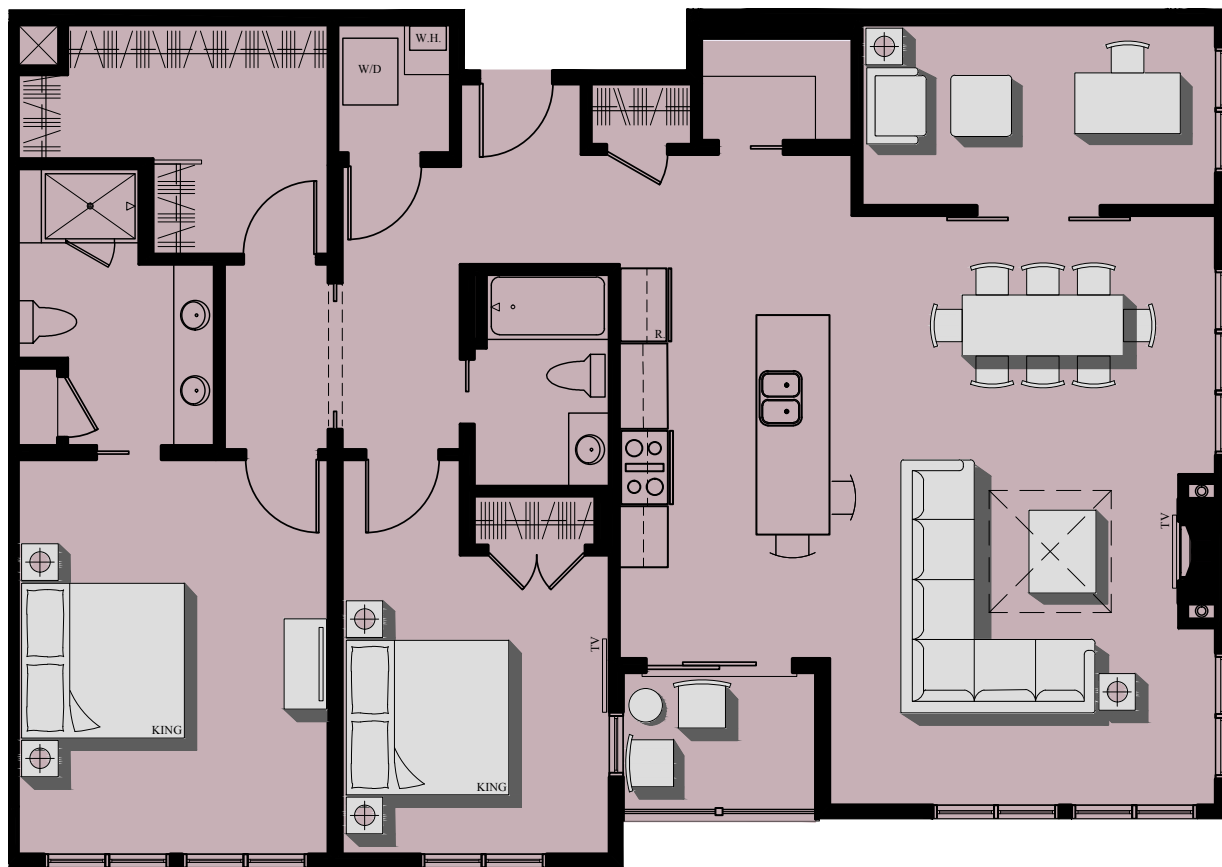


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 401

2-BEDROOM

2 BATHS

1,623 SF

47 SF DECK

1 COVERED PARKING

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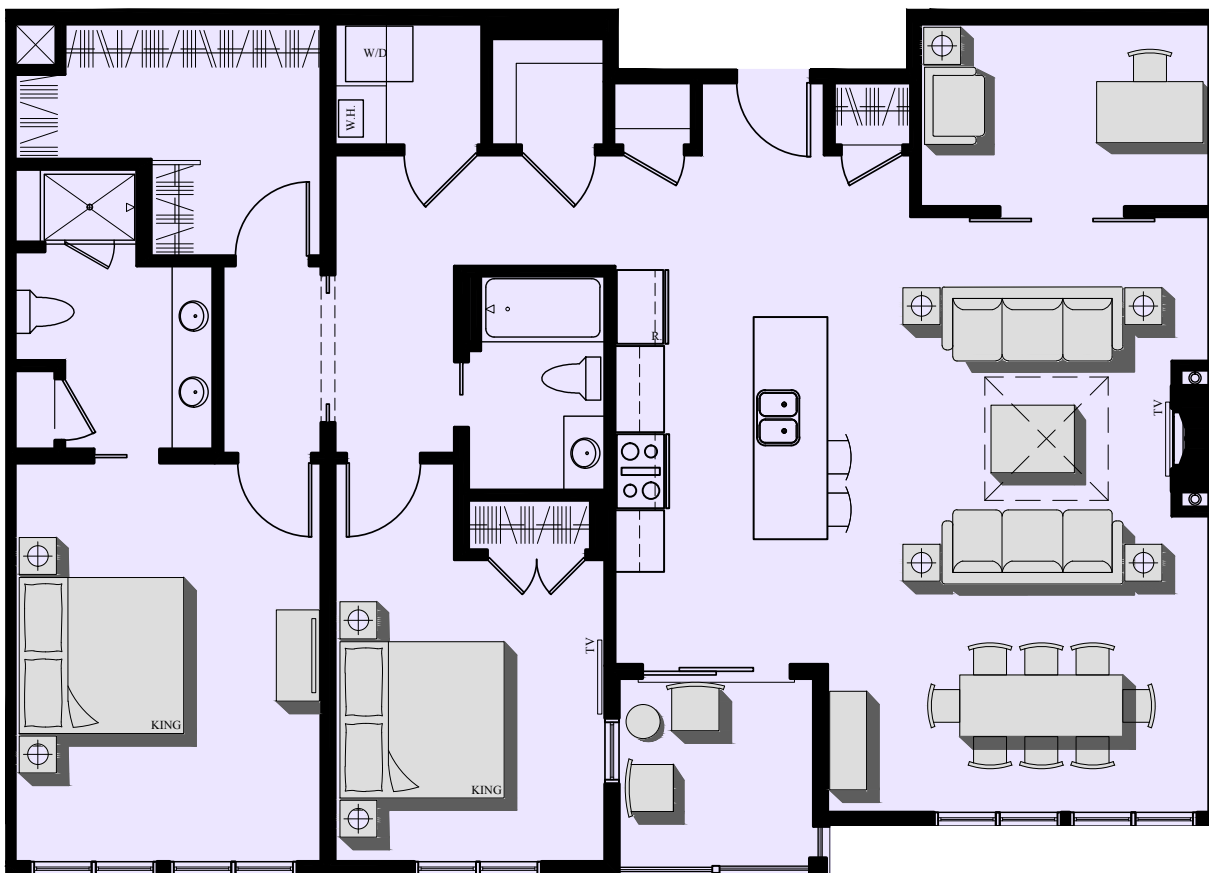


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 402

2-BEDROOM

2 BATHS

1,590 SF

47 SF DECK

1 UNCOVERED PARKING

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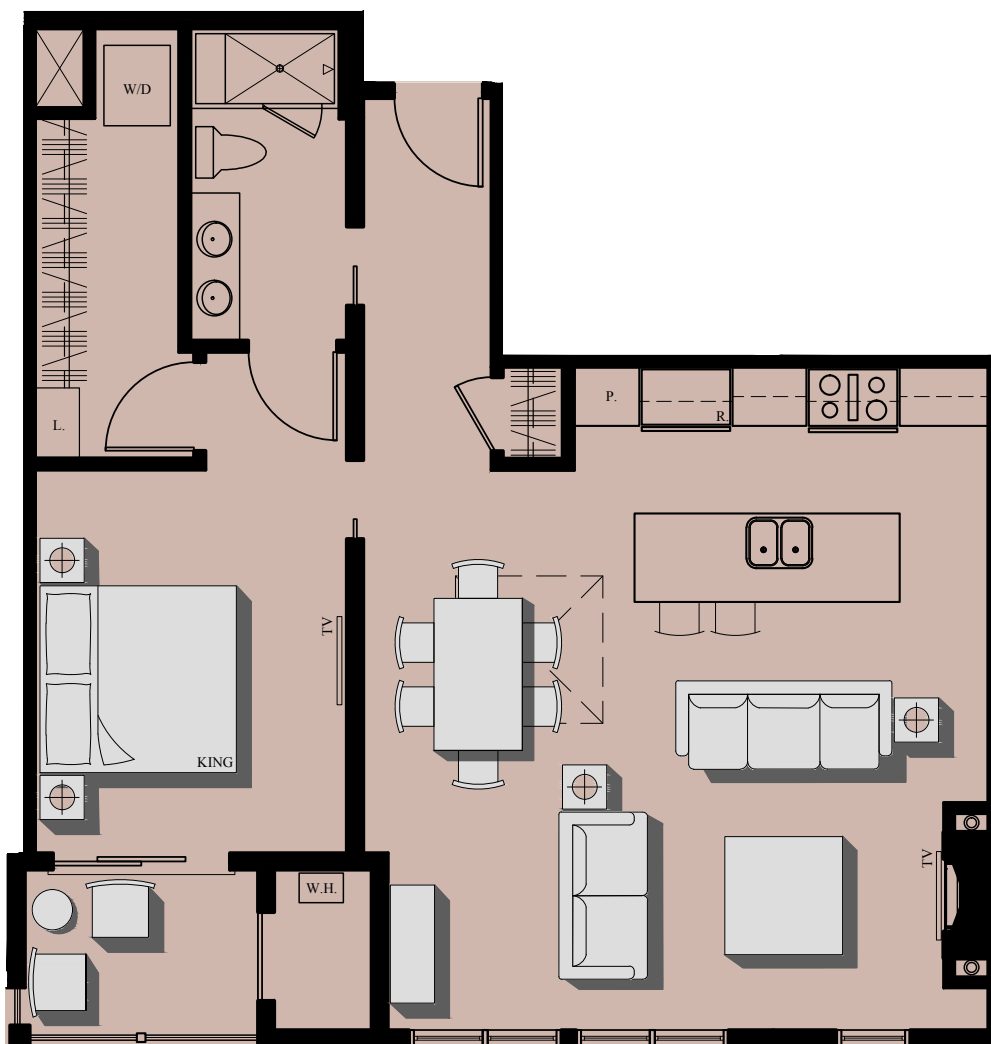


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 403

1-BEDROOM

1 BATH

918 SF

66 SF DECK

1 UNCOVERED PARKING

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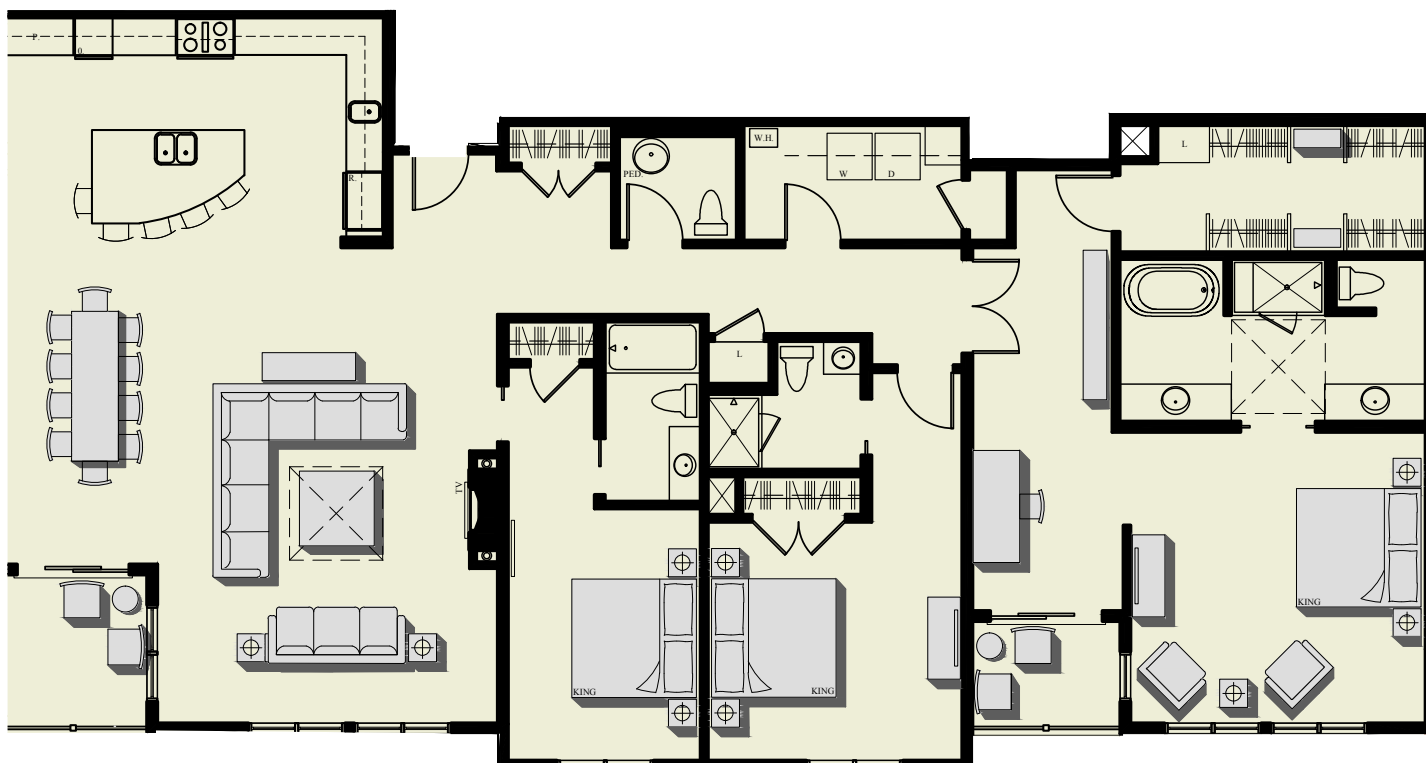




113 Newbury
Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 404

3-BEDROOM

3.5 BATHS

2,580 SF

118 SF DECK

1 COVERED & 1 UNCOVERED PARKING

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FINAL AREAS & HEIGHTS MAY VARY *

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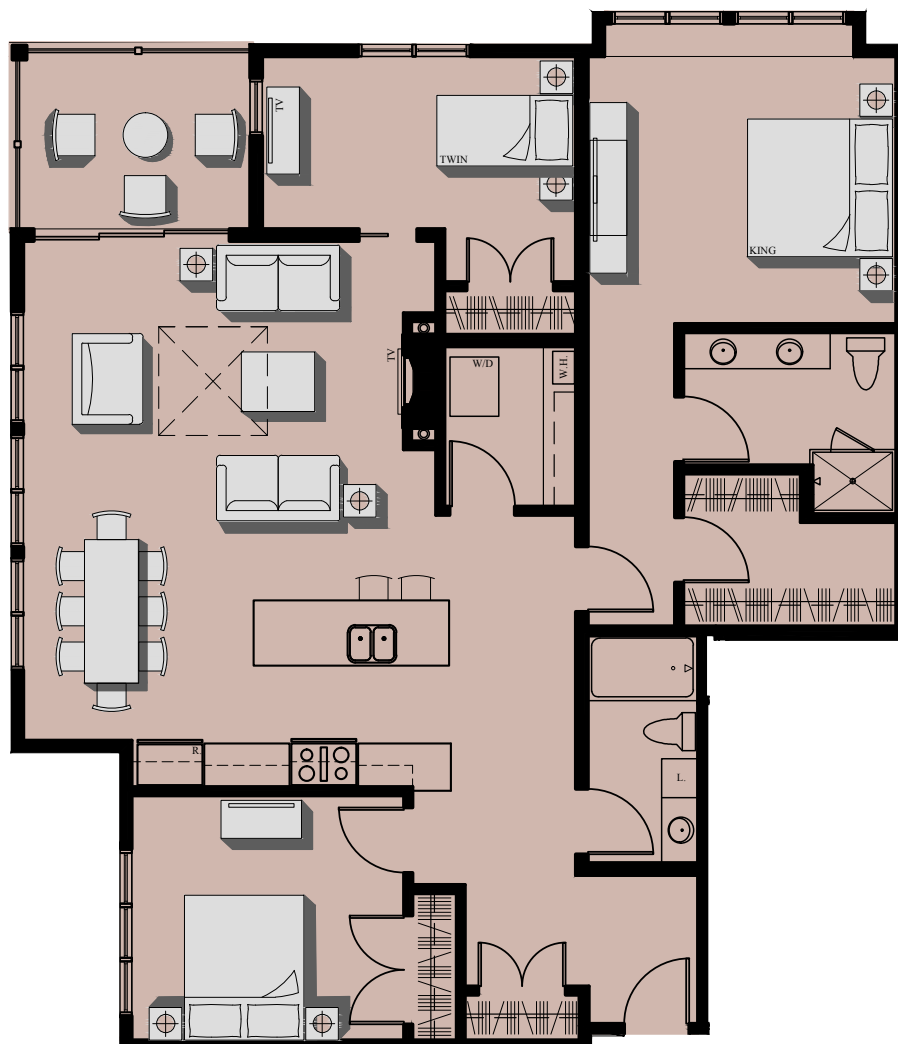


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 405

3-BEDROOM

2 BATHS

1,581 SF

92 SF DECK

1 COVERED PARKING

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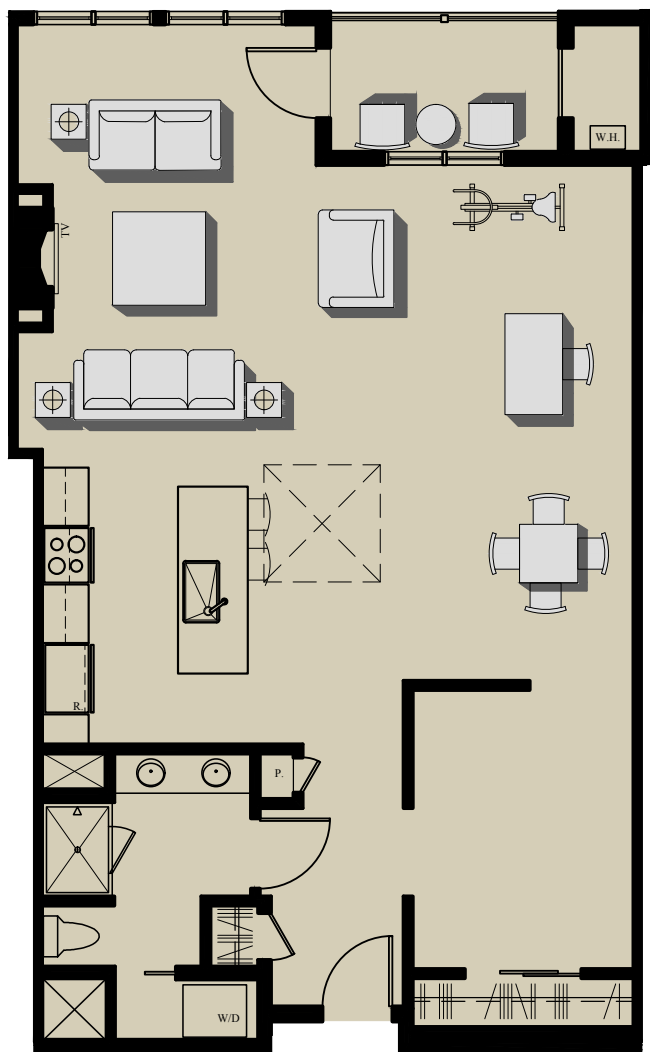


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 406

LOFT
1 BATH
1,122 SF
59 SF DECK
1 UNCOVERED PARKING

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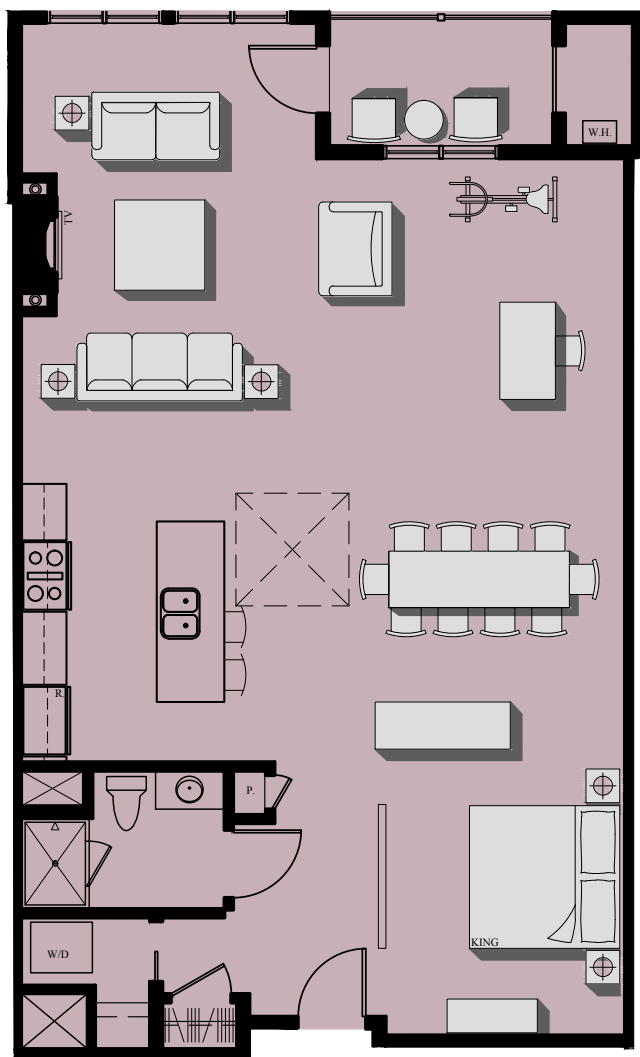


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 407

LOFT

1 BATH

1,206 SF

59 SF DECK

1 UNCOVERED PARKING

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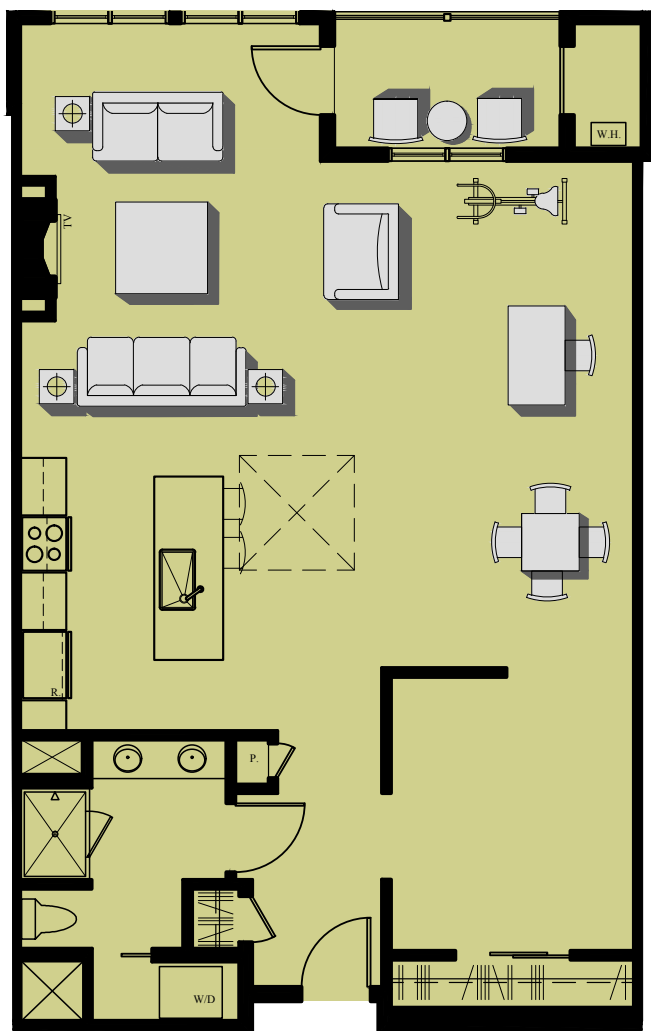


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 408

LOFT

1 BATH

1,150 SF

59 SF DECK

1 UNCOVERED PARKING

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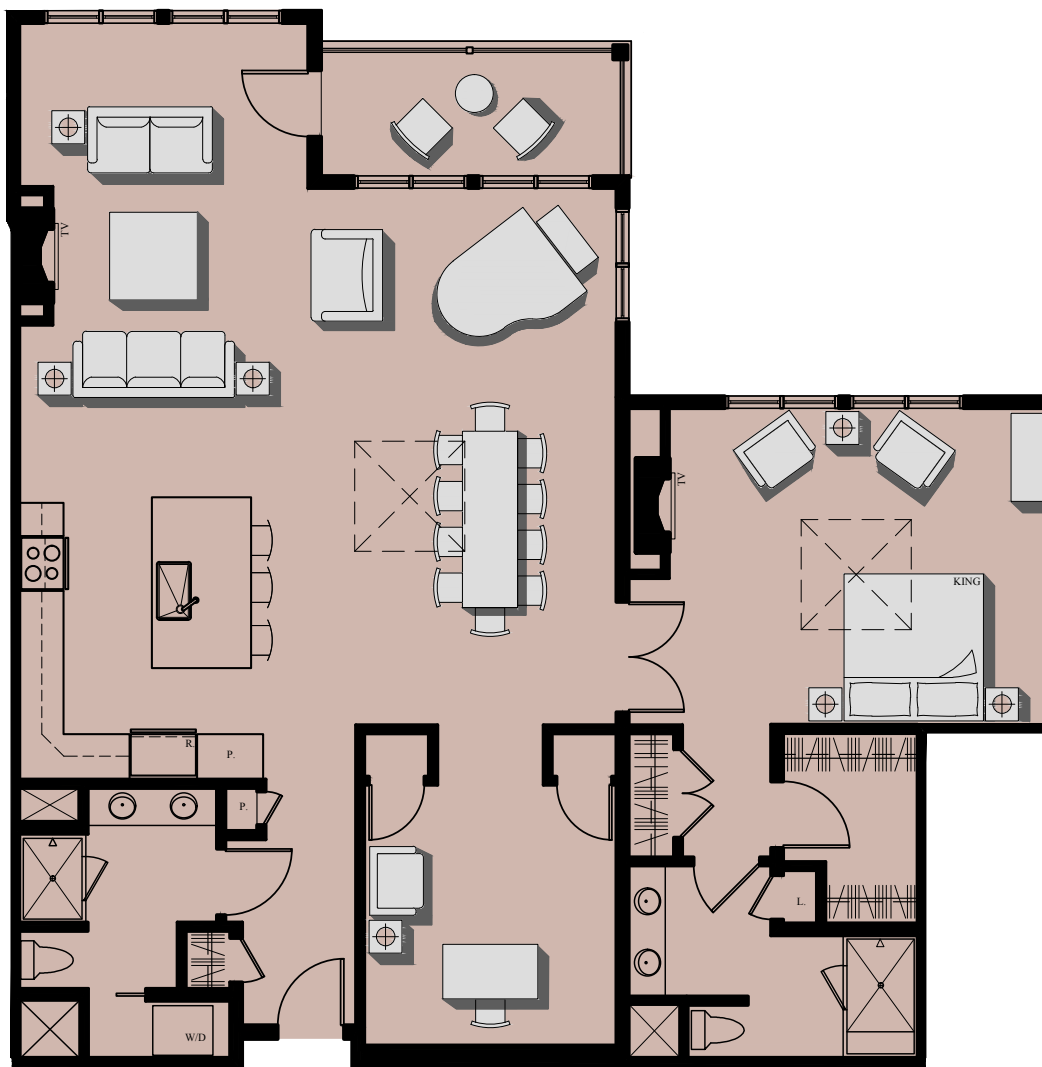


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 409

1-BEDROOM
2 BATHS
1,732 SF
59 SF DECK
1 UNCOVERED PARKING

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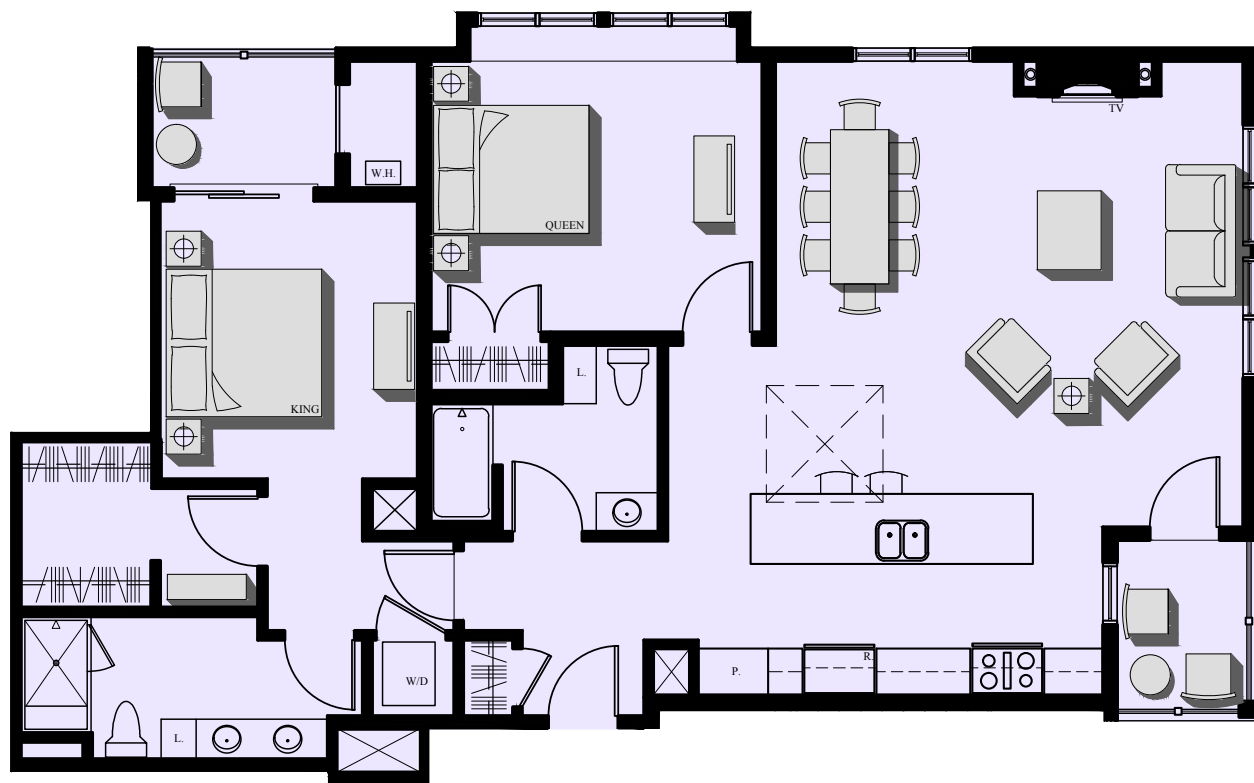


113 Newbury

Luxury Downtown Condominiums

Newbury Street • Portland, ME

Occupancy Summer 2016



UNIT 410

2-BEDROOM

2 BATHS

1,373 SF

92 SF DECK

1 COVERED & 1 UNCOVERED PARKING

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