

BEAUTIFUL DESIGNER TOWNHOUSES IN PORTSMOUTH, NH

FOR SALE



*Old Danish Townhouses*

- Exceptional quality new construction
- Etched glass, hardwood floors, Jacuzzi tub, and more
- Close to all area amenities & easy access to downtown
- First class interior finishes throughout

- Underground utilities (public water & sewer)
- Close to all commuter routes including I-95
- Efficient natural gas heat and central A/C
- Paved private roadway with cul-de-sac



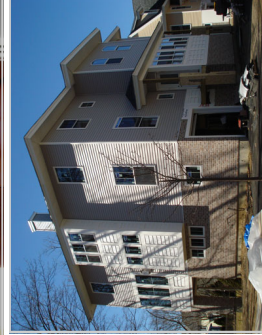
Commercial & Residential Real Estate  
Sales— Leasing—Development—Acquisition

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## Property & Aerial Photographs



## Property Details

<b>Property Name:</b>	Olde Parish Townhouses
<b>Address:</b>	Madison Street & Olde Parish Way—Portsmouth, NH
<b>Acreage:</b>	.95+/- acres
<b>Estimated Taxes:</b>	\$6,944.85 based on \$398,900 current assessment for completed units Current mil rate is \$17.41/\$1,000 for 2010/2011.
<b>Condo Fees:</b>	\$ 199/month. Fee includes landscaping, plowing, sewer, trash, water and other expenses.
<b>Heat Fuel:</b>	FHA natural gas fired heat system with A/C. Gas water heater.
<b>Utilities:</b>	Public water & sewer
<b>Square Footage:</b>	1,900+/- sf on three (3) floors
<b>Available Units:</b>	4 units to be finished (includes 2 units currently under contract. 11 units total in development.
<b>Pricing:</b>	Available Units Priced as Follows: Unit 8—5 Olde Parish Way—\$ 479,900— <b>UNDER CONTRACT</b> Unit 9—7 Olde Parish Way—\$ 479,900 Unit 10—11 Olde Parish Way—\$ 479,900 Unit 11—13 Olde Parish Way—\$ 479,900— <b>UNDER CONTRACT</b>
<b>Allowances:</b>	\$ 750 for lighting, \$ 6,000 for kitchen & bathroom cabinets and countertops, \$ 2,500 for appliances, \$ 1,000 for fireplace surround, mantle, etc., \$ 8,000 flooring allowance including tile, hardwood and carpet. See broker for more details and list of standard specifications included in sale price.
<b>Exterior:</b>	Vinyl sided
<b>Roof:</b>	Shingle asphalt
<b>Parking:</b>	1 car garage and on street parking.
<b>Amenities:</b>	Cable, deck, eat in kitchen, two sided gas fireplace, French doors, hardwood floors, designer kitchen, low monthly condo fees, walk to all area amenities, finished walk out basement with storage area perfect for entertainment area, large master suite with Jacuzzi tub, etched glass front door entry and more.

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