

ELEVATE YOUR LIFESTYLE *at*



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Equal Housing Opportunity. Master Plan-121420.

KATZ

FINNEGAN

STREAMLINE

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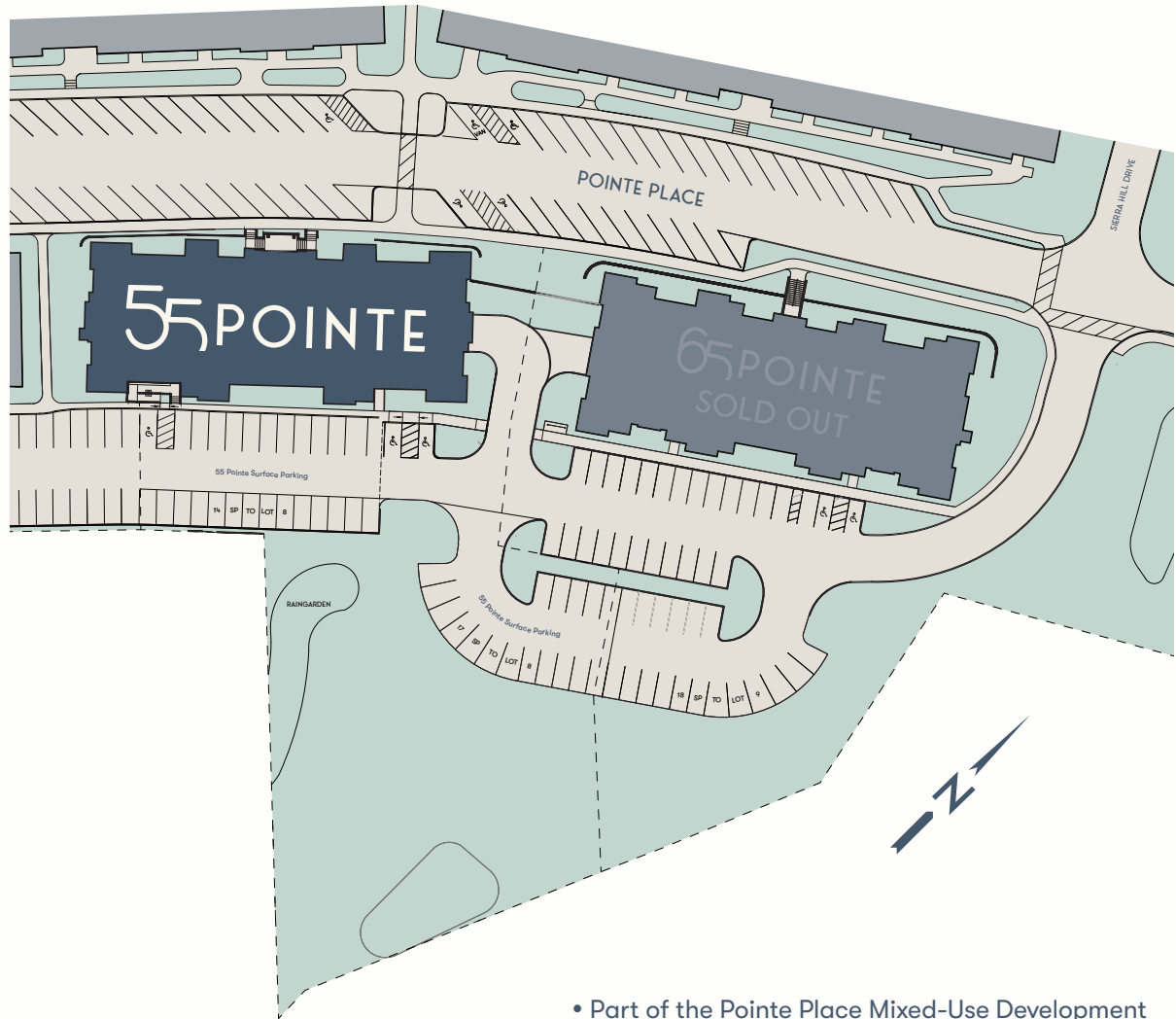


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the COMMUNITY

- Part of the Pointe Place Mixed-Use Development
- Mid-rise Building with 3 Residential Floors
- 24 Single Level Condos
- Underground Heated Garage Parking & Surface Parking
- Elevator Service
- Connect to Walking Trails & Conservation Land
- Onsite Dining, Shopping, Services, & Events

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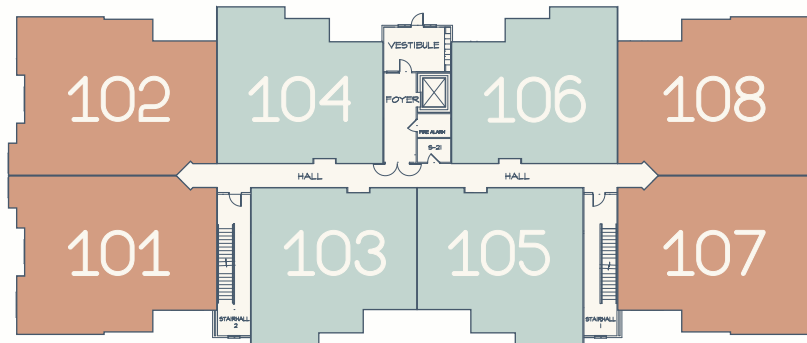
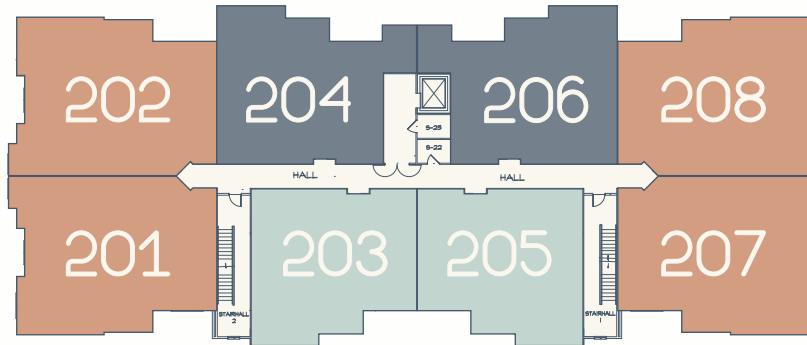
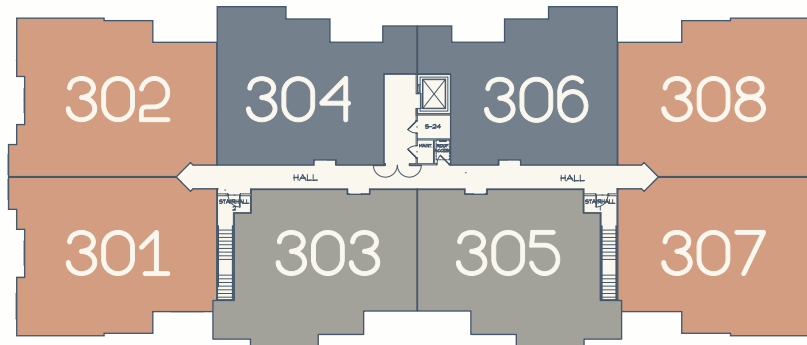
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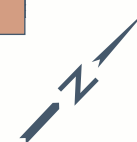
— POINTE PLACE — STREET ENTRANCE SIDE



the LAYOUT

- 24 Single Level Condos
- 2 Beds & 2 Baths
- Home Office Options
- Underground Heated Garage Parking & Storage
- Private Balconies
- Elevator Service

- The Bellamy 1,771 SF
- The Cocheco 1,512 SF
- The Piscataqua 1,561 SF
- The Pomeroy 1,410 SF



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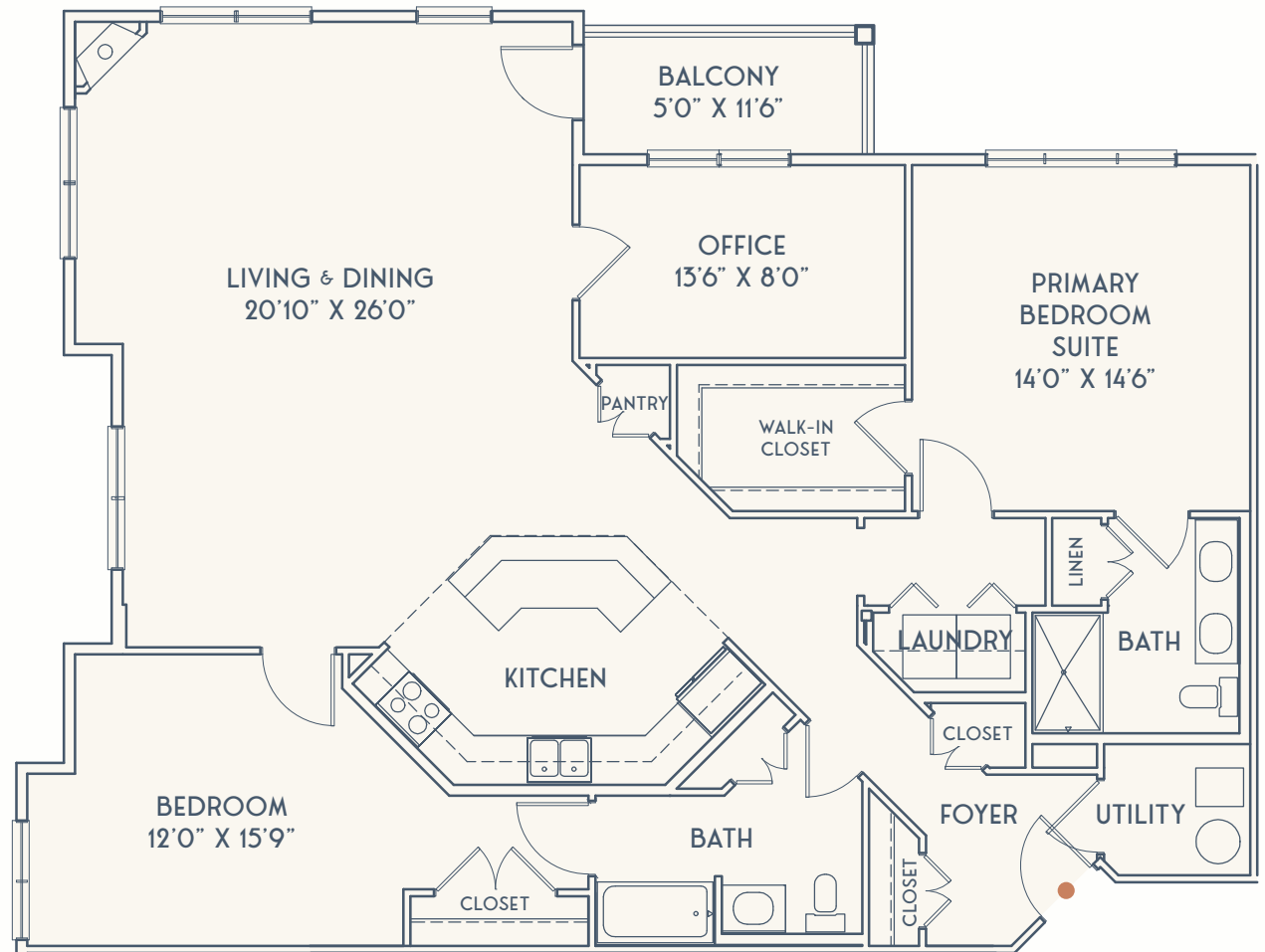
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the BELLAMY

- 1,771 SF
- 2 Beds & 2 Baths
- Office
- Garage Parking

— POINTE PLACE —
STREET ENTRANCE SIDE



LOCATED ON ALL FLOORS



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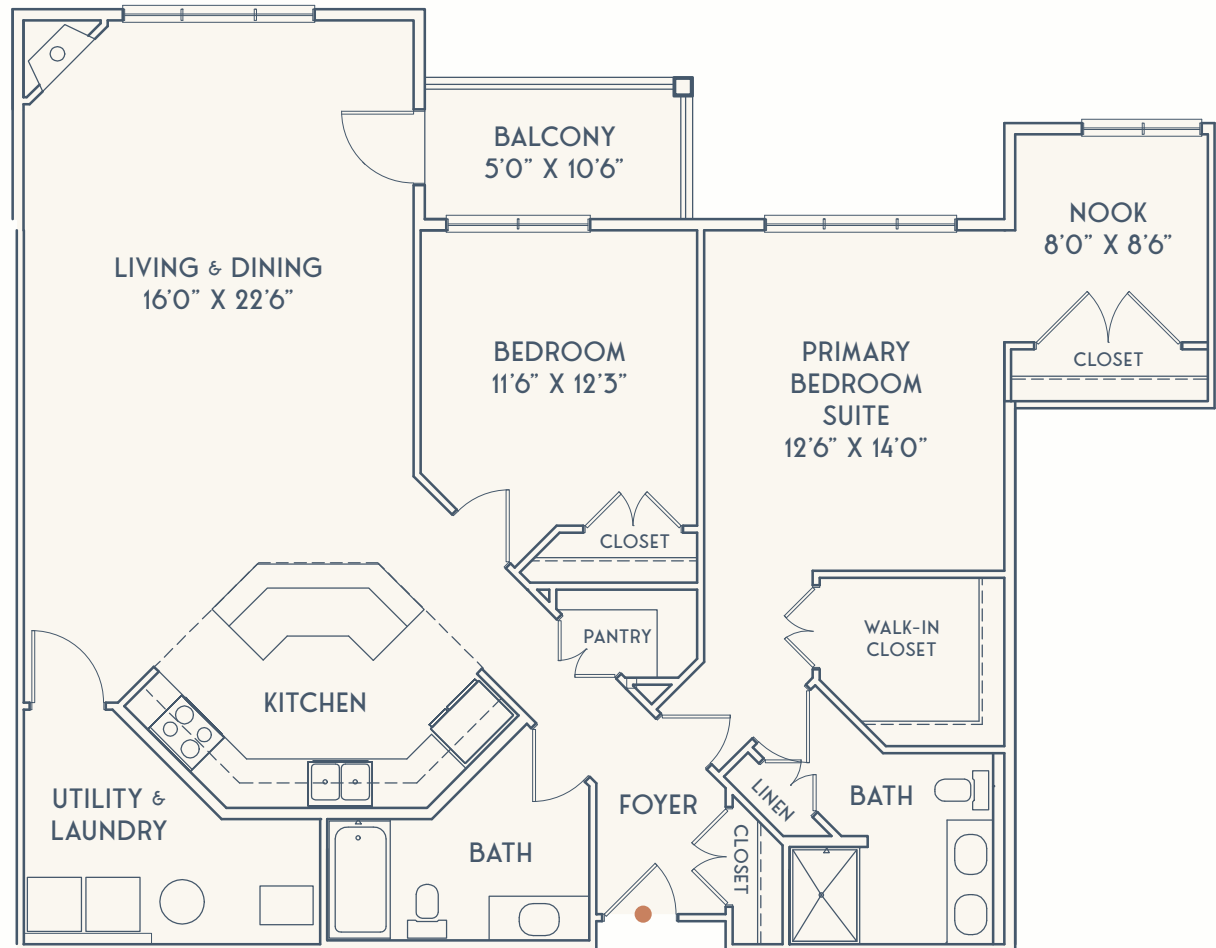
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the COCHECO

- 1,512 SF
- 2 Beds & 2 Baths
- Garage Parking

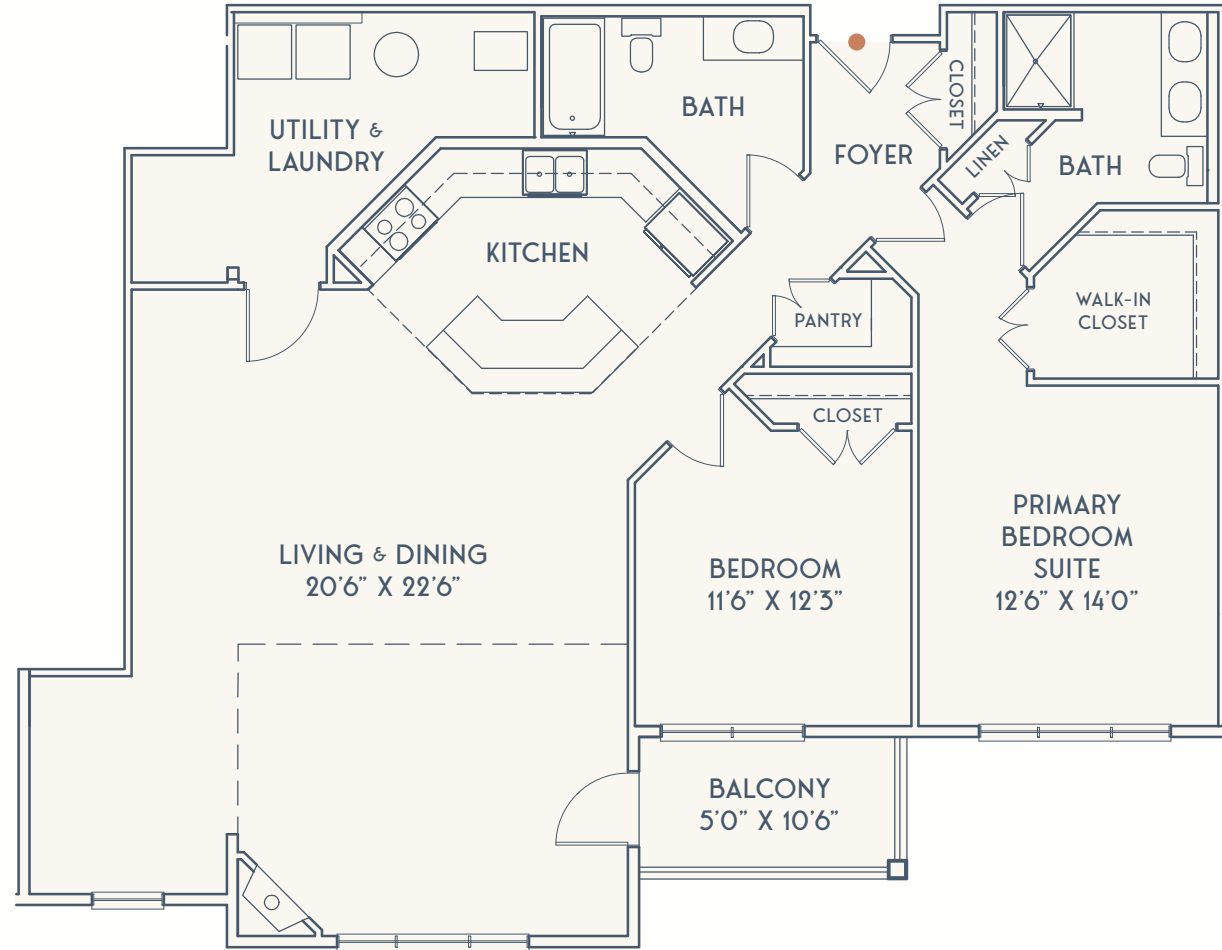
— POINTE PLACE —
STREET ENTRANCE SIDE



LOCATED ON
2ND & 3RD FLOORS



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the PISCATAQUA

- 1,561 SF
- 2 Beds & 2 Baths
- Garage Parking



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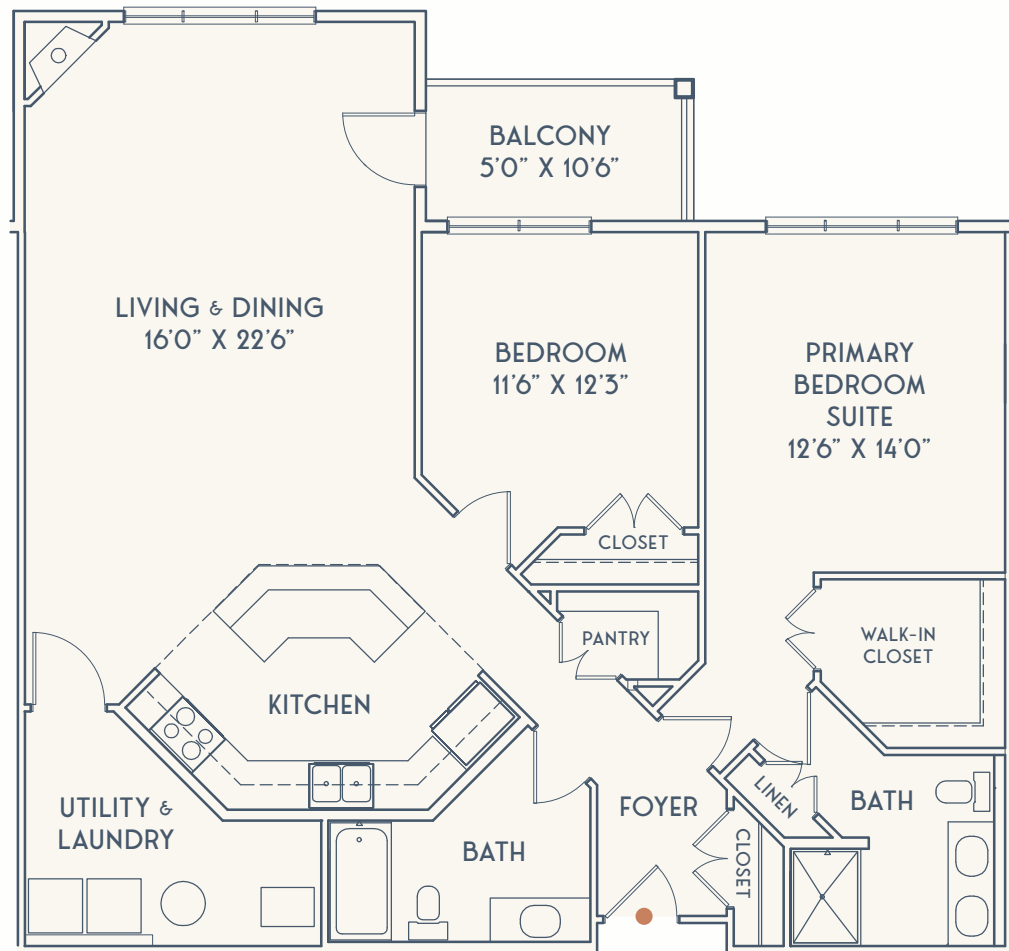
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the POMEROY

- 1,410 SF
- 2 Beds & 2 Baths
- Garage Parking



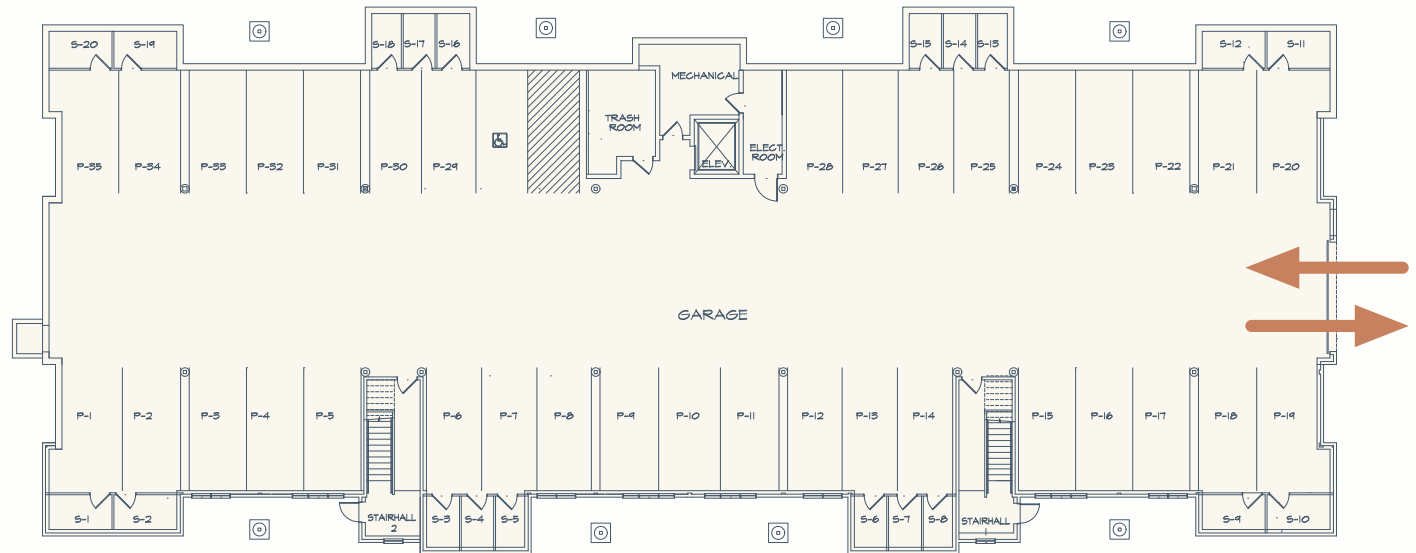
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the GARAGE

- Heated and Secure Underground Garage Parking
- Each Condo assigned 1 Garage Space
- Additional Garage Spaces available for purchase
- Surface Parking available for residents and guests
- Each Condo assigned 1 Secure Storage Unit in Garage or Common Area Hall, approximately 5'0" x 8'0"



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residence SPECIFICATIONS

Any finish that includes a Buyer's choice of color, material, etc. shall be chosen from the Builder's variety of designer selections.

INTERIOR TRIM & DOORS

- Baseboard: 1"x 6" PFJ trim board in all areas.
- Window & Door Casings: 1"x 4" flat stock picture framed in all areas.
- Cove Molding: 4-9/16" in entry hall, living room and dining room.
- Finish: All trim is paint grade (finger-jointed).
- Interior Door Style: Single-panel, solid core Masonite with satin nickel hinges as shown on plans
- Door Hardware: Schlage satin nickel levers (bathrooms will have push-button privacy sets).
- Bi-fold Hardware: Satin nickel cabinet door pulls.

INTERIOR FINISH

- Ceiling Height: 9'+/- in all living areas and 8'+/- in all areas with soffits.
- 3rd floor living rooms will have vaulted ceilings.
- Some areas require soffits for ductwork and other components. Locations vary and will be determined by the Builder.
- Walls: Three (3) coats of flat or eggshell latex paint (1 primer, 2 finish). Buyer will select one (1) wall color from the Builder's selections.
- Doors & Trim: Two (2) coats of semi-gloss white latex paint (1 primer, 1 finish).

CABINETRY

- Style: Homecrest maple cabinets from Builder's selections.
- Construction: Solid plywood construction with dovetail drawers and soft-close feature.
- Hardware: Operable drawers and cabinet doors will have satin nickel knobs.
- Upper Kitchen Cabinets: 36" high except for 24" high above range and 18" above refrigerator.
- Bathroom Base Cabinets: 36" high similar to kitchen.
- Molding: Upper cabinets will have crown molding in matching finish.

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- Island: Unique island/eating counter with overhang in kitchen per plan.
- Layout: Buyer should refer to the floorplans for the layout of the cabinetry.

COUNTERTOPS

- Kitchen & Island: Granite with undermount sink, 4" separate back splash.
- Bathrooms: Granite with undermount sink, 4" separate back & side splash.
- Colors: Buyer to choose from Builder's selections.

KITCHEN APPLIANCES

- Style: GE Stainless Steel appliances consisting of refrigerator, dishwasher, natural **gas** range and microwave. See Builder for model types.

GAS FIREPLACE

- Style: 36" direct vent corner fireplace. Buyer to choose between custom ledger stone on the wall or wood floating mantle.

FLOOR COVERING

- Pre-finished Engineered Hardwood: Hallmark Novella 6" located in all areas except the bedrooms and bathrooms.
- Carpet: Tarkett Serenade over 6 lb. rebond pad in the bedrooms.
- Tile: Porcelain or ceramic tile in the bathrooms and on the primary bath shower walls.
- Selections: Buyer to choose color and style from Builder's selections.

FIRE AND SAFETY

- Automatic Sprinklers: Wet sprinkler system pursuant to NFPA specifications.
- Communication: Aiphone video intercom system between residence and secured building entry foyer.
- Smoke Detectors: Ceiling smoke detectors with battery back-up located as required by code. Smoke/ CO2 combo in living room ceiling.

HEATING, VENTILATION & AIR CONDITIONING

- Type: Forced hot air by natural gas with cooling.
- Furnace: Rheem 40,000 BTU, up to 95% AFUE high efficiency, multi-position, single stage, multi-speed gas furnace sized per residence located in utility room/closet.
- Air Conditioning: Rheem 13 seer exterior condensing unit sized per residence.

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- Thermostat: One programmable controlling heating and cooling located per the installer.
- Supply Air Ductwork: One zone, flexible and rigid galvanized with insulation, registers as required.
- Return Air Ductwork: Rigid galvanized steel, registers as required.

PLUMBING

- Primary Bath: One WC, two under mount lavs, one 4' shower.
- Guest Bath: One WC, one under mount lav, one 5' fiberglass tub/shower unit.
- Kitchen Sink: Choose between ST2318 rectangular bowl or ST2321 D-bowl undermount in stainless steel.
- Water Closets (WC): 2-piece elongated bowl, comfort height in white porcelain, 1.6 GPF, by Sterling.
- Undermount Lavs: Oval bowl in white porcelain by Sterling.
- Primary Bath Shower Stall: White fiberglass base with porcelain or ceramic tile walls and two shelves in marble or glass.
- Main Bathroom Bathtub/Shower Unit: White fiberglass by Aquatic
- Kitchen Faucet: Kohler single lever brushed nickel with pullout sprayer.
- Lav Faucets: Kohler single lever in brushed nickel.
- Shower Valve: Kohler in brushed nickel.
- Tub & Shower: Kohler in brushed nickel.
- Garbage Disposal: ISE "Badger 5".
- Water Heater: Bradford-White fifty (50) gallon Electric.

ELECTRICAL

- Service: 150 amp with circuit breaker panel and individual meter.
- Prewiring for one electric car outlet near underground parking space. Outlet installation and car charger supplied/installed by buyer.
- Switches & Outlets: Decora style white, located per code, GFI outlets where required.
- CATV & Telephone: Quantity will vary per Residence type. Conduit installed in living room for installation of Buyer supplied wall-mounted TV and accessory cords.
- Recessed Fixtures: LED recessed fixtures quantity will vary per Residence type, white trims.
- Junction Boxes: Prewiring for one (1) Buyer supplied fixture located in the dining room, fixture to be installed by Builder.

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- Bathroom Lights: LED recessed fixtures
- Exhaust Fan: One (1) per bathroom including surface light.

LAUNDRY

- Style: GE washing machine and electric dryer located in the Utility room or Laundry Closet depending on Residence Type. See Builder for model types.

MIRRORS

- Location: Each Bathroom will have mirrors extending the full width of the countertop.
- Style: wall mounted with polished edges.

SHELVING

- Location: All linen and hanging closets.
- Style: Closetmaid white epoxy coated steel shelf with hanger.

OTHER

- Parking: One (1) assigned underground parking space in heated garage.
- Additional spaces available for purchase.
- Storage: One (1) assigned storage room in heated garage or common area hall.
- Balcony: One (1) private balcony with exterior light. Interior Residences approximately 5'0" x 10'-6". Corner Residences approximately 5'0" x 11'-6".

LIMITED WARRANTY

In addition to any warranty for materials and labor given by the manufacturers and/or installers of the various components of the Residence, Builder shall offer a one (1) year Limited Warranty on the Residence. Please consult the actual Limited Warranty for a more exact description of limitations and coverage.

BUILDER NOTES

The Residence Specifications are offered subject to change, omissions and errors by the Builder. The Builder reserves the absolute right to substitute any of the above Residence Specifications with materials of similar or greater quality.

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Frequently asked QUESTIONS

Who is the builder? 55 Pointe is the latest residential construction partnership by Portsmouth's nationally-awarded team of Katz Development and Finnegan Development, who are developing the community as Pointe Place Partners II, LLC.

Their Westerly Portsmouth 'Star' floorplan is the 2020 PRISM Gold Winner for "Best Attached Home Under 1,800SF". And 55 Pointe's sister-community, right next door at 65 Pointe, sold out in one year.

How many homes are there? 24 single-level condos.

How many floorplans are there to choose from? 4 floorplans, ranging in size from 1,410 SF to 1,771 SF.

What is the price of the homes? Starting from the low \$600,000's.

How many bedrooms are there? Each condo features 2 bedrooms and 2 full bathrooms.

How many floors are in the building? 55 Pointe is a mid-rise building consisting of 3 residential floors with underground parking. An elevator and stairways service all floors.

Where is the parking located? A heated and secure parking garage is located underneath the building, with additional surface parking available outside for residents and guests. Each home will be assigned 1 garage parking space with additional parking spaces available to purchase.

Are pets allowed? Yes, 55 Pointe is pet-friendly, as allowed by the condominium documents.

What are the condominium fees? Estimated between \$460 to \$580 per month, based on the square footage of the home.

What is included in the condominium fee? 55 Pointe is intended to be a maintenance-free community. Items such as public water and sewer, snow removal, and lawn care are handled by the condominium association. Complete details are available upon request in the condominium budget.

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What is the tax rate in Dover, and how are the homes assessed? The Estimated FY2025 Residential Tax Rate is \$19.63 per \$1,000 of valuation. We advise homeowners to assume 100% assessment for the calculation of real estate taxes. In other words, the total purchase price of your home.

Is there a warranty with the home? Yes, Pointe Place Partners II, LLC offers a one-year limited warranty. A dedicated customer service representative will handle all issues during this period.

Do the homes have outdoor spaces? Yes, each condo includes a private balcony. Interior residences approximately 5'0" x 10'-6" in size, and corner residences approximately 5'0" x 11'-6".

Is there storage? In addition to ample closet space within the home, each condo is assigned a secure storage unit in the underground heated garage or common area hall, approximately 5'0" x 8'0" in size.

How do I receive mail? Each condo has an individual mailbox within a mail center, located in the first floor entryway.

Are rentals allowed? Yes, for a minimum period of one year as allowed by the condominium documents.

What type of utilities are provided?

- Dover Public Water & Sewer
- Electric by Eversource
- Natural Gas by Unitil
- Phone/Cable/Internet by Comcast

How will the trash and recycling be handled? There is a trash and recycling room located in the underground garage.

How do I purchase a condo at 55 Pointe? This exciting process begins by selecting your new home and signing a non-binding Reservation Agreement with \$10,000.00 refundable deposit!

The next step is signing a Purchase & Sale Contract. Contact Sales Director Diana Gillis for more details at 888-707-3903 or Director@55Pointe.com.

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welcome to dover! LOCAL ATTRACTIONS

Ranked one of the **Top 100 Places to Live** by 'Money Magazine' and the largest city in New Hampshire's Seacoast Region, Dover offers a walkable downtown, an abundance of restaurants, gorgeous natural spaces, shopping, rich history, and the arts. Highlights include...

FOOD & DRINK

- SoDo Pub *
- Patty B's
- Newick's Lobster House
- La Festa Brick & Brew
- Stella's Cafe *
- Christopher's Third Street Grille
- Roost*
- Stalk
- Khaophums
- Diverge
- Chapel + Main Brew Pub
- Stages at One Washington
- Saigon & Tokyo
- The Fat Dog
- Ember Wood Fired Grill
- Tucker's

....and many more!

SHOPPING

- Just The Thing!
- House & Home *
- Tendercrop Farm
- Dover Crossing
- The Fermanent *
- Salmon Falls Stoneware
- Seh Studios Art

FESTIVALS

- Cochecho Arts Festival
- Apple Harvest Day
- Rotary Arts Pavilion

OUTDOORS

- Vaughn Woods State Park
- Great Bay
- Swains Lake
- Garrison Hill Park

ATTRACTIONS

- Children's Museum of New Hampshire
- Woodman Institute Museum

SELF CARE

- McConnell Center
 - Cause Hair Salon *
 - Senior Center
 - Sol Yoga & Pilates *
 - Planet Fitness
 - Integrated Massage & Wellness *
 - Orangetheory Fitness
 - EvoFit
 - Seacoast Kettlebell
-to name a few!

COMMUTING

- Amtrak Downeaster
- C & J Bus Service

GOLF

- Links at Outlook
- Cochecho Country Club
- Bellamy Park Disc Golf

HEALTHCARE

- Bellamy Health Center
- Wentworth-Douglass Hospital

PETCARE

- Longhill Dog Park
- Friend Lee Pets Dog Park

SCHOOLS & COLLEGES

- Dover School District K-12
- Seacoast Charter School
- Portsmouth Christian Academy
- Saint Mary Academy
- St. Thomas Aquinas High School
- UNH in Durham
- Great Bay Community College in Portsmouth

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