

NEW CONDOS FOR SALE

OVERLOOKING SAGAMORE CREEK IN PORTSMOUTH, NH

THE LATEST COMMUNITY BY NATIONAL AWARD-WINNING
DEVELOPER, KATZ DEVELOPMENT, OF PORTSMOUTH



960SAGAMORE.COM

603-365-1204 - 960 SAGAMORE AVE IN PORTSMOUTH, NH



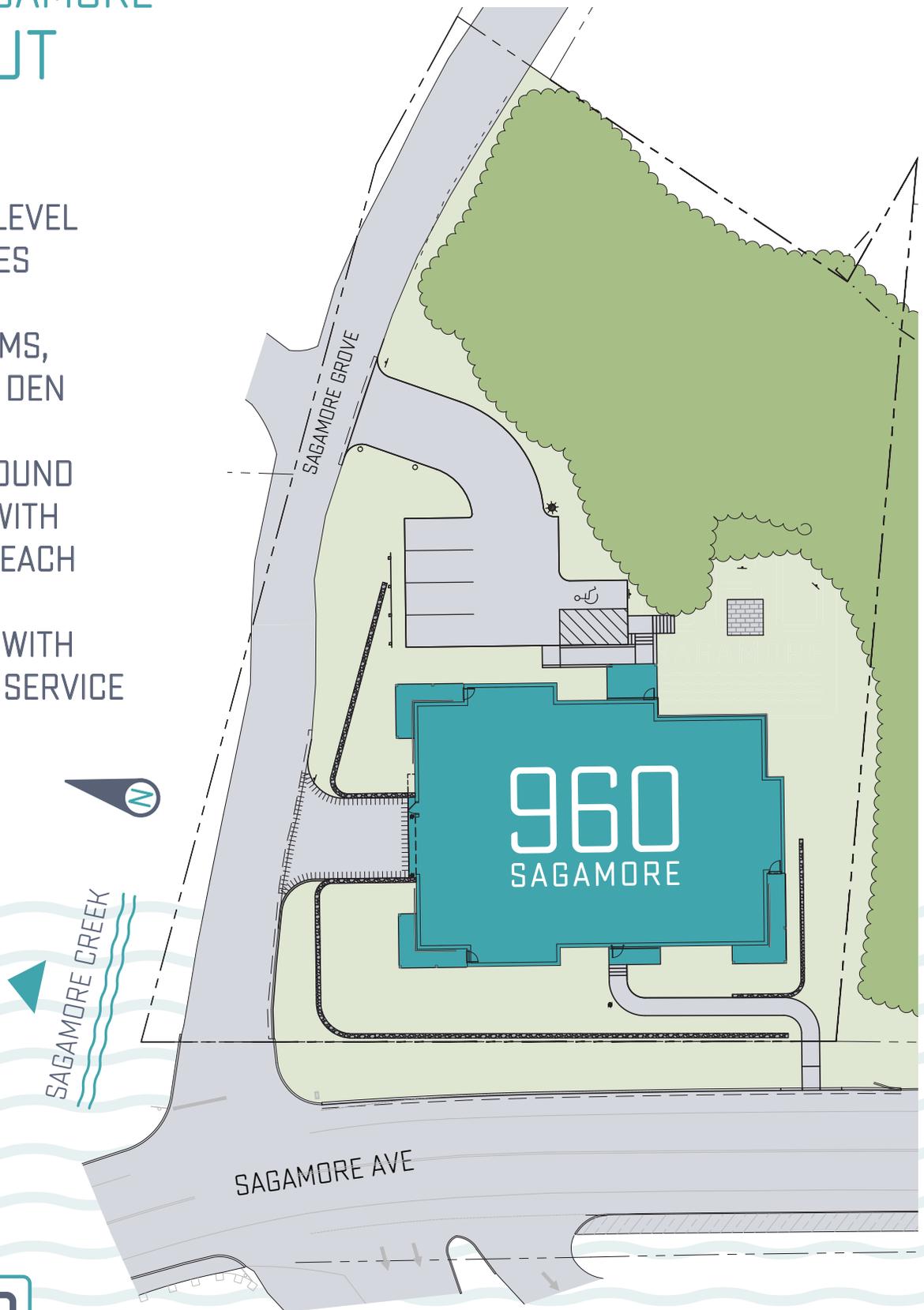
960 SAGAMORE LAYOUT

6 SINGLE LEVEL
RESIDENCES

2 BEDROOMS,
2 BATHS + DEN

UNDERGROUND
PARKING WITH
2 SPACES EACH

2 FLOORS WITH
ELEVATOR SERVICE



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.



RESIDENCE
11

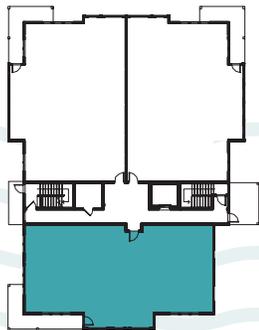
1,940 SF

2 BEDS

2 BATHS

OFFICE

PATIO



MAIN
ENTRANCE



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.



RESIDENCE #12

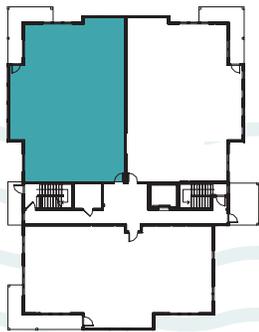
1,925 SF

2 BEDS

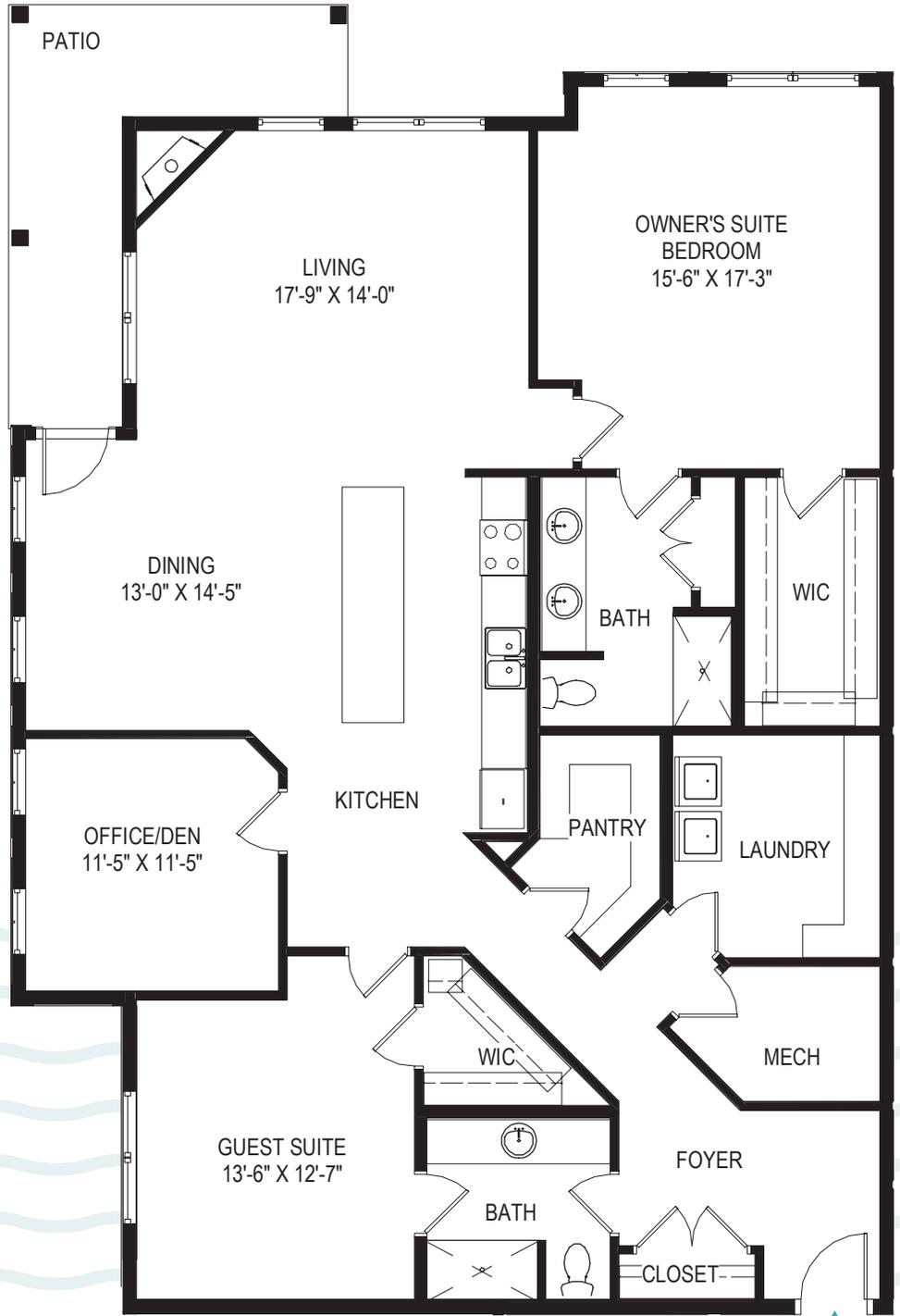
2 BATHS

OFFICE

PATIO



MAIN
ENTRANCE



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.



RESIDENCE #13

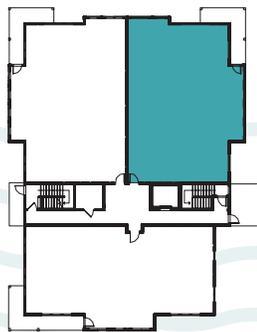
1,925 SF

2 BEDS

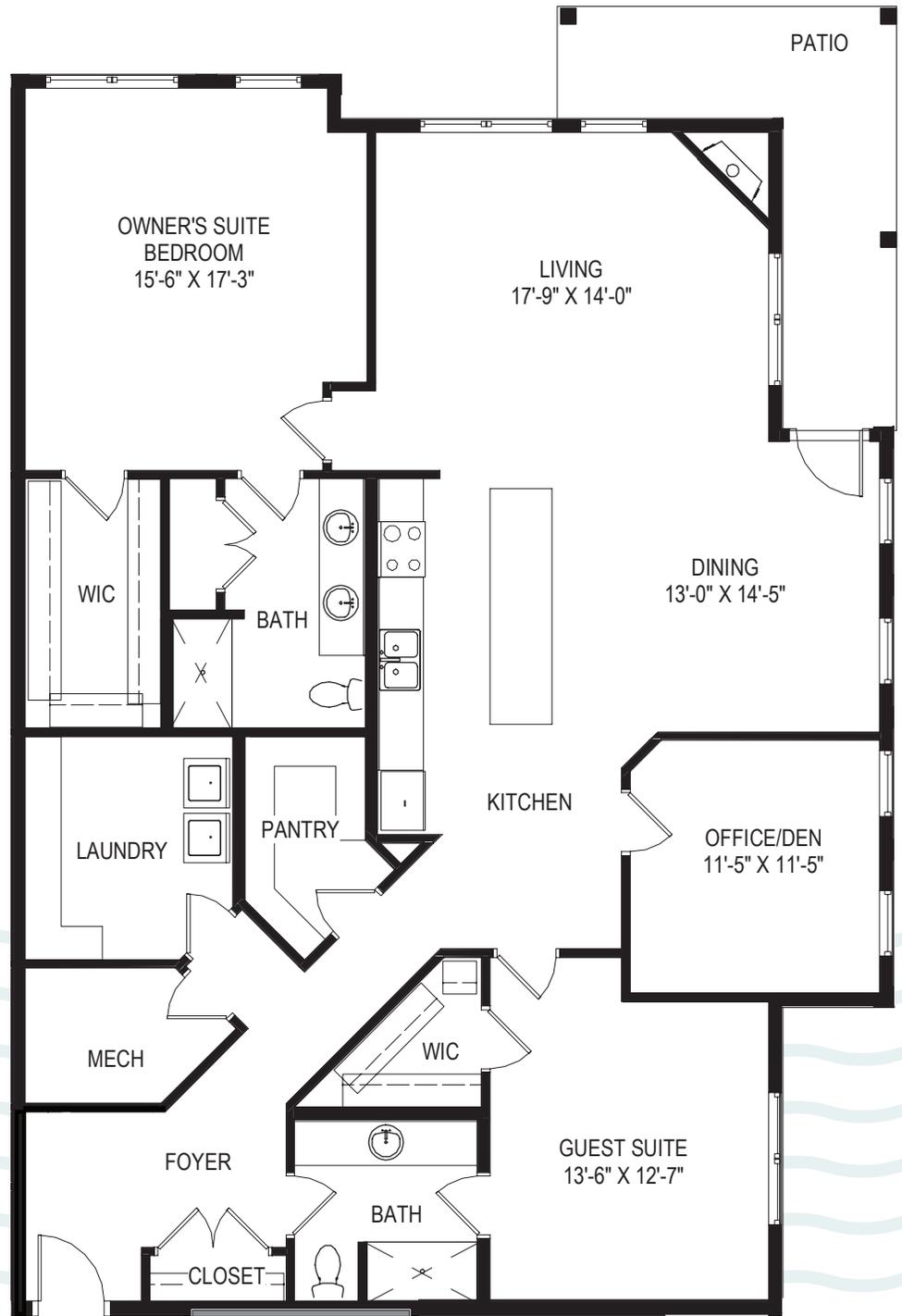
2 BATHS

OFFICE

PATIO



MAIN
ENTRANCE



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.



RESIDENCE # 21

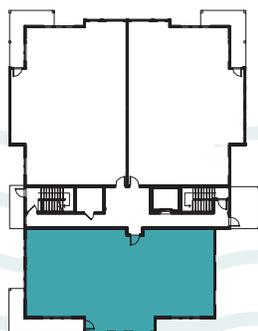
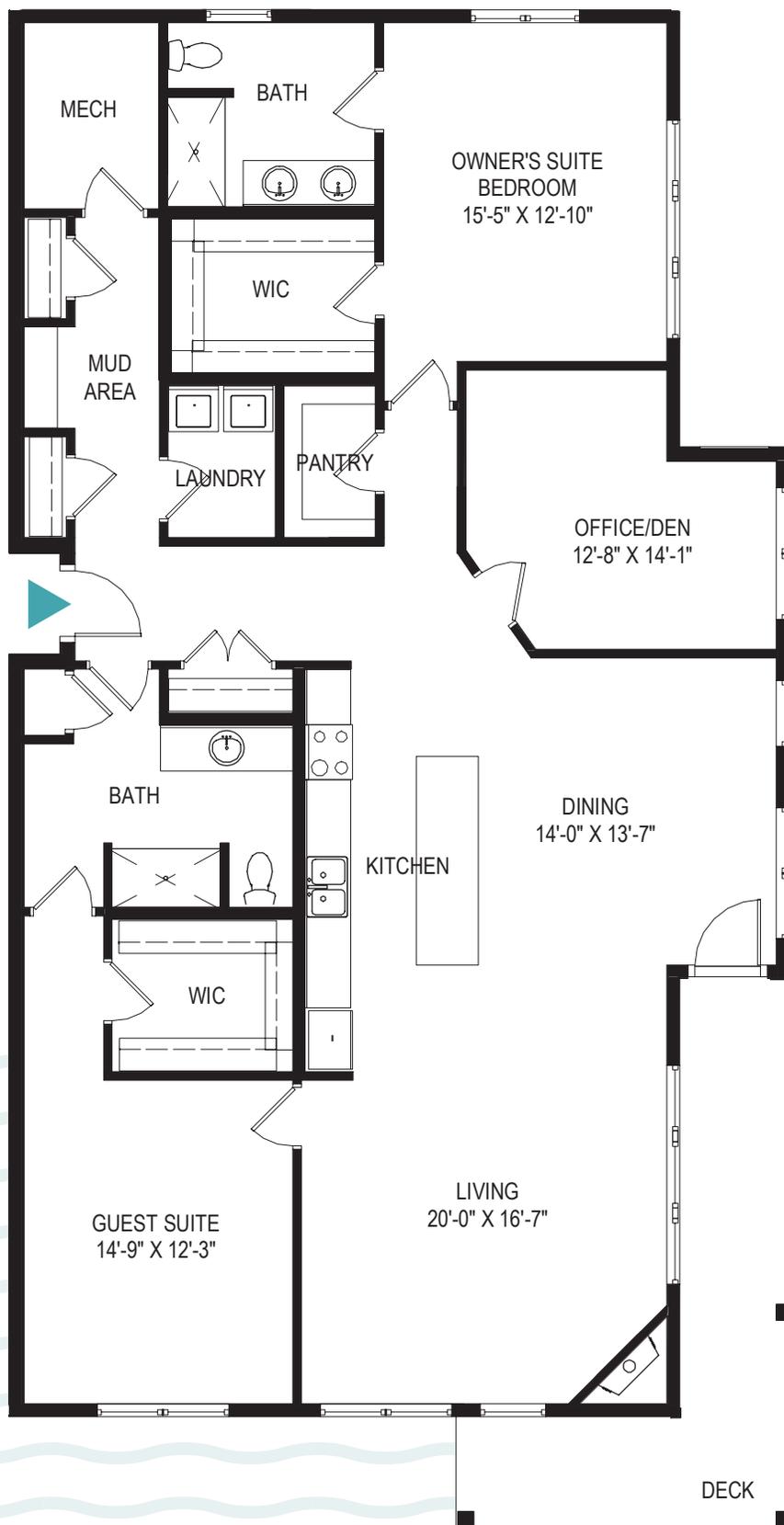
1,940 SF

2 BEDS

2 BATHS

OFFICE

DECK



MAIN
ENTRANCE



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.



RESIDENCE #22

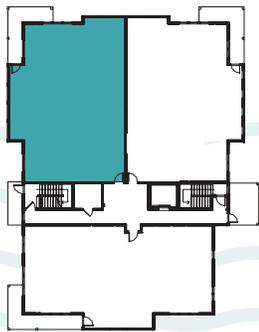
1,925 SF

2 BEDS

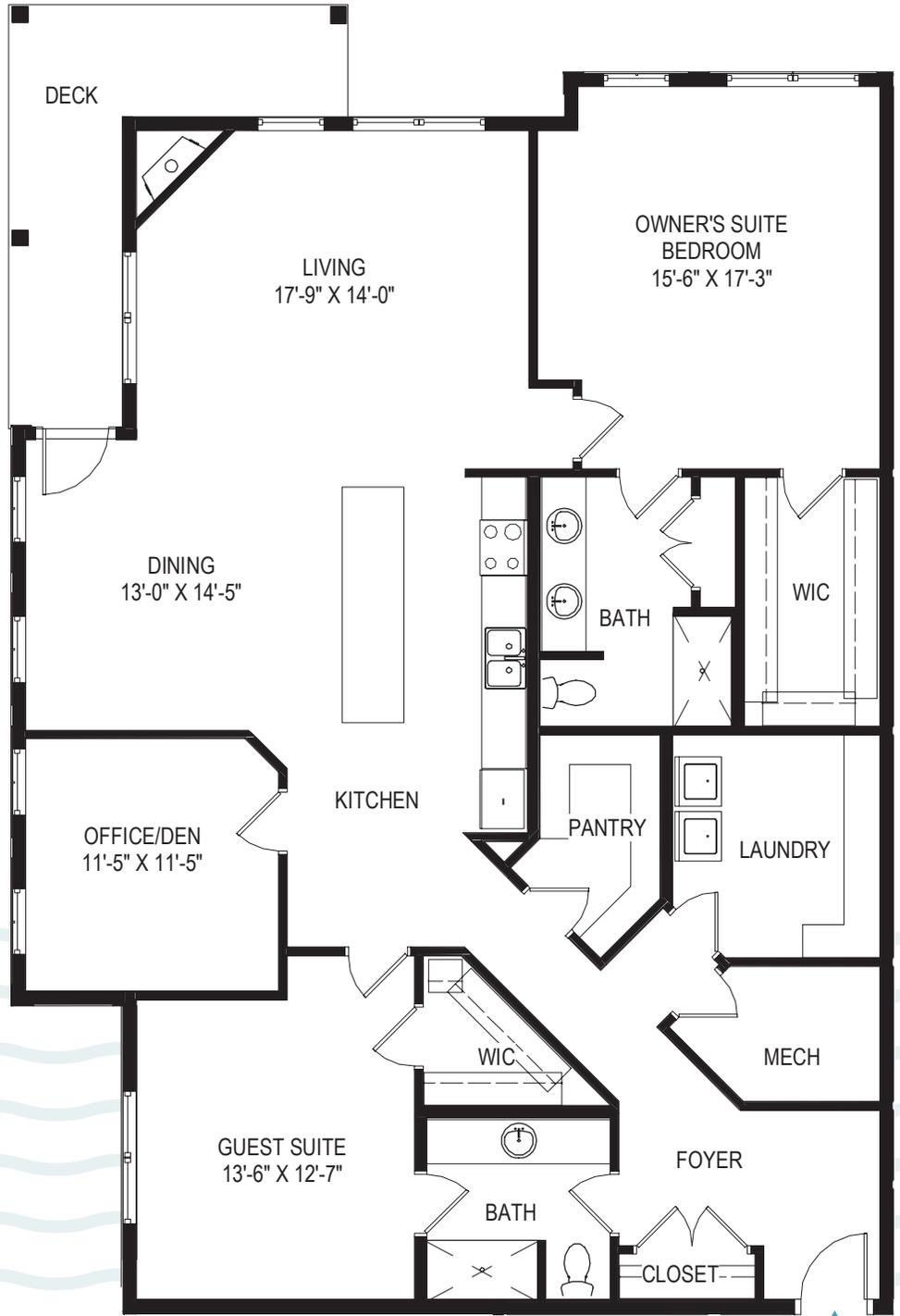
2 BATHS

OFFICE

DECK



MAIN
ENTRANCE



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.



RESIDENCE #23

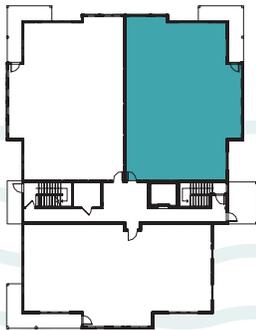
1,925 SF

2 BEDS

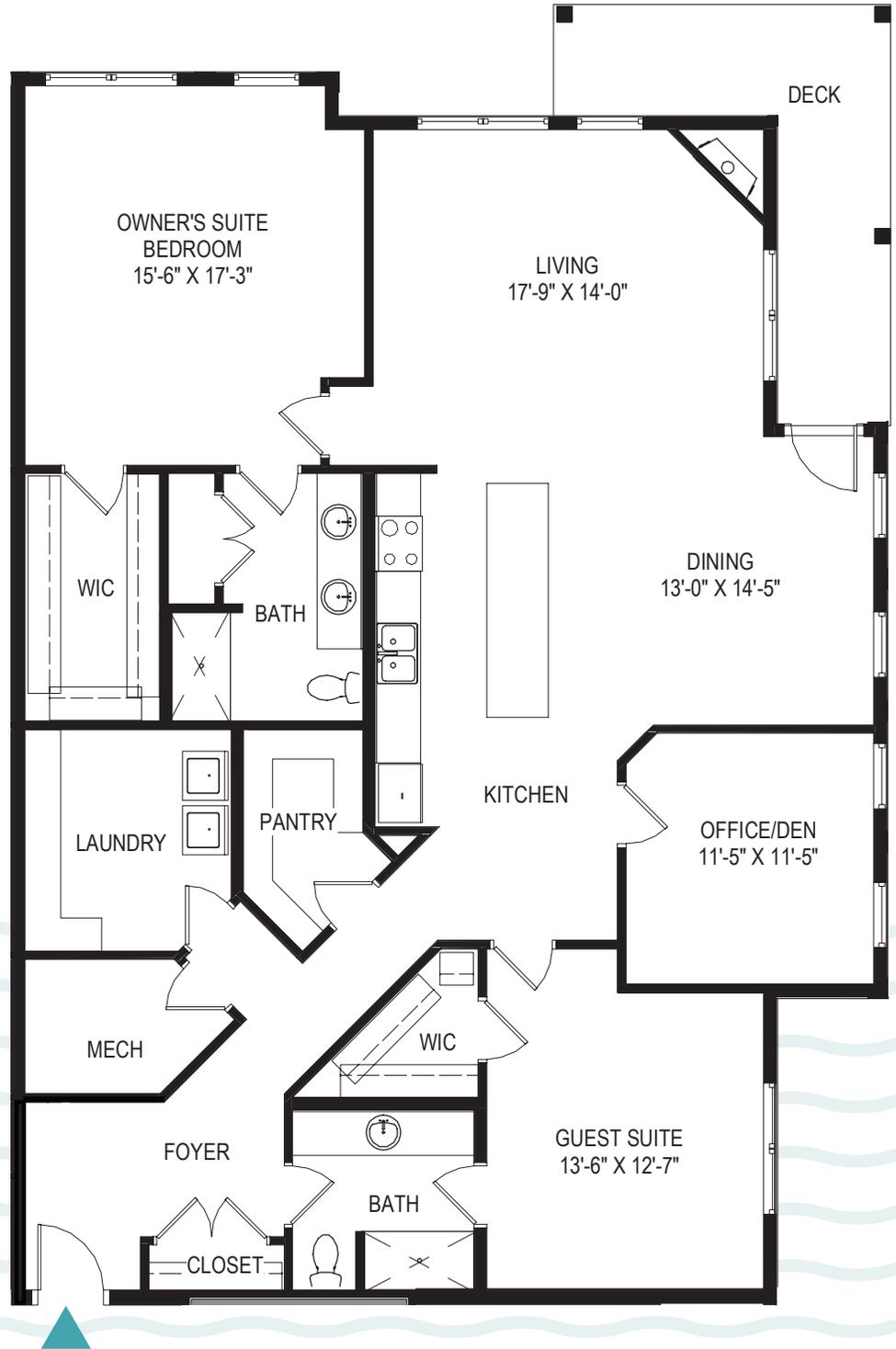
2 BATHS

OFFICE

DECK



MAIN
ENTRANCE



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.



UNDERGROUND GARAGE

HEATED & SECURE GARAGE PARKING

2 PARKING SPACES PER UNIT

ADDITIONAL GARAGE PARKING AVAILABLE FOR PURCHASE

1 ELECTRIC CAR OUTLET PER UNIT

OUTSIDE SPACES AVAILABLE FOR GUESTS



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.



RESIDENCE SPECIFICATIONS

1. INTERIOR TRIM & DOORS

Baseboard: 5 1/4" one-piece with bead in all areas.

Window & Door Casings: 1"x4" flat stock.

Cove Molding: 4 9/16" in entry hall, living room, dining room, kitchen and study.

Interior Door Style: One-panel, solid core, smooth finish, Masonite with satin nickel hinges as shown on plans.

Finish: All trim is paint grade (finger-jointed).

Door Hardware: Schlage satin nickel levers (bathrooms will have push-button privacy sets).

2. INTERIOR FINISH

Ceiling Heights: Approximately 9'+/- in all living areas, 8'+/- in bathroom soffited areas.

Walls: Two (2) coats of flat latex paint (1 primer, 1 finish).

Doors: Two (2) coats of semi-gloss latex paint (1 primer, 1 finish).

Trim: Two (2) coats of semi-gloss latex paint (1 primer, 1 finish).

Finish Walls: Buyer will select up to two (2) interior wall colors from the Builder's samples.

Finish Doors & Trim: Buyer will select one (1) interior trim color from the Builder's samples.

3. CABINETS

Construction: Custom solid plywood and maple construction with dovetail drawers, soft-close feature, Island with deco panels, double trash cabinet, sink base with storage racks and tilt trays, and roll out trays where applicable.

Style: Doors will be flush (slab style) or Shaker style. Drawers will be flush style.

Hardware: To be installed on operable drawers and doors. Buyer will have an assortment of styles and finishes to choose from.

Moldings: Upper cabinets will have matching cove molding.

Island: One island/eating counter with overhang in kitchen.

Layout: Buyer should refer to the floor plans for the layout of the cabinetry.

4. COUNTERTOPS

Kitchen & Island: Granite or Quartz with undermount sink. Buyer to choose between 4" separate backsplash or wall tile.

Bathrooms: Granite or Quartz with undermount sink, 4" separate back & side splash in bathrooms.

Colors: To be selected by Buyer from Builder's samples.

5. APPLIANCES

Style: GE Stainless Steel Café appliances consisting of:

Refrigerator Model#: CYE22TP2MS1

Dishwasher Model# CDT845P2NS1

Propane GAS range Model# CGS700P2MS1

Range Hood Model# UVW8301SLSS

Countertop Microwave Model# CEB515P2RSS

Front Load Washer Model #GFW850SSNWW (White)

Electric Dryer Model# GFD85ESSNWW (White)



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 042922.



RESIDENCE SPECIFICATIONS

6. GAS FIREPLACE

Style: Heat and Glo Cosmo 36" Landscape propane with Custom Ledger stone and floating mantle to match floors.

7. FLOOR COVERING

Pre-finished Engineered Hardwood: Buyer will choose from a selection of Hallmark flooring including "Novella", "Ventura" and "Grain and Saw" to be installed in all areas except for bathrooms and utility room.

Tile: Porcelain or ceramic tile installed in the bathroom floors and on the shower and bathtub walls.

Selections: Buyer shall choose color and styles from Builder's samples.

8. FIRE AND SAFETY

Automatic Sprinklers: Wet sprinkler system pursuant to NFPA specifications.

Communication: Aiphone video intercom system between residence and secured building entry.

Smoke Detectors: Ceiling smoke detectors and Smoke/CO2 with battery back-up located as required by code.

9. HEATING, VENTILATION & AIR CONDITIONING

Type: Forced hot air by propane with cooling.

Furnace: Up To 96% AFUE, Multi-Position, Single Stage, Multi-Speed Gas Furnace sized per residence located in utility room.

Air Conditioning: Rheem 13 seer exterior condensing unit sized per residence.

Thermostat: One smart 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.

10. PLUMBING

Owner's Suite Bath: One WC, two under mount lavs, one tile shower with Kohler Rain Head Model# K-76465-BN and Kohler Handheld on slide bar Model# K-98361-G-BN.

Guest Bath: One WC, one under mount lav, one cast iron tub/shower unit Model# K-875-0 with Kohler trim package Model# K-TS22026-4-BN.

Kitchen Sink: Choice between rectangular bowl and D-bowl undermount in stainless steel.

Water Closets (WC): 2 piece elongated bowl in white porcelain, 1.28 GPF Kohler Model# K-3814-0

Undermount Lavs: Kohler Rectangle or Oval bowl in white porcelain.

Bathtub/Shower Unit: Kohler Model # K-875-0 Cast iron tub with tiled walls.

Owner's Suite Bath Shower Stall: Curbless Tile floor with porcelain or ceramic tile walls to be selected from Builder's samples and clear glass shower door.

Kitchen Faucet: Kohler single hole brushed nickel with pull down sprayer. Model# K-24662-VS

Lav Faucets: Kohler single lever in brushed nickel. Model# K-22022-4-BN

Shower Valve: Kohler in brushed nickel.

Garbage Disposal: ISE "Badger 5".

Water Heater: Propane high-efficiency tankless gas water heater.



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 042922.



RESIDENCE SPECIFICATIONS

11. ELECTRICAL

Service: 150 amp with circuit breaker panel and individual meter.

One electric car outlet provided near underground parking space. Car charger supplied/installed by buyer.

Switches & Outlets: Decora style white, located per code, GFI outlets where required. Dimmers located in living room, kitchen, and dining rooms.

CATV: Quantity will vary per Residence type.

Recessed Fixtures: LED recessed fixtures quantity will vary per Residence type, white trims.

Junction Boxes: Prewiring for three (3) Buyer supplied fixtures located in the dining room, Owner's, and Guest Suite's.

Bathroom Lights: LED recessed fixtures with white trims.

Exhaust Fan: One (1) per bathroom.

Fixture Installation: Builder will install Buyer supplied light fixtures for the dining room and bedrooms.

12. LAUNDRY ROOM

Washer & Electric dryer hook ups will be located in the laundry room.

Connections/Stubs: Water, Electric, 110-volt outlet for washing machine and 220-volt outlet for dryer with exterior dryer vent.

Fixtures: Refer to the "Appliance" section for specific model types.

13. MIRRORS

Location: Each bathroom will have mirrors extending the full width of the countertop.

Style: Wall mounted with polished edges.

14. SHELVING

Style: Closetmaid white melamine shelving with adjustable brackets.

Location: All coat, linen, pantry and hanging closets.

15. OTHER

Parking: Two assigned underground parking spaces in heated garage.

Storage Units: First floor residences will have one assigned storage room in heated garage.

Second floor residences will have one assigned storage room in second floor common area hall.

Deck: First floor residences will have a patio on grade per plan with exterior light at door. Second floor residences will have a deck per plan with exterior light at door.

Deck Rails: Cable style on second floor decks

16. 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.

17. BUILDER NOTES

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



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 042922.



FREQUENTLY ASKED QUESTIONS

Who is the Developer? 960 Sagamore is the latest multi-family community by the award-winning team of Katz Development. Their Westerly Portsmouth received a Gold award at the national 2020 PRISM Awards for “Best Attached Home Under 1,800SF”.

How many residences are there? 6 single-level residences.

How many floorplans are there to choose from? There are 2 floorplans between 1,925 and 1,940 SF^{+/-}.

What is the price of the residences? Base prices start at \$1,209,000.

How many bedrooms are there? Each residence features 2 bedrooms, 2 full bathrooms and 1 den.

How many floors are in the building? There are 2 residential floors containing 3 units each over 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 outside parking available for residents and guests. Each residence will be assigned 2 underground parking spaces with 4 additional spaces available for purchase.

Electric Car Charging? One dedicated 240-volt outlet will be provided at the resident’s parking spaces located in the underground garage.

What are the condominium fees? Fees are estimated to be approximately \$860 per month or \$5.35/SF annually.

What is included in the condominium fee? 960 Sagamore is intended to be a maintenance-free community. Items such as public water and sewer, snow removal, lawn care, window cleaning, HVAC maintenance, and management are included. Complete details are available upon request in the condominium budget.

What is the tax rate in Portsmouth, and how are the residences assessed? The Fiscal Year 2022 Residential Tax Rate is \$15.03 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 residence.



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.



FREQUENTLY ASKED QUESTIONS

Is there a warranty with the residence? Yes, Sagamore Corner, LLC offers a one-year limited warranty. A dedicated customer service representative will handle all issues during this period.

Do the residences have outdoor spaces? Yes, each residence includes a private patio or balcony (depending on the residence level).

Is there storage? In addition to ample closet space within the residence, each residence is assigned a secure storage unit in the underground heated garage or common area hall.

How do I receive mail? Each residence has an individual mailbox, located near the first-floor entryway.

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

Are pets allowed? Yes, 960 Sagamore is pet-friendly, as allowed by the condominium documents.

What type of utilities are provided? Public water and sewer, electric, propane gas, and phone/cable/internet by Comcast.

How will the trash and recycling be handled? There is a trash and recycling room located in the garage. Trash pickup will be by private contractor.

How do I purchase a condo at 960 Sagamore? The process begins by selecting your new residence and signing a non-binding Reservation Agreement, with \$10,000.00 refundable deposit. The next step is signing a Purchase & Sale Contract. Contact the Sales Team for more details!



960SAGAMORE.COM

603-365-1204 ~ 960 SAGAMORE AVE IN PORTSMOUTH, NH

Floorplans, square footage, dimensions, specifications, materials, availability of homes, etc., are estimates only and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance, and/or mechanical or structural requirements and does not take into account finishes and options selected.
Equal Housing Opportunity. © 2022 960 Sagamore and Katz Development. Version 051122.





960SAGAMORE.COM

603-365-1204 - 960 SAGAMORE AVE IN PORTSMOUTH, NH

