

HOBSON'S LANDING

CHART YOUR
COURSE IN
PORTLAND
MAINE

at 383 Commercial Street



FOR MORE INFO:

Visit our Sales Center at
15 Middle St. Ste. A2, Portland, ME

Sandra Johnson
+1 (207) 415-2128

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+1 (207) 650-8893

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BEAUTIFULLY APPOINTED RESIDENCES WITH THE SEA & CITY AT YOUR DOOR

Chart your course for the way life should be. You'll land in a place where the border between business and pleasure is happily lost in the heart of a seaside city that's become one of America's fastest rising stars. The rich mix of residences, restaurants and shops that launched the Old Port's growth is now the model for its newest neighbor. If you're ready for a home in harmony with the natural and cultural wonders that put Portland on the map, find the life you've been looking for in Maine's most welcoming coastal community—Hobson's Landing.

Your Doorway to a Life Well-Lived. At Hobson's Landing, your doorway to all that Portland has to offer also leads to the open and **inviting** world that awaits inside. That **community** is designed to foster the rich relationships and engaging experiences that anchor the warmest of homes. You'll be greeted by that spirit daily, with a **concierge** committed to assisting you with managing and scheduling deliveries, reservations, housekeeping services, or even an in-home massage. They'll be your guide to the long list of amenities you'll be welcome to share and **explore**. They include:

In our common spaces & private residences you'll enjoy:

- **Expansive views** of the Fore River and Casco Bay
- Contemporary **gas fireplaces** & **private decks** available in most units
- Secured **garage parking**
- Large private **rooftop decks** available in select units
- Thoughtfully **designed interiors**
- **Walkable access** to Old Port & area museums & galleries
- **High-efficiency** heating and cooling systems
- **State-of-the-art** appliances
- Electric **vehicle charging stations** available
- **Single-level** living

Our unparalleled communal facilities feature:

- **Club room** with a full demo kitchen, fireplace & entertainment center for communal or private functions
- State-of-the art **fitness center** with weight training, cardio machines & more
- Spacious **community courtyard** with gardens, commercial grill, tables & benches for outdoor gatherings
- **Community-shared car**
- **Community bikes** available for you & your guests
- **Dog wash** station

A full calender of enriching community events, including:

- Fitness & yoga classes
- Wine tasting
- Community socials
- Cooking classes
- Movie nights
- Book clubs

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PROPERTY DETAILS

THE NEIGHBORHOOD

Hobson's Landing's location and design have made it a critical connector in the planned growth of the Portland Peninsula. Situated between the city's West End, Old Port, and working waterfront, it links the historic homes, vibrant downtown district, and coastal commerce that have defined the city since its inception. Our new neighborhood's integration of condominiums, restaurants, retail shops, and courtyards has been carefully orchestrated as an inviting blend of private and public spaces. The result is the kind of warm and walkable environment that's become a model for modern urban development. We welcome our role as a keystone community in one of America's most dynamic and desirable towns.

Pet Policy

We are pleased to welcome your four-legged family members at Hobson's Landing. 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 part of a community of caring, responsible owners and tenants. There is a minimum 6-month lease period.

Ceiling Heights

Ceiling heights on all floors measure 9 feet. There are areas in each unit where the soffits will be lower than the overall ceiling height. Generally, the soffits are located in a closet or shower to allow for mechanicals. Listing brokers will provide additional information.

Storage Units

Each unit has a private storage unit off the covered parking area. The majority of storage units measure 3'x3'x8'.

Additional Storage

Exterior bike racks are available in the common area on a first-come, first served basis.

Condo Fees

Fees cover water and sewage, concierge, insurance, hot water, utilities for common areas, maintenance, trash and recycling, snow removal and contributions to a reserve fund. Fees are approximately \$3/SF of unit square footage. Please see the Broker 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 2017/2018 is \$21.65/\$1,000.

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OUR VISION & TEAM

REGER DASCO KNOWS HOW PORTLAND GROWS.

Real Estate Development Built Upon Respect for the Past and a Vision for the Future

Portland's historic brick buildings, cobblestoned streets, and network of parks, promenades, and piers frame a vibrant working waterfront that connects the best of land and sea.

We're committed to continuing the enlightened approach to development that first began with the local preservation and renovation initiatives launched almost 50 years ago. That transformation has created a city with a rich history and flourishing culture. Portland has earned its distinction as one of the nation's most inviting places to live. Our mission is to continue to build the remarkable maritime community that Reger Dasco is proud to call home.



Reger Dasco is Portland's premiere residential development team. Hobson's Landing is the fourth project on the peninsula that Reger Dasco has overseen as part of Portland's next residential renaissance.

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.



Town & Shore 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 worldwide.



Since 1983, Archetype Architects has developed an extensive portfolio of building projects in Maine. The 12-person commercial architectural firm specializes in housing developments and takes immense pride in designing urban infill projects on the Portland peninsula. The complexities of designing modern, creative, energy efficient buildings in an historic city has been a rewarding and successful experience for Archetype. The principal architects on this project, David Lloyd and Virginie Stanley, bring with them a combined 50 years of architectural experience and innovation, and are driving the intent to create the finest urban living environment in the heart of Portland, Maine.

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DISCOVER 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 HobsonsLanding.com for regular updates.

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