

## FEATURES & FINISHES

We provide an array of layout plans, features, and finishes to customize your home.

### RESIDENCE FEATURES

- Ceiling heights of 9' or greater in most areas
- Solid 8' wood slab entry doors and solid single-panel interior doors
- Large windows
- Engineered wood flooring in living, dining, bedroom, and kitchen areas offered in a choice of finishes
- Selection of tile flooring for bathrooms
- Wired for high-speed internet access and cable TV
- Two outdoor spaces—dining deck and roof deck complete with lighting and electrical outlets

### KITCHEN DESIGN

- Full-access frameless cabinets offering greater access and more space in a selection of finishes and door styles
- Selection of granite or quartz countertops
- Stainless steel undermount sink with single lever faucet and garbage disposal
- Stainless steel appliances (Bosch or equivalent)—dishwasher, induction or gas range/oven, microwave, and refrigerator with ice/water
- Pendant and under-cabinet lighting plus additional junction boxes

### BATHROOM DESIGN

- Primary bathroom features double-sink vanity with plenty of storage in a variety of finish options
- Large shower with frameless glass door (tub may be substituted)
- Second bathroom features a bathtub
- Shower pan
- Ceramic tile floors, shower, and tub surrounds offered in a variety of finishes
- Recessed lights and lighted mirrors

### SOUND SUPPRESSION FEATURES

- Sound Transmission Coefficient of 56 or better
- Shared walls are double walls filled with insulation, exceeding sound transmission code requirements
- Interior gypsum wall board with sound insulation in critical locations

### INTERIOR GARAGE SPACE

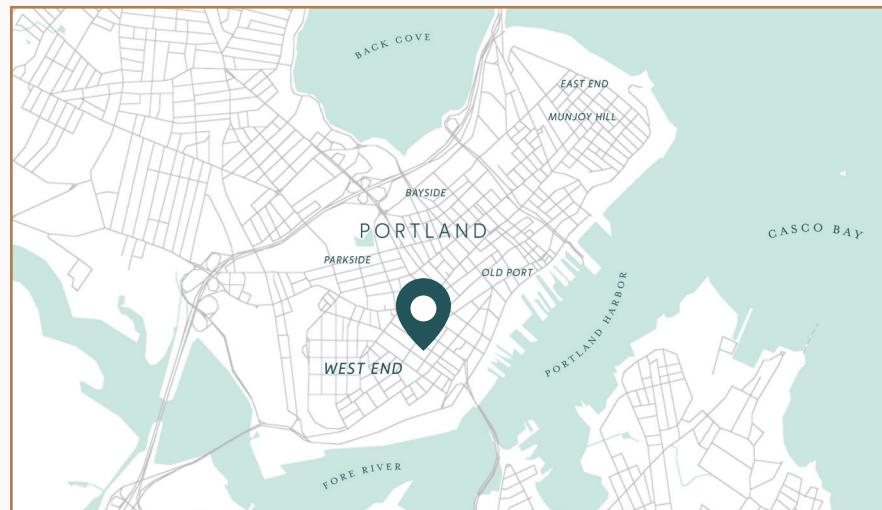
- Two-car heated garage
- Controlled access to indoor garage from rear of home
- Ready for EV charging

### ENERGY EFFICIENT FEATURES

- Super insulated
- Highly efficient electric energy-conserving heat pumps for heating and cooling
- Multiple heating and cooling zones
- Heat pump water heaters
- ERVs for fresh air ventilation

### OPTIONAL ADDITIONS

- Residential elevator
- Fireplace
- Roof deck amenities
- Wet or dry bar in 4th floor bonus room



  
**WINTER  
STREET**  
TOWNHOMES

## CONTACT

### FOR SALES INQUIRIES

Emily McConnell  
emily@vitalius.com  
207-323-2333

### FOR DEVELOPMENT INFORMATION

info@newheightgroup.com

Winter Street Townhomes  
39–55 Winter Street  
Portland, Maine 04101

[WINTERSTREETTOWNHOMES.COM](http://WINTERSTREETTOWNHOMES.COM)

*Note: All dimensions are approximate. The location and design of chases, entries, windows, and doors may vary. Product development is an ongoing process—floorplans, design features, specifications, and materials used are subject to change at any time.*

  
**WINTER  
STREET**  
TOWNHOMES



## MODERN TOWNHOMES IN THE CLASSIC WEST END

Nine new townhomes in the center of Portland.

Winter Street Townhomes—a collaboration between NewHeight Group and Redfern Properties—feature traditional materials, contemporary architecture, and efficient design. These generous homes offer plenty of private outdoor space, room for parking and charging two vehicles, and flexible bonus areas that can become a home office, gym, or entertaining space.



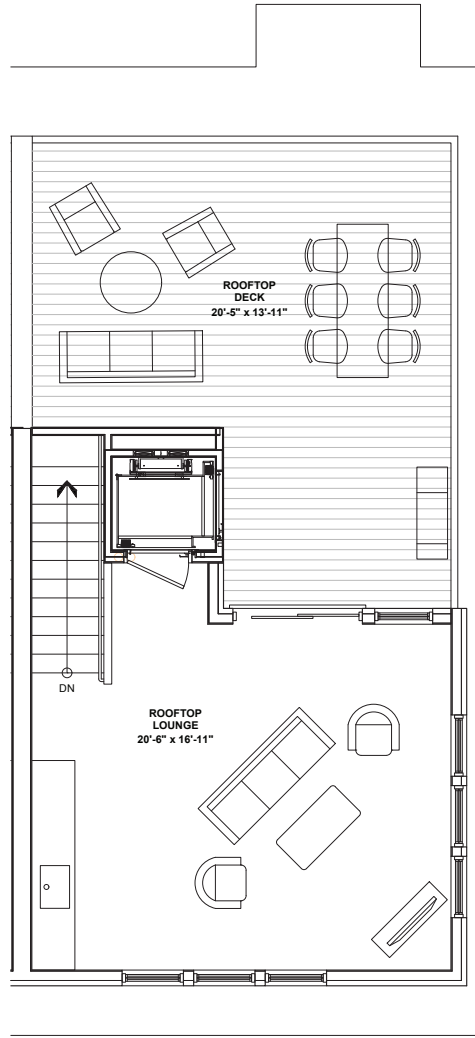
55  
WINTER  
STREET



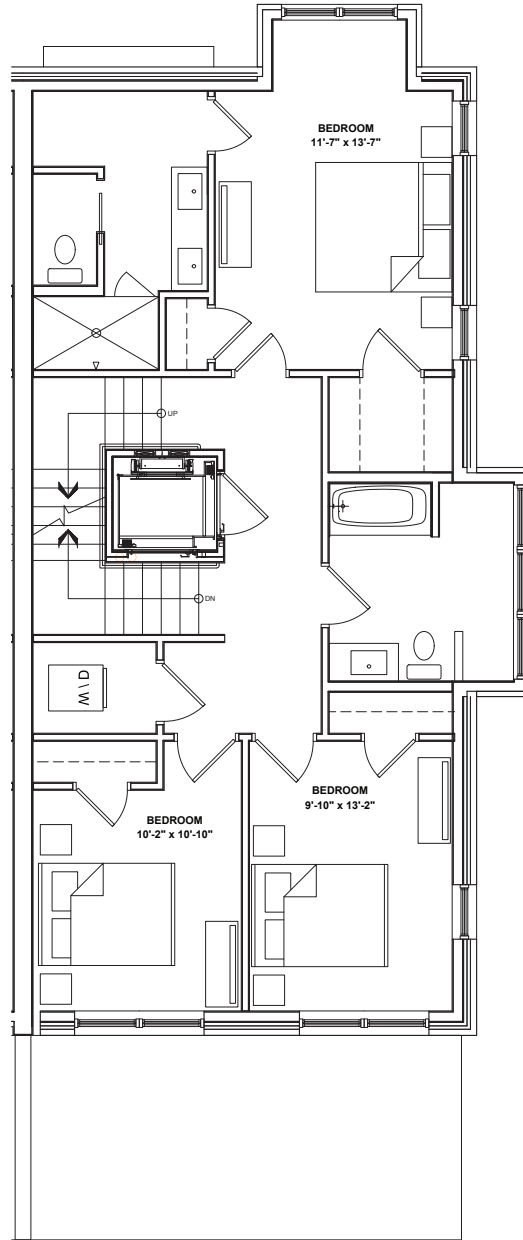
# 55 WINTER STREET

- 3 bedrooms, den/study, bonus room
- 2 1/2 baths
- 2,900 sq. ft. interior living space + roof deck
- 2-car fully-enclosed garage

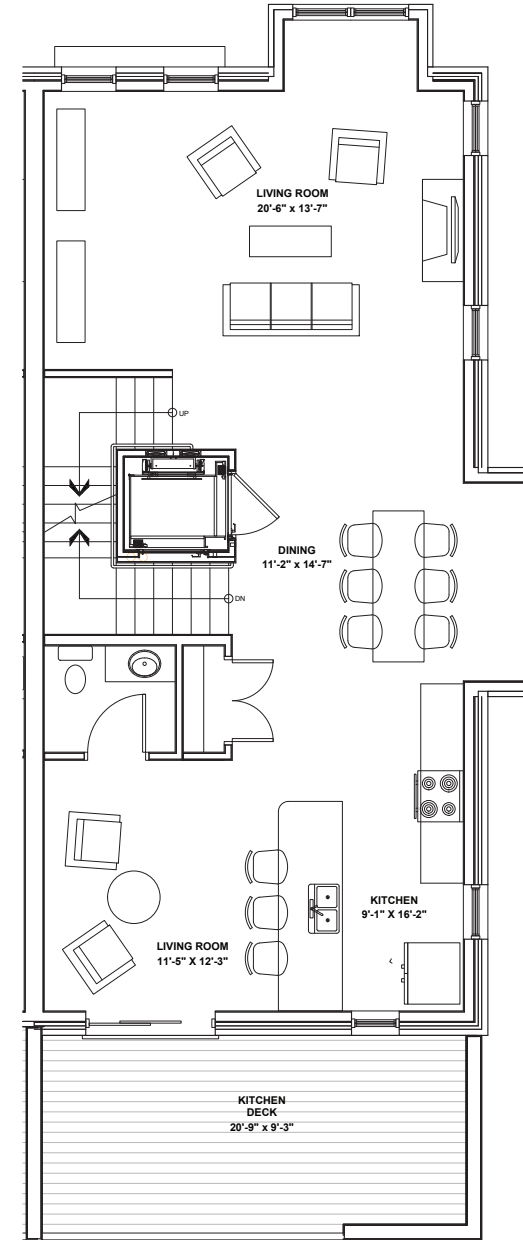
Reserve today and customize the space to suit your lifestyle.



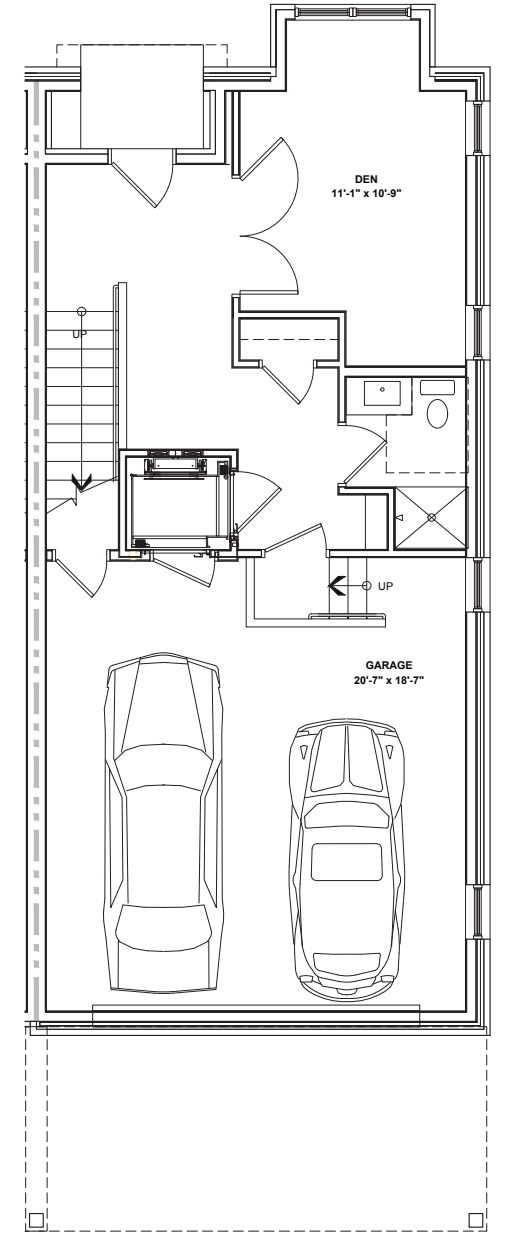
4 FOURTH FLOOR PLAN  
1/4" = 1'-0"



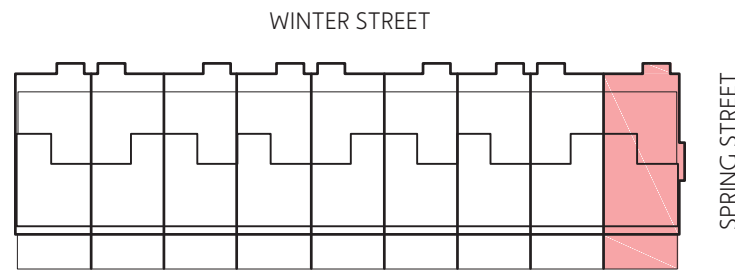
3 THIRD FLOOR PLAN  
1/4" = 1'-0"



2 SECOND FLOOR PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"



UNIT LOCATION