

# EDEN POINT

PORTSMOUTH | NH

## SEACOAST CITY LUXURY

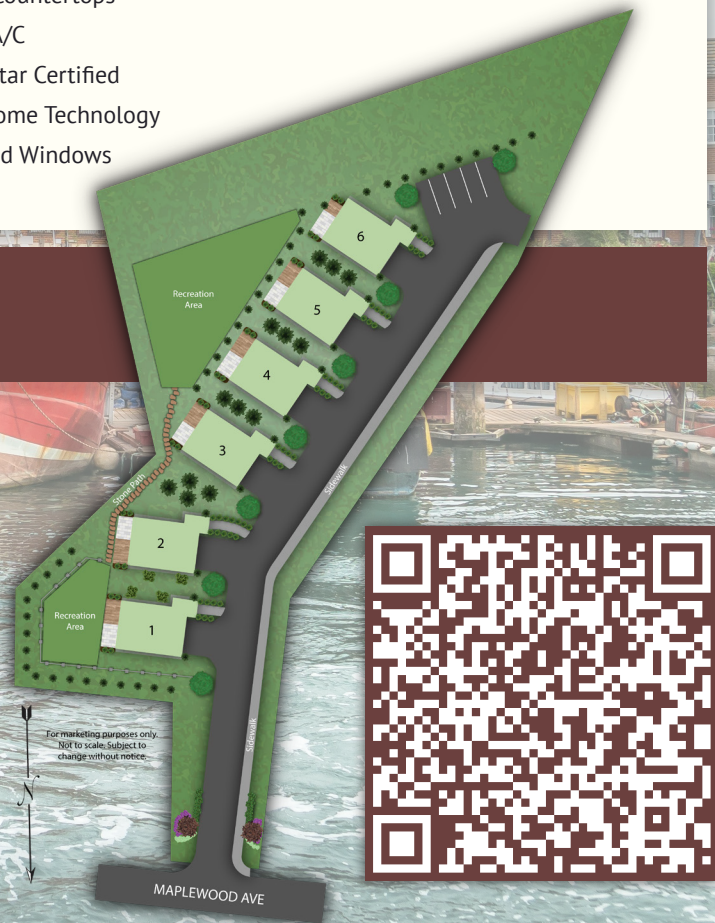
Nestled in vibrant Portsmouth, Eden Point is a blend of historic charm and contemporary elegance. These six luxury single-family new detached condos boast must-have features, including a spacious two-car garage with ample storage potential, an expansive open-concept living area with a private office, and three generously proportioned bedrooms. Crafted with impeccable attention to detail and using premium materials, Eden Point homes will be Energy-Star Certified, and offer luxurious amenities such as tiled showers in the primary bath.

- Ash Hardwood Floors Throughout Main Living Area & Stairs
- Landscaping with Irrigation
- Black Carriage-style Garage Doors
- Composite Decking with White Vinyl Rails
- Gas Fireplace
- Granite Countertops
- Central A/C
- Energy Star Certified
- Smart Home Technology
- STC Rated Windows

THEGOVEGROUP.COM

## LOCATION

Conveniently accessed off of I-95, Eden Point puts you at the heart of Seacoast, NH's premier shopping, dining, and recreation scene of Portsmouth. Enjoy sidewalks bringing you to downtown and the waterfront, all within minutes of your new home!



GPS ADDRESS: 262 Maplewood Avenue, Portsmouth, NH

6 LUXURY DETACHED CONDOS | ENERGY-STAR CERTIFIED | AWARD-WINNING BUILDER



LUXURY COLLECTION

70 Portsmouth Ave, Stratham, NH

KATHRYN AHLIN, REALTOR®

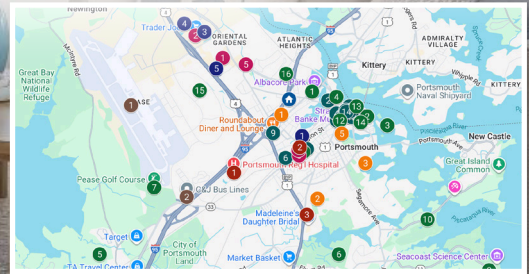
603.944.8321 (D) | 603.778.6400 (O)



# WHERE PORTSMOUTH PRESTIGE MEETS MODERN LUXURY

Eden Point residents will enjoy the convenience of being within walking distance of bustling downtown Portsmouth, characterized by its eclectic mix of boutique shops, art galleries, and gourmet eateries housed in meticulously preserved historic buildings. Beyond its cultural allure, Portsmouth offers stunning waterfront vistas and recreational opportunities, from scenic harbor cruises to waterfront parks perfect for leisurely strolls.

Eden Point is built by Chinburg Properties - a local name synonymous with quality. The largest residential builder in New Hampshire, buyers will feel The Chinburg Difference through every step in the process. A multi-year EPA Energy Star Partner of the Year Sustained Excellence winner, Chinburg is committed to building homes with unmatched energy efficiency and quality construction materials.



## EXCEPTIONAL BUILDER



Chinburg is a talented and professional team dedicated to transforming the landscape for the better, by creating unique places for people to live, work, and play. The company's reputation has been built on its strong commitment to quality.

Founded over 35 years ago, Chinburg has grown from a small, local business into one of New Hampshire's leading home builders and the region's largest builder of homes built to Energy Star standards.

With a commitment to green building practices, Chinburg is an 8-time Energy Star Partner of the Year, earning the Sustained Excellence Award among a very select group of builders nationwide, and the only in New England. The result is a more comfortable, efficient home.

When you partner with Chinburg, quality, innovation, experience, integrity, and customer service is reflected in every detail.

For more information about Chinburg,  
please visit:  
[www.chinburg.com](http://www.chinburg.com)

## UNBEATABLE LOCATION



### YACHT CLUBS

Easy access to the areas nicest yacht clubs to suit both on and off the water leisure.



### GOLF

From casual rounds at Pease to ocean-view exclusivity at Wentworth by the Sea, your new home is a golfer's paradise.



### TRAILS

Just a few minutes away you'll find Great Bay National Wildlife Refuge with trails and bay access.



### DINING

Discover a Portsmouth where award-winning dining is just a walk or bike ride away.



### SHOPPING

Find vintage charm, artisan craftsmanship, and stylish surprises at every block.



### TRAVEL

Your new home in the heart of the Seacoast means you're never far from oceanfront escapes, local outings, or commuter connections.