



# *The Landing at* **SHEARWATER**

## 9 SINGLE-FAMILY HOMES | ELEVATED FINISHES

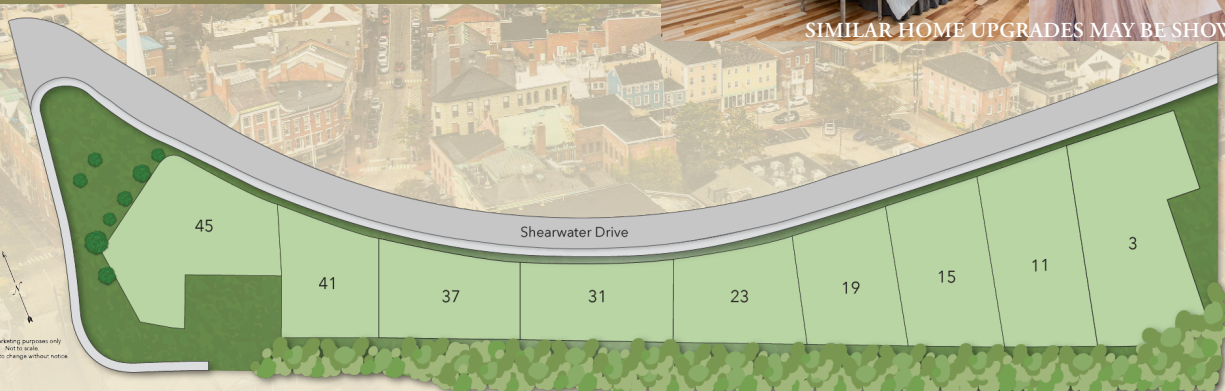
Sited on a tree-lined drive inside the established community of Osprey Landing, The Landing at Shearwater offers new single-family homes in Portsmouth, NH, with a neighborhood feel right where you want to be. Only three miles from downtown, with sidewalks the entire way, this community is ideally situated to enjoy Portsmouth's amenities and conveniences, including easy access to commuter routes and public transportation. The community will offer floor plans for the modern homebuyer with elevated finishes and features, including a custom tile shower in the primary bath and a smart home package.

### EACH HOME FEATURES

- A gas fireplace
- Quartz countertops in kitchen and baths
- A custom tile shower with a glass door in the Primary Bath
- Acrylic tub with subway tile surround in guest bath
- Natural Ash hardwood floors throughout the main living area and stairs
- 9' ceilings in some plans
- Central A/C
- Energy Star Certification
- Landscaping with irrigation
- Paver walkway
- Composite deck or patio
- Luxury fixtures
- Smart home package



SIMILAR HOME UPGRADES MAY BE SHOWN



**GPS LOCATION: SHEARWATER DRIVE, PORTSMOUTH, NH**

## A Sampling of Floor Plans



### SCAN FOR MORE INFORMATION



The Landing at Shearwater will be built by Chinburg Properties - a local name synonymous with quality. The largest residential builder in New Hampshire, you will feel The Chinburg Difference through every step in the building 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. Homebuyers at The Landing at Shearwater will receive a personal, hands-on building experience.

## THIS COMMUNITY FEATURES

- Within walking distance to Woodbury Ave Shopping
- 1.3+/- miles to Fox Run Mall
- 1.8+/- miles to Market Square with sidewalks the whole way
- 2.5+/- miles to Portsmouth Hospital
- 2.7+/- miles to Pease International Airport
- 4.6+/- miles to Wentworth by the Sea Country Club
- 4.7+/- miles to Portsmouth Country Club
- 6.1+/- miles to Odiorne State Park
- 9.2+/- miles to Great Bay
- 10.4+/- miles to Jenness Beach
- Less than an hour to Boston or Portland
- City water and sewer

### SALES AGENT

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### THE BUILDER

*Discover the Chinburg Difference*



THE GOVE GROUP  
REAL ESTATE

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