



INCLUDED IN CONDO DUES: YES/NO

Yes - Water and Sewer

Yes - Trash, recycling and garbage removal

Yes - Snow removal on walks and driveways

Yes - Lawn care, landscaping, yard clean-up

Yes - Common area cleaning, lighting, heat, A/C

Yes - Reserves for maintenance, repairs and replacements

No - Your unit's electric / natural gas

No - Your unit's cable or internet



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THEMARKCUMBERLAND.COM

45 CONDOS • SUMMER 2024 • 100 US ROUTE 1 • CUMBERLAND, ME

THE COMMUNITY

The Foreside has long been one of Maine's most prestigious locations. From top rated schools, near non-existent crime, proximity to world-class medical services and overall outstanding quality life, this community ranks among the most desirable whether you're just starting out or ready for retirement.



THE COAST

Maine's majestic and magnificent coast is ever accessible from The Mark. Multiple boat launch and mooring sites, access points, and even ferry docks are just minutes away. Drive a bit further and catch a ferry to Chebeague or Peaks Island, or stay on the mainland and bask on the amazing beaches just south of Portland.

THE CONVENIENCE

Locations don't get better or more connected. Right off of I295 and a short drive north of Maine's largest city; you're minutes from just about everything you could ever want or need. 10 minutes from Yarmouth, Falmouth, Portland, and Freeport. 20 minutes from the JetPort, and just an hour from lakes, mountains and much more..



THE CLUBS

From Portland Country Club, Falmouth Country Club and The Woodlands to Portland Yacht Club, Handy Boat and more this is a 'clubbers' paradise. So whether you're ready for the perfect putt or the perfect paddle, welcome to the perfect place.



THE CONSERVATION

This is truly a location enveloped by the environment. Close by you will find parks, playgrounds, paths and pastures. Within 10 minutes you can access some Maine favorites like Mackworth Island State Park, Maine Audubon, Falmouth Nature & Mill Creek Preserves, Underwood Springs Forest, Springer Park, Broad Cove Reserve, and many more!



THE CONDO

With 45+ new friends in 45 brand new units that enjoy some of the best mix of amenities and lowest fees anywhere, you're in the right place. Enjoy years of stress-free, low cost living with assured appreciation. These units are such a great value that we're limiting investor purchase to 5 or fewer units.



FREQUENTLY ASKED QUESTIONS

Unit Summary

45 total units (24 - 2 bedrooms and 21 - 1 bedrooms)

Move-In Date

- Summer 2024

Project Status

- Building to be Completed for Summer 2024

Surface Parking

- Each unit comes with 1 deeded parking space
- Spaces are assigned (chosen by buyer) on a first come basis
- There are 9 total guest parking spaces (6 of these 9 are handicapped)
- Spaces will not come with EV charging capabilities

Garage Parking

- Garage parking can be purchased for an additional \$50,000 per space and an additional \$30/month fee in condo dues (subject to change)
- Most garage bays should be deep enough to accommodate additional storage in front of a vehicle / along wall
- Garage is insulated, heated, secure and accessed by passage and overhead door
- Unit owners can purchase a maximum of 1 garage spaces and will not retain ownership post the sale of their condo down the road.

Wash Room

- With access off the common area and garage, this wash area with hot and cold water is ideal for furry friends, sandy feet or anything you don't want to wash in your unit!

Storage

- Individual and secure storage areas are located on the ground level. These are approximately 5' by 5' and 9' tall.

Bicycles Storage

- There is a dedicated bike storage area in the garage with enough space for 1 bike per/unit. Post-closing and turnover of the association the owners can decide on the best way to organize

Gym

- Working with Gronk Fitness, the development team is pleased to offer an on-site, full spectrum fitness facility with a comprehensive selection of today's latest equipment and dedicated bath. Designed by the pros to ensure you have all you need whether you're training for an Iron Man or getting ready for the links.

FOB Entry

- FOB entry at the following locations: The front and rear entries, and the south side entry (3 total)

Unit Finishes

- There are screens on the windows and sliding glass doors.
- All cabinets are soft close.
- Comfort-height, elongated toilets in all bathrooms.
- The bedrooms are a carpet tile - the brand is Bentley - model is Course of Action 18" x 36"

Elevator

High-speed and services all levels

Ceiling Heights

- 1st & 2nd floor - 8'8". 3rd floor - 9'5". 4th floor - 9'8"

Pets

- Pets are welcome with no specific restrictions on number, weight, breed and related.
- Owners and their pets are subject to reasonable rules to encourage a pet-friendly, clean, and safe environment for people and their pets (see condo docs)

Noise Attenuation

- Designed and built to limit noise transfer between units from common areas
- Special sound dampening sub-floor
- Sound attenuation insulation installed in floor and wall framing
- *Note - due to the nature of communal living here it is not possible to eliminate all unit to unit and unit to common area noise. Also this property is close to I95 and road noise inside*

Noise From Rt1 & I295

- Although not all noise from these roads can't be eliminated, the use of high performance, sound mitigating windows and doors will help. For more details on Pella's Lifestyle Series Aluminum-Clad Wood Windows visit themarkcumberland.com

Lobby / Package Area

- Ground level off main entry
- Mail and package area, dedicated dry cleaning pick-up and drop-off area
- Access to the gym, storage, recycling, wash area, garage

Recycling / Trash / Garbage

- Off the lobby there will be a generous space for all units waste and recycling
- Garbage service included in condo fee
- Continuous air-exchange and door-activated exhaust fan

Heat & AC

- Units are heated/cooled using mini-split heat pumps (electric)
- Units water heaters run on efficient natural gas

Rental

- Units can be rented for a minimum of 7 days

Purchase Limitations

- Buyers are limited to the purchase of a maximum of 5 units

NOTE

- *Information, details, layouts, fit, finish, amenities, brands and other on this site, in this document, other documents, multiple listings sheets and related are subject to change, without notice, as the project moves from concept to finish.*
- *Any images or renderings shown here or elsewhere are conceptual in nature, subject to change and should not be taken as what a number will look like.*
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