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## **Feature of the Month: Prudential Verani Realty exclusive listing agent for \$15 million development at 233 Vaughan St.**

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A unique \$15 million development in the Northern Tier of Portsmouth is poised to break ground early this year and Eric Chinburg, president of Chinburg Properties and one of the principal partners of the 233 Vaughan St. project, indicates this building will be unlike anything the city has ever seen.

"It is simply the most remarkable design, located in an area of the city that is growing and has that beautiful, edgy feel to it," he said. "It combines the ultimate in luxury and amenities within a geothermal high-performance building."

Designed by Carla Goodknight of CJ Architects, the project involves construction of a four-story building, with a footprint of approximately 10,800 s/f, which will have commercial space on the ground level and 6 to 8 residential units on the upper floors.

The first floor offers 9,300 s/f and is designed for two commercial units that will provide interested parties a variety of commercial opportunities including retail, office and restaurant possibilities.

The upper floors will contain six residential units with balconies providing fabulous views, and the fourth floor will contain two private penthouse residences with public restricted access. Each of the penthouse residences will contain more than 4,000 s/f of living space with balconies, patios and private rooftop gardens.

The residences are exclusively listed with Verani Realty, with representation by agent Pam Bailey. Each buyer of a residence at 233 Vaughan St. will receive a private architectural design consultation and the interior will be built by one of the seacoast's most renowned builders, specifically designed to the owner's unique individual tastes and requirements.

Further, architect Goodknight indicates the roof will serve as a sanctuary for residents as it will also support decks, pavers and a built in pool. A rooftop garden will support stormwater filtration and offer planting beds that will support shrubs, small trees and a variety of flowering plants. There will also be exclusive garden sites for residents of approximately 200-300 s/f.

The project incorporates geothermal design features that provide heating and cooling technology that exceed Energy Star standards - proving the residential and commercial units, as well as the common areas of the building to be recognized as a "Green-High Performance" development. Exterior design features include an architectural brick facade with expansive oversized windows throughout the private residences as well as the commercial units, providing unobstructed views of the Piscataqua River and downtown Portsmouth. The property will also include another unique design feature-especially appealing to northeast residents - an underground climate garage for the exclusive use of the building occupants.

Dave Lefebvre of Verani Realty represents the commercial component of the development, and Lefebvre recently indicated the building will be completed and ready for occupancy within 14 months. Lefebvre describes 233 Vaughan St. as an incredible, luxurious project that will provide

residents with a unique opportunity to live in an exclusive "lifestyle" development within a vibrant and exciting area of one of the most attractive seacoast cities throughout the United States.

Lefebvre said, "The concept for this project originated in 2008, but the economy took its toll and affected everything related to and associated with real estate. Today, with all approvals in place and financing complete, the culmination of the development team's effort and diligence is coming to fruition."

Prudential Verani Realty is the number one full service real estate residential and commercial firm in the state of New Hampshire. This month Verani Realty will be transitioning to the Berkshire Hathaway Brand. A globally recognized powerhouse, Berkshire Hathaway is the second largest real estate brokerage firm in the country.

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