



THE MASON BLOCK

— 62 —

Portland's Next
Residential Renaissance

Our Vision & Team

The partners of Reger Dasco Properties have been recognized as one of the most experienced developers for luxury condominiums in downtown Portland.

Instrumental in recognizing the potential of the reemerging India Street Neighborhood, in 2006 Reger Dasco Properties embarked on redeveloping this historically significant neighborhood. The Eastern Waterfront District was once the center of political and commercial activity in Portland. The India Street neighborhood is now undergoing an exciting resurgence as the premier residential neighborhood for walkable, urban living.

Following the recent completion and success of 113 Newbury Street and the award winning Bay House, the developers are proud to be embarking on another project in this thriving district. Expanding on the principles of 'smart growth,' and efficient urban living, The Mason Block will further enhance the vitality of this flourishing area.



Reger Dasco Properties is a Portland-based partnership

between Gordon Reger, Principal of Reger Holdings in West Seneca, NY, Demetri Dasco, Principal of Atlas Investment Group in Boston, MA and Joseph Dasco, Principal of Boulder Hill Development in Western Massachusetts. Reger Dasco Properties has extensive experience with real estate investments, high-quality residential developments and mixed-use projects.



Town & Shore has marketed and sold

distinctive Maine properties for more than fifty years. The broker-owned firm is a member/affiliate of the Luxury Portfolio Fine Property Collection representing high-end properties throughout the United States and in 24 countries worldwide.



LANDRY/FRENCH
CONSTRUCTION COMPANY

Landry/French is a Scarborough-based construction firm offering full commercial construction services.

Landry/French has a reputation for excellence and for integrating the sophisticated processes and technology of major national firms with the personal touch of a local company that is committed to owner involvement on each and every project.



Mark Mueller Architects is a Portland based architectural firm that specializes in historic projects in the Old Port. Proudly celebrating their 15th year in business, MMA combines experience and efficiency with a personal and inspired touch. The visionary design, urbanism and mindfulness of Mark and his team have helped distinguish many local projects, including The Mason Block.

THEMASONBLOCK.COM

FOR MORE INFORMATION

Visit our Sales Center at
15 Middle St. Ste. A2, Portland, ME

Sandra Johnson
+1 (207) 415-2128

Gail Landry
+1 (207) 650-8893



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More Details

Pet Policy

We are pleased to welcome your four legged-family members at The Mason Block. Maximum of two pets per unit with no weight limit. Nuisance barking or allowing pets to roam in common areas is prohibited.

Rental Policy

In the era of AirBnb, we want to ensure that your home remains a community of caring owners and tenants. There is a minimum 6-month lease period.

Ceiling Heights

Ceiling height on all floors measures 8' 6". There are areas in each unit where the heights of soffits will be lower than the overall ceiling height. Generally, the soffits are located in a closet or shower to allow for mechanicals. The listing brokers can provide more information.

Storage Units

Each unit has a private storage off the covered parking area. The majority of storage units measure 3'x3'x8'.

Additional Storage

There will be exterior bike racks and kayak storage. Storage for these items is in the common area and is on a first-come-first-serve basis.

Condo Fees

Fees cover water and sewer, insurance, maintenance, trash and recycling, common areas utilities, snow removal and contribution to a reserve fund. Fees are approximately \$3/SF of unit square footage. Please see the brokerage team for more details. The Public Offering Statement is available upon request.

Taxes

Taxes on the units will not be determined until after the units are completed. The mill rate in Portland for 2016/2017 is \$21.11/ \$1,000.

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Discover Portland

We are excited to share articles, news and events from around Portland to keep you informed about all that our dynamic city has to offer. Please visit our website at TheMasonBlock.com for regular updates.

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Property Details

Nestled between the bustling Old Port and the vibrant East End, you'll find Portland's latest architectural expression of sea-and-city harmony. The Mason Block has been designed to celebrate the heart of its historic India Street neighborhood with an innovative design and elegant efficiency realized in an unparalleled downtown location. Designed to complement the rich history and eclectic spirit found right beyond your door, we invite you to explore Maine's latest recreation of upscale urban living.

Amenities

- Thoughtfully Designed Interiors
- Stone Counters and Hardwood Floors
- Custom Tile Work
- Private Storage and Private Deck Space
- Large Shared Patio to Host Outdoor Gatherings
- Central Location in Portland & Onsite Covered Parking
- Energy Star® Appliances
- On Demand High-Efficiency Water Heaters
- High-Efficiency Heat Pumps and Air Conditioning
- Sophisticated Lighting & Plumbing Fixtures
- Contemporary Gas Fireplaces
- Elevator

Options & Upgrades

- Choose From Studios to 1, 2, or 3 Bedroom Floor Plans
- Select from Multiple Flooring, Countertop and Cabinetry Options
- Upgrade to Radiant Heating in Bathrooms

Neighborhood History

The story of Portland's India Street neighborhood is as vibrant and varied as the peninsula it's perched upon. Established in the early 19th-century by the sailors, carpenters, and other maritime workers who first called it home, these townspeople were the forerunners of a multicultural wave of residents who found acceptance in a neighborhood known for making people "from away" feel like they belonged.

The Mason Block takes its title as a tribute to the history of public service that has been a longstanding hallmark of this lively locale. Edward Mason's daughter donated the India Street parcel her father had first owned and built the milk dispensary and small hospital that bore his name. Since that time, the neighboring building that housed these institutions has continued to operate in various capacities to support the health and welfare of the local community. It's just one more reason so many have been drawn to the heart of this welcoming, waterfront neighborhood.

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1st Floor

Newbury Street



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Portland's Next
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2nd Floor

Newbury Street



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3rd Floor

Newbury Street

India Street



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4th Floor

Newbury Street



India Street

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