



THE PORTAGE ON OTTER CREEK

1-3 WEST MAIN STREET (VT RTE 22A) Vergennes, Vermont

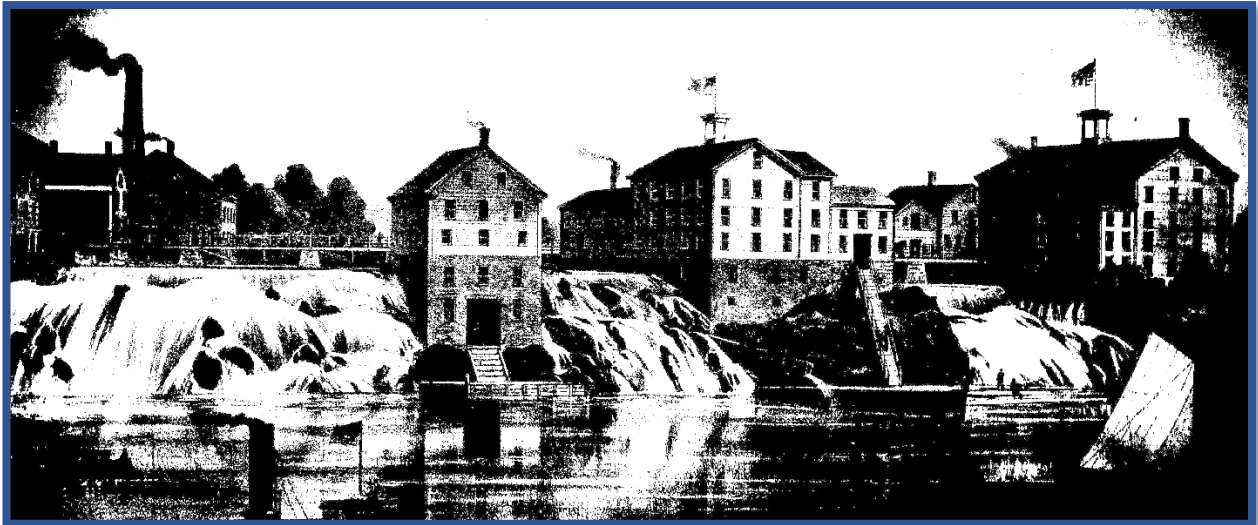
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The **Portage** is an all-new waterfront neighborhood comprising nine townhomes on the Otter Creek in Vergennes, Vermont. All of the homes include a large deck with all-season river views, as well as a large optionally finished ground-level bonus space also opening to a park-like backyard on the river.

Each unit includes a private entry porch, ample modern kitchen, and a spacious living/dining great room opening onto a large riverfront deck. Seven units include a ground level bedroom/bonus suite with full bath and walk-in closet, which can optionally serve as a home office, den, media, or playroom.

The townhouses include two- and three-bedroom options ranging from 1100 to 1350 primary square feet, plus an additional large lower-level walk-out bonus space of up to 780 square feet which may be optionally finished as family recreation space, additional private bedroom suite, or even as a semi-independent living unit. Options include: differing second floor layouts; cabinet, appliance and finish choices, gas fireplace, and bath fixture options. Each includes a covered "solar" carport with electric vehicle charging as well as additional parking. Accessible entries, ground level bedrooms with accessible bath, and adaptable cabinetry are designed for "aging in place".

The site, just above the Otter Creek Falls (one of Vermont's best kept secrets), has been an important part of Vergennes history since the "little city's" beginning. Seventy percent of the riverfront property is to remain undeveloped for residents' private on-site enjoyment, including a riverbank overlook, gardens, play area, pet walking, wildlife watching, and direct river access for fishing or non-motorized boat launching. The site affords easy walking access to the nearby Bixby library, convenience stores, great restaurants, galleries, opera house, Vergennes's historic downtown and park, and the "Basin" boat launch and mooring area directly accessible to Lake Champlain. Planned improvements to the historic mill buildings across the street, will soon make this neighborhood a regional highlight.

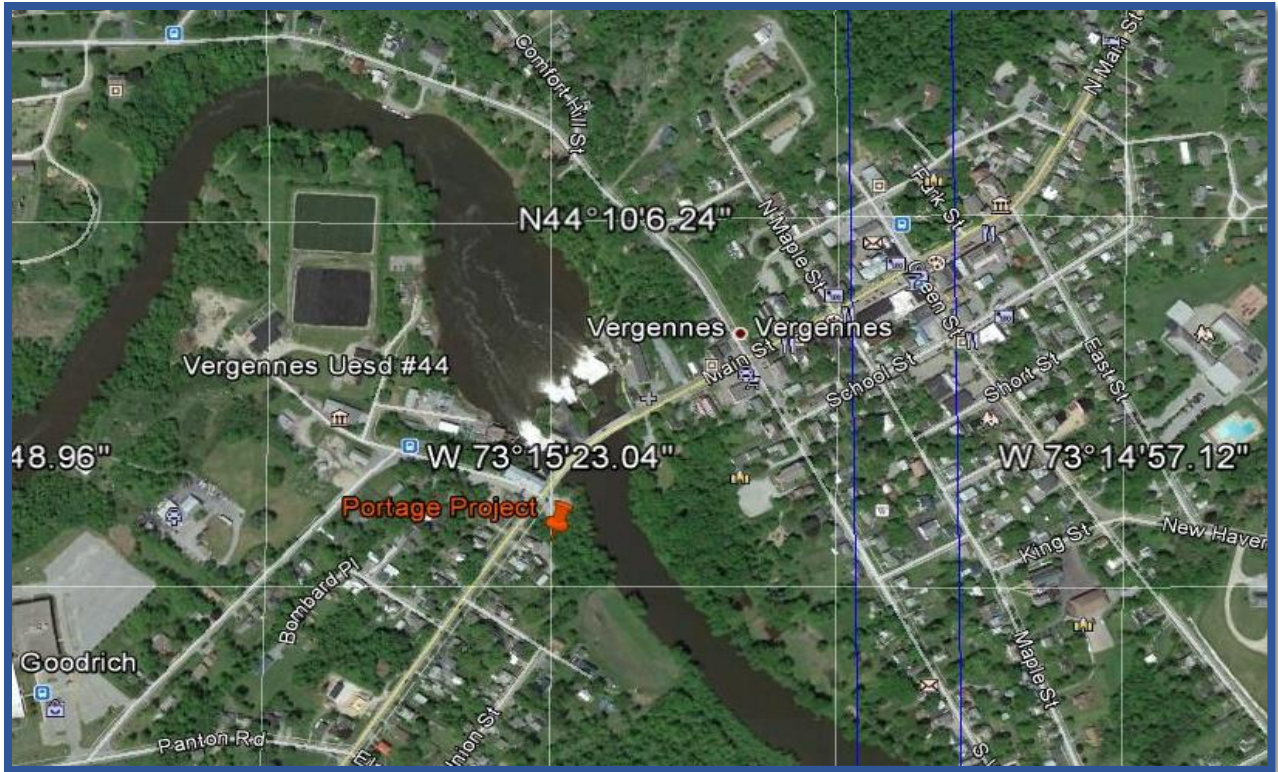


Historic Otter Creek Falls

The site is just a short walk from UTC Aerospace and other employers as well as within reasonable commuting distance to Middlebury and Burlington job markets, as well as to Lake Champlain, Basin Harbor Golf, Mad River Glen, and diverse other four-season outdoor recreation venues. Direct boating access to Lake Champlain is available just below the falls.

The small-scale exclusivity of the project, its tranquil riverfront site, unique architectural design, park-like backyard, spacious individualized units, and in-town convenience is intended to attract discerning buyers with appropriate financial resources. The project will appeal to "empty nesters" as well as working couples or families associated with local and Middlebury businesses and institutions. Condominium-type ownership with minimal monthly fees will provide carefree exterior maintenance.

High quality construction will conform with Vermont's stringent energy code and will be eligible for Energy-Star rating. The south-facing roof and carports are ideally situated for solar collectors, unseen from the street. Economical heating, ventilating and air-conditioning will be provided as well as optional gas fireplaces. Both Vermont Gas and Green Mountain Power serve the location, providing numerous options. Optional electric vehicle charging hook-ups are an additional amenity.



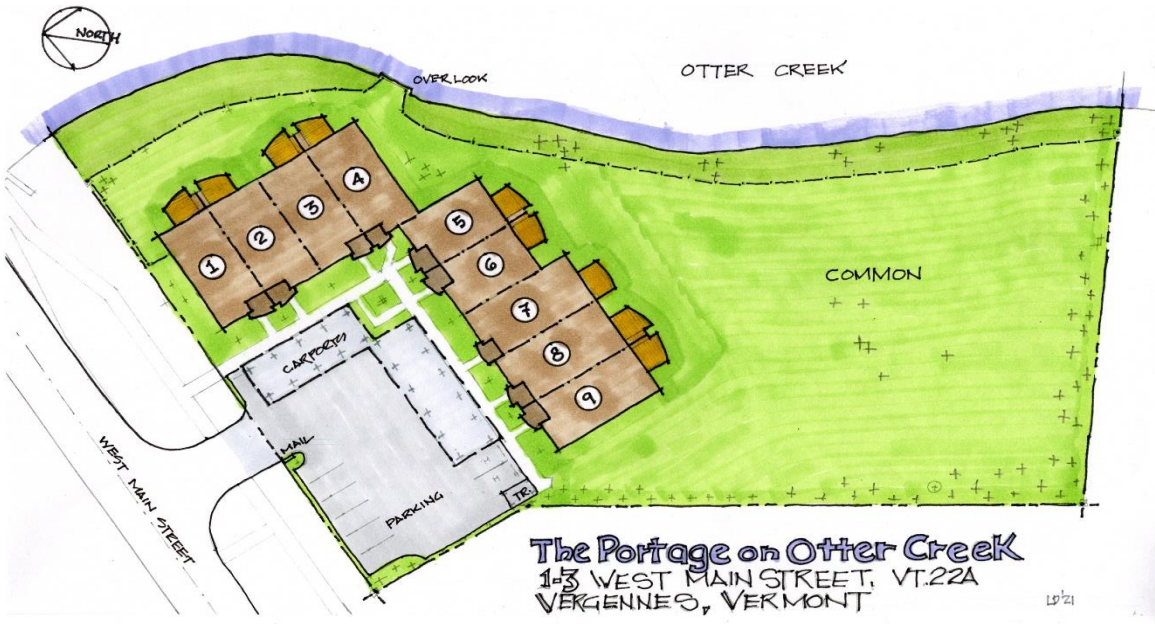
LOCATION MAP



PARTIAL SITE PLAN



PRELIMINARY ELEVATIONS



UNIT DESIGNATIONS

FLOOR PLANS TYPE A:

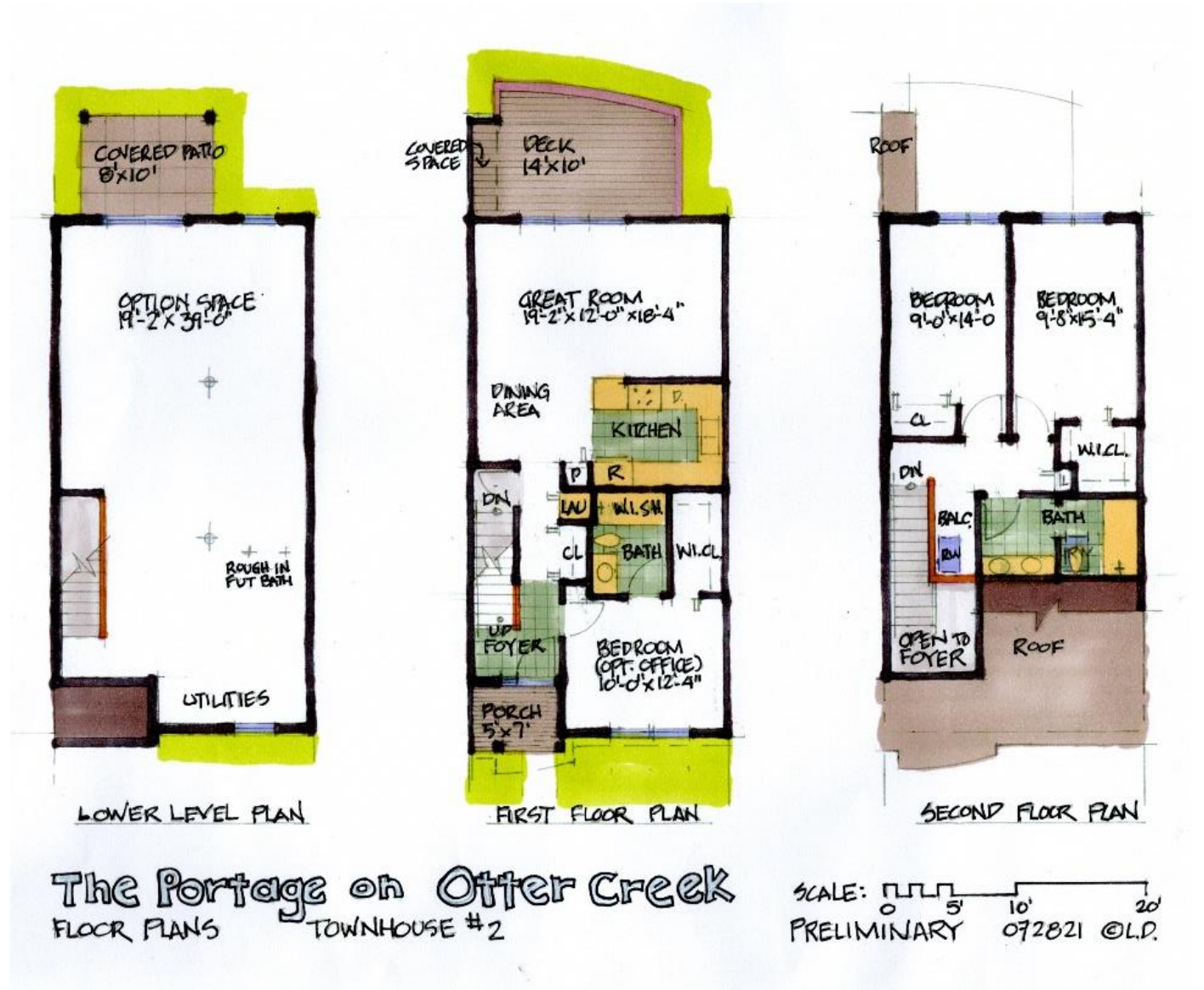


The Portage on Otter Creek
FLOOR PLAN TOWNHOUSE #1

SCALE 0 5' 10' 20'
PRELIMINARY 07/28/21 © L.D.

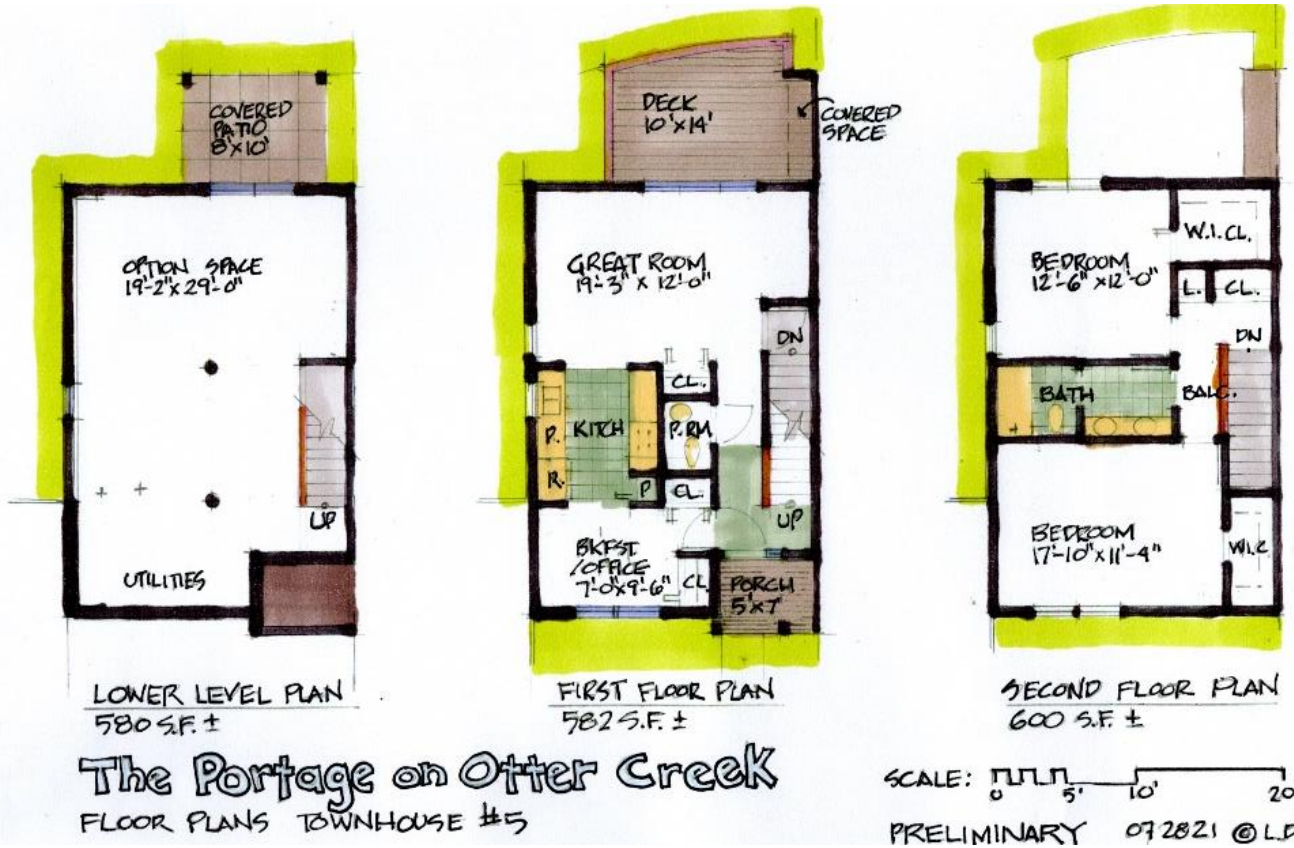
Units #1, 9

FLOOR PLANS TYPE B:



Units # 2, 3, 4, 7, 8

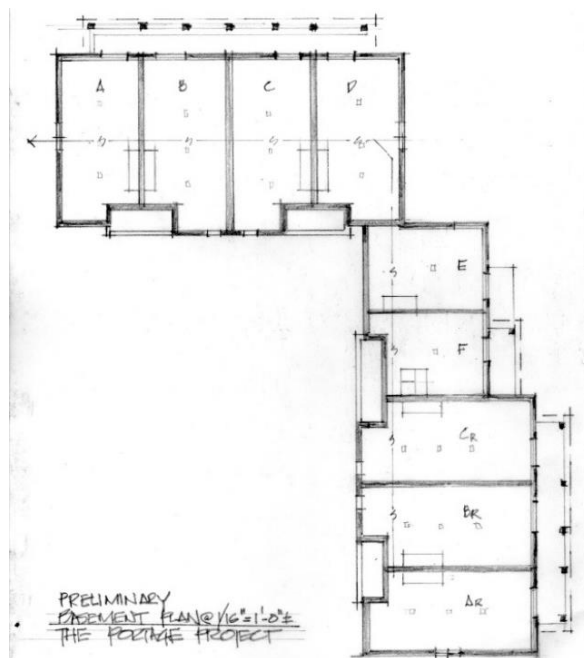
FLOOR PLANS TYPE C:



The Portage on Otter Creek
FLOOR PLANS TOWNHOUSE #5

Units #4, 5

PRELIMINARY BASEMENT PLAN



TOWNHOUSE TYPE A, typical as furnished

