

YOUR GUIDE TO STROUDWATER COMMONS

Frequently asked questions.

About the community

What is this community and what is being built?

Stroudwater Commons is a new condominium community that will include 130 homes, offering a mix of Market Rate and Affordable Housing units, along with 26 Accessory Dwelling Units (ADUs). Nestled in Portland's Stroudwater neighborhood, it offers thoughtfully designed homes with stylish interiors and integrated community amenities.

Where is the community located?

1 Firefly Street, Portland, Maine 04102 - in the heart of Portland's Stroudwater neighborhood, with direct access to the Stroudwater River Walking Trails, Fore River Sanctuary, and close proximity to the Portland International Jetport.

What is the current status of the project?

Construction is underway, with site clearing currently in progress. Reservations are actively being accepted.

When will the homes be ready?

Phase 1 is anticipated for completion in Spring 2027 and includes Buildings 1-5, 11-13, and the amenity building. Phase 2 (Buildings 6-10) is anticipated to begin in late 2027, with a projected 9-month build-out timeline.



Community rendering. Layouts and specifications are preliminary.

UNIT TYPES & PRICING

Find your home.

What types of homes are available?

Homes include 1, 2, and 3-bedroom condominiums. ADUs (studio-style units) are available as an add-on, maximum of 2 ADUs per condo.

What is the pricing for homes?

Home	Starting at	Market Rate from
1 Bedroom	\$240K	\$335K
2 Bedroom	\$280K	\$399K
3 Bedroom	\$320K	\$449K

Optional ADUs start at \$229,000 and are purchased separately with a condominium. Ask our team about availability and purchase requirements.

Pricing, availability, and specifications are subject to change without notice.

Inside your home

What features do the buildings include?

Secured entry (details to be finalized); elevator and stair access in all buildings; Floor 1 is a lower level, while Floors 2-4 are above ground; fiber optic internet is planned, with connections available in each unit; no additional in-building storage is available.

What is included inside each home?

Each home includes a full appliance package: dishwasher, electric range, refrigerator, and washer/dryer. ADUs also include a dishwasher and a 2-in-1 washer/dryer combo. Bathrooms will feature a tub.

Can homes be rented?

Rental opportunities for Market Rate homes and ADUs depend on city requirements and condominium rules. Short-term rental eligibility and registration are not guaranteed. Affordable Housing units must be owner-occupied and may not be rented or leased to another household, subject to program guidelines.

AFFORDABLE HOUSING

Understanding eligibility.

What is AMI?

AMI stands for Area Median Income - the midpoint household income for the Portland area, as determined annually by the federal government. Stroudwater Commons offers Affordable homes priced for households earning at or below 80% or 100% of that figure. AMI limits vary by household size.

Household size	80% limit	100% AMI reference
1 person	\$74,800	\$97,400
2 people	\$85,450	\$111,300
3 people	\$96,150	\$125,200
4 people	\$106,800	\$139,100

2026 Portland, Maine HMFA. HUD 80% limits effective May 1, 2026. The 100% reference figures use twice HUD's published 50% limits, matching the website; they are not a separate HUD eligibility limit. Limits depend on household size, not bedroom count. Confirm the applicable program limit for your home.

Source: [HUD 2026 Income Limits, Maine, page 96](#). AMI reviewed September 22, 2026.

What is the difference between Market Rate and Affordable homes?

Market Rate homes are sold at current market value with no income restrictions. Affordable homes are subject to income and eligibility requirements in accordance with City of Portland and State of Maine inclusionary housing guidelines.

How do I qualify for an Affordable home?

To qualify, buyers must meet income and household size requirements based on Area Median Income (AMI) guidelines:

- Units are designated at 80% AMI and 100% AMI.
- Total household income must fall at or below the applicable limits for household size.
- All sources of household income are included.
- Buyers may not own another home they could occupy (seasonal/partial-use property may be permitted).
- Units must be owner-occupied as a primary residence; a 30-year deed restriction applies.
- Units may not be rented or leased to another household.

ADUS & HOA

Ownership options.

Accessory Dwelling Units (ADUs)

What is an ADU?

An Accessory Dwelling Unit (ADU) is an optional, self-contained studio apartment purchased separately in addition to a condominium.

How can an ADU be used?

ADUs offer flexibility for family, guests, or rental use. Rental options depend on city requirements and condominium rules. Short-term rental eligibility and registration are not guaranteed; confirm current requirements with the City of Portland before planning a rental.

What are the rules for purchasing an ADU?

- ADUs are optional and purchased separately with a condominium.
- Ask our team about availability and purchase requirements for your home.
- ADUs are permanently tied to the primary condominium unit; both must be sold together.
- A maximum of two ADUs may be purchased per condominium.

HOA & fees

What does the HOA cover?

Community HOA: landscaping, snow removal, and shared/common areas.

Building-specific HOA: siding and roofing, exterior finishes, interior hallways, and building-specific common areas.

What are the estimated HOA fees?

Unit type	80% AMI	100% AMI	Market Rate
1 Bedroom	\$235/mo	\$280/mo	\$450/mo
2 Bedroom	\$250/mo	\$300/mo	\$515/mo
3 Bedroom	\$265/mo	\$320/mo	\$580/mo

ADU HOA fee: estimated \$386/mo, purchased separately with a condominium. Fees are estimates and subject to change.

AMENITIES & PARKING

Feel at home.

What amenities are included?

Amenity Building: Fitness/wellness center, lounge and game room, co-working and reservable party space, bike storage, and dog wash.

Outdoors: Direct access to the Stroudwater River Walking Trails, Fore River Sanctuary, and playground, plus green space throughout the community.

Is the community pet-friendly?

Yes, pets are welcome. The property includes walking trails and green space designed for outdoor enjoyment. Some breed restrictions may apply due to insurance requirements. These restrictions do not apply to service animals or emotional support animals. To request a reasonable accommodation for an assistance animal, contact 207-503-4927.

What parking options are available?

There will be 190 parking spaces available for purchase, with 15 spaces reserved for guests or service use. Parking financing is subject to lender approval and buyer qualification.

Parking at Stroudwater Commons

All parking is available for purchase separately from your home. No parking spots are included with any unit - this gives you the flexibility to choose exactly the type and number of spots that fit your needs. Each spot is a one-time purchase with no monthly or annual fees and no increase to HOA dues, making budgeting simple and predictable. All parking spots will be numbered. Upon purchase, you will receive your parking spot number(s).

There is no limit on how many spots a buyer can purchase.

Spot type	Description	Price
First Uncovered Spot	Open-air surface parking	\$5,000
Additional Uncovered Spot	Each additional open-air spot	\$10,000
Half-Covered Spot	Partially sheltered parking	\$10,000
Covered Spot	Fully covered parking	\$15,000
Tandem Spot	Two cars lined up in one long space	\$10,000

Pricing, availability, and specifications are subject to change without notice.

NEXT STEPS & CONTACT

Your home awaits.

What additional details are still to come?

Information regarding the sales office, parking reservation process, HOA documents, condominium bylaws, and final specifications will be provided as the project progresses. As Stroudwater Commons continues to develop, we will be sharing additional detail on the following topics: financing options and preferred lender relationships, reservation deposit requirements and process, utility responsibilities and metering, anticipated closing timelines, interior finish selections, condominium association governance, and homeowner insurance guidance. We are committed to keeping prospective buyers fully informed at every stage of the process. All current floorplans, layouts, and measurements are preliminary and subject to change without notice.

Can I request a disability-related accommodation or modification?

Yes. In accordance with the Fair Housing Act, Stroudwater Commons and its HOA will consider reasonable accommodation and modification requests from residents and prospective buyers with disabilities. To submit a request, contact Stroudwater@wwwre.com.

Ready to reserve your home?

We are actively accepting reservations for Phase 1.

Phone: 207-503-4927

Email: Stroudwater@wwwre.com

Web: stroudwatercommons.com

1 Firefly Street, Portland, Maine 04102