



Fairway Commons

condominiums



Welcome to Fairway Commons at Gorham Fairways

Come Home to Exceptional.



Imagine a place where you can truly have it all. Fairway Commons is Gorham's newest townhome development, offering thoughtfully designed 2,184 square foot homes that combine comfort, style, and convenience.

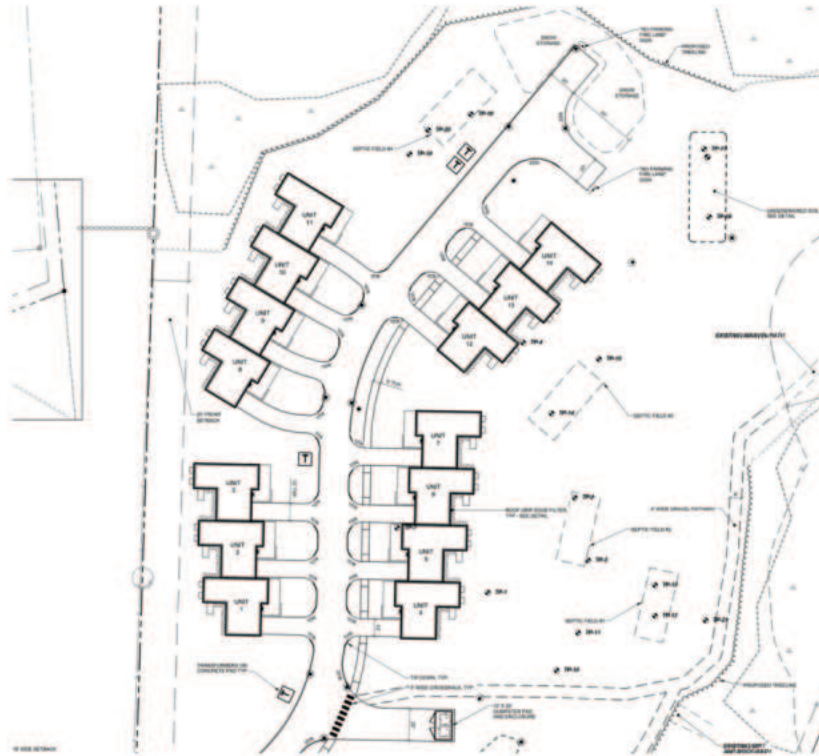
Step inside and experience the warmth of hardwood floors, a custom-designed kitchen perfect for entertaining, and the comfort of central air. Your spacious primary suite features a luxurious tiled shower, while a flexible bonus room—complete with optional fireplace—adds the versatility you need for work, play, or relaxation. With an unfinished basement ready for future expansion or extra storage, private outdoor space, and a one-car garage, every detail has been carefully considered.

Enjoy a maintenance-free lifestyle with lawn care and snow removal included—giving you more time to enjoy the things you love. Located in the heart of Gorham Fairways, Fairway Commons offers the perfect blend of outdoor recreation, urban amenities, and a vibrant, inclusive community—all within walking distance.

Don't miss your first chance to be part of Gorham's future. Ready for occupancy early 2026, come home to Fairway Commons—where modern living meets small-town charm.

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SITE MAP





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FLOOR PLANS



FIRST FLOOR

- Hardwood floors throughout the main living areas
- A custom kitchen with quality finishes and high-end GE appliances
- Half-bath
- Central air for all-season comfort
- Primary suite with custom-tiled shower
- Private outdoor space and a one-car garage

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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FLOOR PLANS



- Two large additional bedrooms
- Thoughtfully designed bathroom
- Bonus room with fireplace

SECOND FLOOR

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WHAT'S INCLUDED

Home Style and Details - Triplex or Quadplex Townhomes with a 1 car garage

Underground services

- Water
 - Water from on-site well installed in 2024
 - Water pumped from well into filtration system before going to homes
 - Water main prepped to McLellan Road for when water main is installed
 - HOA will need to make a decision when to switch from well to public water to avoid filtration process and well pumps
- Electrical
 - 200 AMP Services at each unit
 - Spectrum installed to each unit for phone, cable, internet
- Sewer
 - Each block of homes will have their own septic system which includes a pump
 - There will be 4 total septic systems on the site which are to be maintained by the HOA

Home Construction Summary

- Foundation
 - Installed on-site by contractors meeting or exceeding the required codes
- Exterior Construction
 - Homes are framed on site using the approved plans provided by the developer's architects and engineers
 - Homes will meet or exceed the required codes for structural, use of engineered products (trusses, joists, etc.), and built to meet or exceed the required blower door testing requirement for air tightness of the envelope
 - Vinyl board and batten siding
 - Vinyl trim
 - Composite decking with a granite step
 - Black casement windows and black exterior doors meeting or exceeding energy requirements
 - Architectural asphalt roof shingles and sections of metal roofing
 - Black garage over-head door with automatic opener
- Interior Construction
 - Insulation installed that will meet or exceed the regional requirements for the home's location
 - Exterior walls will have a combination of closed cell spray foam and blow-in insulation



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WHAT'S INCLUDED

- Firewalls will combine roxul firestopping materials and densglass
- Walls and ceilings covered with drywall
- Walls will receive primer and paint using either Benjamin Moore or Sherwin Williams
- Homes will have full CO2 and smoke detectors meeting or exceeding requirements
- Finish flooring will be a combination of engineered hardwood, tile, and carpeting
 - 1st floor living space are engineered hardwood, wide plank flooring
 - Mudroom and bathrooms are tile
 - 2nd floor hallway is engineered hardwood, wide plank flooring
 - 2nd floor bedrooms and bonus room are engineered hardwood
- Cabinetry and vanities will be shaker style, all wood cabinets with slow close drawers and doors that are provided to the developer directly from local provider allowing buyers to choose from up to 5 colors and combinations
- Countertops will be a choice of granite or quartz
- Wire rack and shelf system closets will be installed by contractor
- Appliance packages will be stainless steel, fully vented exhaust hood, and an optional GE beverage fridge package (see selections)
 - Custom kitchen island to include farm sink, dishwasher, and microwave
- Tiled kitchen backsplash using subway tile
- Washer and dryer hookup provided (electric is standard), buyer is responsible for appliance purchase and INSTALLATION
- Plumbing
 - Designed in compliance with state and local building codes
 - ½ bathroom will have a vanity sink
 - Primary bath to have a subway tiled shower with a cast iron floor
 - Guest bath to have a fiberglass tub/shower one piece
 - Exterior spigot(s) will confirm to code
- Electrical
 - Outlets, switches, and lighting provisions are designed to comply with all local and state building codes
 - Recessed lighting, center room lighting wired for lights/fans, pendant lighting over island, exterior lighting at/over doors, recessed lighting for front deck
- Electrical Detail Provisions
 - Front doorbell and chime
 - Fans (vented outside) in all bathrooms
 - Exterior light fixtures provided by builder
 - All other lighting to be recessed lights



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WHAT'S INCLUDED

- Heating and Cooling
 - 2 Heat pump ceiling cassettes installed on 1st floor (primary and living/dining room)
 - 3 Heat pump ceiling cassettes installed on 2nd floor (1 in each bedroom, 1 in bonus room)
 - Electric heat installed in bathrooms, as needed
 - Heat pump hot water heater in basement
- Bath accessories
 - All bath accessories (mirrors, towel racks, toilet paper holders, etc.) buyer is responsible for the purchase and INSTALLATION
 - Toilets to be comfort height in half bath and standard in full bathroom
- Landscape
 - Lawns/plantings are selected and installed by the builders
- Driveway
 - Paved

General

- All materials are supplied by vendors that have been selected by the builder
- No substitutions of vendors, suppliers, or subcontractors are allowed
- Any manufacturer's rebates will be credited to the builder, not the buyer
- Fire Marshal approved fire suppression system

Selection's Process

- Appointment to personalize your home will be done at our selections showroom
- Additional items chosen during selection meeting with our team



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LOCAL AMENITIES



Pizza
Fast Food American
Seafood
Asian
Thai
Italian
Vegan/Vegetarian
Mexican
Other



Hannaford Supermarket - 2.8 mi
Gorham Village Town Center - 2.8 mi
Urgent Care - 2.3 mi
Coffee - 2.0 mi
Gas and Convenience - 1.0 mi
ATM - 3.4 mi
Movie Theater - 4.8 mi
Maine Mall - 5.9 mi
PWM Airport - 6.4 mi



Primary Schools
Elementary School
Middle School
High School
USM



Sebago Lake
Beaches
Trails
Dog Park Public
Library



HOA AND CONDOMINIUM FEES

SNOW REMOVAL

LAWN CARE

COMMON AREA MAINTENANCE

ROAD MAINTENANCE

WATER AND SEWER

INSURANCE FOR BUILDING

EXTERIOR MAINTENANCE

TRASH

PROPERTY MANAGEMENT

ENTERENCE FEE

\$750
TOWARDS RESERVE

CONDOMINIUM

\$375/mo
FEES



NEIGHBORHOOD FAQ

- Leases must be in writing
- No short term leases- 6mo. minimum
- Max 2 pets per unit
- HOA includes:
 - Water & Sewer
 - Common elements
 - Insurance & Maintenance
 - Road Maintenance
 - Driveways-plow & maintenance.



RECOMMENDED LENDERS

Kim Sawyer

Guild Mortgage

Senior Loan Officer

NMLS# 157959 | Company NMLS# 3274

Direct: (207) 808-4171

Cell: (207) 286-4922

Kimberly.Sawyer@guildmortgage.com

Kaleigh Deering

Mascoma Bank

VP Mortgage Loan Officer

NMLS #518288

(207) 800-9973

Kaleigh.Deering@mascomabank.com