



HIGH-RISE LIVING

On the Dot

488 Dot points the way toward a new era in South Boston luxury. **By KARA BASKIN**

Dorchester Avenue in Southie was once the land of two- and three-family conversions. That's changing, of course. For proof, look no further than the newly built 488 Dot, primed for September occupancy.

The 33-unit building is a mere four floors—and yes, we realize this column is titled “High-Rise Living,” but bear with us. What it lacks in height, 488 Dot makes up for in phenomenal city views, with most of its fourth-floor, corner-exposure penthouses offering private roof decks (accessed by spiral staircases). Among the building's other plush amenities: in-ceiling speakers, soaking tubs, gas fireplaces, heated parking, and a private fitness center—rare

in a building with fewer than 50 units. It's also pet-friendly.

Then there's the location. You're within stumbling distance of both the Broadway and Andrew T stops, plus hangouts such as Moonshine 152, Stephi's in Southie, and Worden Hall. If 488 Dot's private fitness center isn't enough for you, the Handle Bar and Peter Welch's Gym are blocks away.

“South Boston experienced an amazing transformation over the last decade or more, first with the Seaport. Now the new area is the Dorchester Ave. corridor between Andrew Square and the Broadway T stop,” says Keller Williams's Anthony Amaru, the property's sales agent. “It's

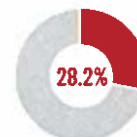
convenient to downtown, and location-wise, it's primed for a complete redevelopment.”

Units range in price from \$650,000 to just over \$1 million, with each condo offering two bedrooms and two bathrooms. They're fairly spacious, too, running from 1,000 to 1,700 square feet.

“It's rare to see brand-new construction under \$1 million for a two-bedroom, two-bath elsewhere in the city,” Amaru says. “This feels like the Seaport when it was just being developed.” In other words: Get in while you still can.

BY THE NUMBERS

SOUTHIE'S SHIFT



Percentage of South Boston's population with a bachelor's degree or higher in 2000



Percentage of South Boston's population with a bachelor's degree or higher in 2010

2005 —●— 2016

\$350,000

Median South Boston condo price in 2005

\$560,000

Median South Boston condo price in 2015



Ten-year percentage increase

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