

BOSTON HOMES

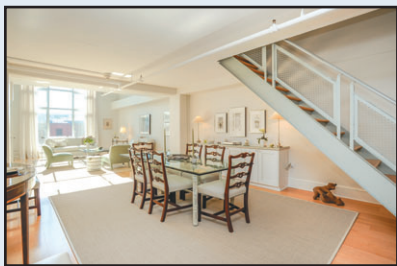
THE COMPLETE GUIDE

NOVEMBER 23 - 29, 2013

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HOME PORTRAIT



A duplex loft at 25 Channel Center is filled with light that spills into the interior and the dining area. It is on the market for \$1.259 million.

COURTESY PHOTO / HAMMOND RESIDENTIAL REAL ESTATE

In the Seaport A fabulous loft has great design

BY CINDY BAILEN
CORRESPONDENT

The light in the Seaport District seems more brilliant than in other parts of Boston, especially when it's streaming through a two-story window into a pristine loft at 25 Channel Center St.

This sun-filled space is designed beautifully, down to the smallest detail. Decorated in white and cream, the unit is open, expansive and could adapt easily to anyone's style. It's on the market now for \$1.259 million.

Jim Souza of Hammond Residential Real Estate has the listing, and when it comes to this building, he's an expert. He lives here too. He's been around for 10 years and is a big fan of the Fort Point community's artsy gestalt.

"This is the hipster neighborhood for sure," he says. "It's unique to Boston."

Inside the unit, all is silent. The current owner has arranged art to

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45 Province redefines splendid lifestyle

BY JUNE ALBRITTON
CORRESPONDENT

All of the renewed activity in Downtown Crossing — the new restaurants, shops and residences, and even a supermarket in the not-too-distant-future — has made Midtown the most exclusive neighborhood in Boston based on the selling price of condominiums there.

On the cutting edge of this new trend is 45 Province at 45 Province St. This 137-unit building, just behind the Parker House and up the street from Old City Hall, is almost sold out.

A penthouse at 45 Province has just been released for sale. It was being held unfinished until the end of the project, so that a buyer would have the opportunity to select the finish for the hardwood floors and decide whether to choose induction or gas cooking.

Wayne Lopez of RESIS (Real Estate Sales Integration Solutions) has listed the unit,

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Floor-to-ceiling glass in the corner living room of Penthouse 2B at 45 Province provides sweeping views of the city and the Inner Harbor. This condominium is listed at \$4.399 million.

COURTESY PHOTO / RESIS

Waterfront townhouse enjoys views

BY BARBARA FORSTER
CORRESPONDENT



A wall of glass, a private deck, exposed brick and a beamed ceiling give this townhouse at Union Wharf distinctive style. It is on the market for \$2.899 million.

COURTESY PHOTO / CL WATERFRONT PROPERTIES

A Boston townhouse on the water with views from every room, a seaside heated pool and deeded parking is not the impossible dream.

Mere steps from Boston Harbor and the North End, this luxurious home, Townhouse 25, has been thoughtfully designed for a contemporary lifestyle and is part of the Union Wharf development at 343 Commercial St.

Carmela Laurella of CL Waterfront Properties has listed this remarkable single-family home at the harbor's edge at \$2.899 million.

An extensive list of 21st century amenities that include a spectacular common roof deck, 24-hour gated parking, guest parking and marina rental slips are unique contrasts to the history of the property.

Built in the 1830s as warehouses, the two magnificent granite buildings on Union Wharf were converted to condominiums in 1978, and townhouses were added. Located on the primary footpath of the waterfront, they

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Penthouse at 45 Province has über-luxe amenities



The sunsets are glorious from the penthouse windows or balconies or the roof deck at 45 Province.

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Penthouse 2B, at \$4.399 million. It has a one-of-a-kind floor plan and is one of only two units on the 31st floor. There are two bedrooms, a study, two-and-a-half baths, a chef's kitchen with top appliances, a gas fireplace, a living room, a dining room, and two balconies.

In the lower level of the building there are two garage parking spaces and a storage room that belong to this unit. In addition, a gym and a heated year-around swimming pool are on the 11th floor of the building, and the roof deck on the 33rd floor offers comfortable seating and beautiful views. A library, a clubroom with a catering kitchen and a screening room with comfortable stadium seating and a large viewing screen are all on the second floor of the building. Each morning coffee and newspapers are put out in the clubroom for residents to enjoy.

Most captivating are the floor-to-ceiling windows that give outstanding, almost unbelievable views of some of Boston's treasures. The State House with its golden dome and green lawn, the Old City Hall, Boston Common, the Old South Meeting House, Government Center and the Crescent Building across from it are all like decorations for the unit. The steeples of Park Street Church and the Old North Church add interest, and the Charles River and Boston Harbor and their boats are reminders of how delightful and varied Boston is.

The building has a pleasant lobby with seating, and a concierge is stationed behind a large desk. Large front windows let in much light, but the bamboo growing in front of them provides privacy and green space. A hallway beside the concierge leads to the elevators.

On the 31st floor just outside the elevator



The chef's kitchen features top-of-the-line Gaggenau appliances and custom cabinetry.

COURTESY PHOTOS / RESIS

there is a window that gives a foretaste of the treat that lies ahead. Through the window the State House with its golden dome and beyond it the Charles River can be seen.

The front door of the penthouse opens to a spacious foyer. Four doorways from the foyer lead to a half bath, to the master bedroom, to the second bedroom, and to the living room.

The large open room that holds the living room, dining room and kitchen has three walls of floor-to-ceiling windows. The living room section is nearest the foyer. The fourth wall there gives space for art, but the glorious views through the window walls make it difficult to look at anything other than the view.

Between the living room and the dining room and kitchen there is a gas fireplace. It has a stone surround that matches the stone of the kitchen island. The burner is linear, making the fire look like a work of art.

The dining room is open, delineated by the fireplace, two walls of windows and the kitchen island.

The kitchen is as functional as it is handsome. If the unit is sold before the kitchen is complete, the new owner has a choice of an induction or a gas cooktop that will be placed into the island. In either case, the ventilation system will be a Thermador downdraft, and the cooktop will be Gaggenau. The two wall ovens are Gaggenau, and the microwave

drawer oven is Wolf.

A column freezer and a column refrigerator, both by Gaggenau, are set side by side into the wall next to the ovens. At the other end of that wall is the Gaggenau dishwasher. Across from the refrigerator a Gaggenau wine cooler is tucked into the island under the stone countertop. There is space for seating along the island.

At the end of the kitchen a glass slider opens to a long balcony.

At the other end of the living room, a doorway opens to the study. It has two walls of glass, one with a slider that opens to a second balcony.

The master bedroom has a huge walk-in closet and a spa-like en suite bath. The bedroom and bath each have a window wall. The master bathtub is a freestanding oval by WaterWorks. The separate steam shower has a body spray, a ceiling-mounted recessed showerhead and a wall-mounted hand shower. Pocket doors close the bath, the commode room and the walk-in closet.

The second bedroom also has an en suite bath with a shower by WaterWorks. Both full baths have Myson-heated towel warmers and radiant heated floors.

Between the two bedrooms is a conveniently located laundry room with a stacked steam Electrolux washer and dryer.



The master bath is sumptuous with a freestanding soaking tub and a glass-enclosed steam shower.



A four-season pool and a fitness center managed by Exhale are among the five-star amenities at 45 Province.

COURTESY FILE PHOTO / RICHARD MANDELKORN PHOTOGRAPHY

DETAILS

Address: 45 Province, 45 Province St., Unit PH 2B, Midtown

BR/BA: Two bedrooms, Two-and-a-half baths

Size: 2,542 +/- square feet plus 157 +/- feet of balcony

Age: 2009; 2013

Price: \$4.399 million

Taxes: \$38,042 (FY 2013)

Condo fee: \$3,208 (includes heat, hot water and gas)

Features of the building: Thirty-one-story building with 137 units; comfortable lobby with concierge; furnished roof deck; exclusive Exhale spa, exercise facilities, screening room, fireside clubroom with kitchen, heated swimming pool, valet parking, pet-friendly.

Features of the unit: One of only two units on the 31st floor; gourmet kitchen with Gaggenau appliances; linear gas fireplace with stone surround; hardwood flooring; bedrooms with luxurious en suite baths with radiant heated floors, heated towel racks, steam shower in master; in-unit laundry; outstanding views; two garage parking spaces.

Close by: Restaurants and shops of Downtown Crossing, Midtown and Beacon Hill; within walking distance of Old City Hall, King's Chapel, the Parker House, the State House, Government Center, Financial District, North End and Waterfront; easy access to MBTA Green and Blue Lines at Government Center, Red and Orange Lines at Downtown Crossing, Green, Red and Silver Lines at Park Street.

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This property may be seen by appointment.

