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The contemporary design of 45 Province in Midtown includes a porte cochere, where a valet can take residents' cars and park them in the three-story garage below.

August sales at 45 Province bring sellout to 90 percent

August has been a busy month at 45 Province, the luxury 137-unit mixed-use complex between Tremont and Washington streets in Midtown, opposite the Old City Hall on School Street.

The month has not quite ended as of this writing, but four stunning condos can be counted among August's spectacular sales. Two other million-dollar units are expected to close before month's end.

Wayne Lopez, sales and marketing director of RESIS, which is the exclusive brokerage for 45 Province, was both the listing and selling broker for three of the homes and was the listing broker for Unit 2004. Warren Residential Real Estate was the selling broker.

"This has been a spectacular month for us and gives validation to 45 Province and its desirability," Lopez said. He said the building is 90 percent sold out.

The most recent transaction was the Aug. 20 sale of Unit 2001, a three-bedroom, three-bath condo, which sold for \$4.1 million or \$1,560 per square foot.

That price-per-square-foot is among the top 20 this year, according to LINK, said Lopez.

This 2,628-square-foot home also includes a 786-square-foot terrace, which provides mesmerizing views of the Back Bay and the Charles River.

Like the other August sales, Unit 2001 features carbonized bamboo flooring in the liv-

ing/dining/kitchen area, with quartzite counters, high-end appliances, including a five-burner cooktop, a microwave, a convection wall oven, a conventional oven and sleek Italian cabinetry.

The baths are beautifully furnished as well. The oversized walk-in shower has a rain showerhead and a handheld shower spray.

The smallest of these four condos is Unit 2004, a two-bedroom, two-bath unit with 1,291 square feet of living space. It sold Aug. 2 for \$1.45 million.

Unit 2802 sold Aug. 16 for \$2.199 million. It has two bedrooms, two baths, a balcony and 1,636 square feet of space.

Also sold Aug. 16 was Unit 2502, a 2,896-square-foot home with three bedrooms and three-and-a-half baths and a huge terrace. Its selling price was \$3.999 million or 1,381 per square foot.

Living at 45 Province is more than moving into brand-new, award-winning construction. The amenities are fabulous. The second floor has a library with a fireplace, a dining area and a catering kitchen and a viewing room with theater seats to watch a film or a TV show.

The 12th floor has a residents-only state-of-the-art spa, Exhale, which offers personal training, core conditioning and yoga, and a 40-foot, four-season pool.

The 33rd floor boasts a common roof deck with 360-degree views of the city and beyond.



One of the nicest amenities at 45 Province is the 40-foot four-season heated pool, surrounded by deck furniture and city views.

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