



An open plan shows the relationship between kitchen, dining, and living space in an FP3 residence.

Photo: Chris Harding

Your Guide to the Perfect Home

Choose a new life at urban, country, or seaside retreats

Whether you're an urban sophisticate or a rural enthusiast, you'll be able to find the home of your dreams in this special section. Those whose idea of a great view is the Boston skyline can look to the rich variety of elegant downtown homes and condominiums we profile here. Others who yearn for ocean views, a Cambridge contemporary, summers by the lake, or even a fraction of the Cape will find a property to fit their dreams.

Winning Design, Downtown Value

Envision, if you will, two fine old brick facades side by side on Congress Street in the heart of Boston's historic Fort Point neighborhood. The two buildings are joined by an equally handsome new one, carefully constructed to match materials and styling to its sibling structures. Finally, add as a "top hat" an imaginative, three-story, green copper penthouse perched across the top of all three buildings. What you see is **FP3** (617-350-7410, www.fp3boston.com), a world-class development that recently earned a prestigious 2009 Housing Award from the American Institute of Architecture.

FP3's 92 condominiums offer a choice of spacious terrace residences, modern loft-like homes, or amazing penthouses. Each personalized space has high ceilings and wood floors, and many boast floor-to-ceiling windows with views of downtown Boston, Boston Harbor, or Fort Point Channel. Meticulously designed kitchens feature professional-quality appliances, while bathroom suites offer sleek glass accents. Prices range from the mid-\$300,000s to more than \$2.5 million.

Living at FP3 offers an optimal mix of elegance and convenience; it is walking distance from Boston's financial district and waterfront, minutes from South Station and Logan Airport, and surrounded by artist's studios, architectural and law firms, start-up internet companies, and some of the best restaurants in Boston. Just opened at FP3 is Barbara Lynch's newest restaurant, Sportello, an upscale Italian spin on lunch counter dining. You'll also find Drink, Lynch's new cocktail lounge, and a lobby art gallery.

"We're seeing heavy interest among empty nesters, young couples, and second-home buyers," says Joseph Laurano, director of operations for ResMark LLC. "Potential buyers are attracted by the cutting-edge architecture, high-caliber unit finishes, and vibrant artistic neighborhood. As a result of the unique blend of value, historically low interest rates, and, for some, the \$8,000 first-time home buyer credit, we have enjoyed a number of recent sales."

Robert Campbell, the Boston Globe's architecture critic recently praised FP3 "for its mix of thoughtful preservation with energetic invention." Visit the project's sales office, and see for yourself.

Boston Harbor's Gold Coast
Boston Harbor defines the history of this great city. From these wharves tall ships launched the China trade, bringing cotton from the South and tea from the Far East. Today, Boston's historic wharves are home to some of the most exclusive real estate in the city. Nobody knows this waterfront

market better than **Carmela Laurella of Otis & Ahearn** (617-227-6070, www.carmelalaurella.com), who specializes in selling property on what she calls Boston's "Gold Coast," a quarter-mile of high-end housing that features extravagant views, private boat docks, and spectacular condominium residences and townhouses.

"There's no better place to live in Boston," says Laurella. "You're in the heart of the city, walking distance to the financial district, close to the best restaurants and shops, and yet you look out your window and see the peace and calm of blue, blue water."

This is an excellent time to relocate to the waterfront, where Laurella is featuring an exclusive selection of unique properties. Look, for example, at **Townhouse 103** on Burroughs Wharf, a 3,738 sq. ft., \$3.5 million, five-bedroom property with a living room that has a bay window view of the harbor. The master suite has ceiling-to-floor windows and doors leading to a private balcony with harbor views. The fifth bedroom, or office/den, also has ceiling-to-floor windows and leads to its own private balcony. There are a 24-hour concierge, two garage deeded parking spots, and a deeded marina slip.

Or visit **Penthouse 9**, also on Burroughs Wharf, which is selling for \$2.699 million. This beautiful, 1,844 sq. ft. residence has views from every room, and is a floor-through with both southern and northern exposures. There are amazing views of both the Boston skyline and the harbor from the living room and the master suite. There is a wood-burning fireplace, and you have high ceilings and ceiling-to-floor windows leading to a large, private balcony.

Still considered the "Grand Dame" of the waterfront, **The Residences at Rowes Wharf** offer luxury services, a 24-hour concierge, and access to the Rowes Wharf health club and pool. There's a marina, and you're just a step away from the airport water shuttle. Rowes Wharf is considered the "heart" of the waterfront, conveniently located on Atlantic Avenue across from the financial district and within blocks of Faneuil Hall, the World Trade Center, the historic North End, and major transportation points.

Consider **Unit 706** at Rowes Wharf, which faces south, has large picture windows in every room and two balconies overlooking Boston Harbor. This charming

home sells for \$1.495 million; it has a perfect floor plan with bedroom suites on either end, a wood-burning fireplace, custom moldings, built-ins, and high ceilings. The large eat-in kitchen has a private balcony and the master suite has sweeping harbor views, a wall of closets, and a marble bath with Jacuzzi. The deeded parking is valet or self-park.

Finally, think about owning one of the largest private decks in Boston, with unbeatable views of the Boston skyline, including the Custom House. This 1,578 sq. ft. penthouse, located at 80 Broad St. and selling for \$1.249 million is a corner home with an open living/dining room leading to a 600 sq. ft. private deck. The residence has ceiling-to-floor windows, high ceilings, custom built-ins, and ebony stained oak floors. There's an open designer kitchen with gas cooking, custom cabinets, and matching breakfast bar. The landscaped deck offers sweeping views of the city, and there is garage parking and a 24-hour concierge.

The Way to Live

Ideally located in Boston's historic Back Bay, **The Clarendon** (617-267-4001, www.theclarendonbackbay.com) is a modern tribute to a refined New England tradition. Set within a city rich in culture and history, The Clarendon pays homage to Boston's dignified heritage.

The Clarendon is located in a culturally vibrant neighborhood with gourmet dining and boutique shopping. It embodies the confidence and artistic achievement evident in the magnificent Boston skyline. With a distinct blend of warm brick and modern glass, Boston's newest icon of distinguished sophistication is the result of a partnership between Robert A.M. Stern Architects, LLP, CBT Architects, and Ismael Leyva Architects.

This classic, 33-story, luxury residential tower features 103 graciously appointed condominium residences ranging from one to three bedrooms with a limited collection of full-floor penthouse residences. A balance of traditional and modern design creates comforting interiors through the use of sleek marbles, rich woods, and the finest handpicked materials. The Clarendon offers an unprecedented repertoire of services and amenities, including the exclusive Clarendon Clubroom with adjacent landscaped terrace; Assouline Culture

Cover photos clockwise from upper left: A great room in Seaglass Village takes the cottage concept to a whole new level. Photo courtesy of Seaglass Village. The new Sub-Zero Built-In (BI) Series, with innovative, space-age technology for keeping food fresh, is just one of many appliance options at Clarke's. Photo: John Ferrarone. The Carnegie Abbey Club is right at home in the grandeur of Newport, RI.

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InterContinental, Residence 17C
On the Greenway and on The Harbor
Sophisticated residence with luxury full services
\$1,100,000



East India Row
Still the Best views of Boston's Harbor
37 A & B - Sprawling residence (2,388+ sq.ft.) with exceptional views - \$1,450,000
28C - 6,000 sq.ft. - Largest single floor residence on Boston's Harbor - \$3,499,000

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TH102 Burroughs Wharf
Townhouse at Harbor's Edge
Large private entertaining Deck
\$1,695,000



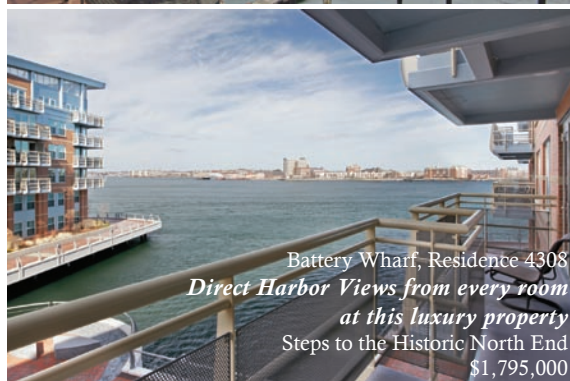
55 1 & 2 Commercial Wharf East
Stunning Brick & Beam with Skyline & Harbor Views
Rare 3 Bedroom
\$1,950,000



401 Burroughs Wharf
Jewel On Boston's Waterfront
Corner home with spectacular views and light
\$1,050,000



311 Burroughs Wharf
"Nose" residence facing the mouth of Boston's Harbor
2 Garage Deeded Parking & 2 Deeded Marina Slips
\$2,699,000



Battery Wharf, Residence 4308
Direct Harbor Views from every room at this luxury property
Steps to the Historic North End
\$1,795,000