

BOSTON HOMES

THE COMPLETE GUIDE

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SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER & EAST BOSTON



The waterfront townhouse at 103-104 Burroughs Wharf, listed at \$3.5 million, includes a deeded marina slip. PHOTO BY MONICA COLLINS

Townhouse on water is spacious

BY MONICA COLLINS
CORRESPONDENT

Living in the middle of Boston and looking out on the ocean seems the most splendid place to be, especially as summer comes around.

A double duplex townhouse unit at Burroughs Wharf, one of Boston's most spectacular waterfront enclaves, is perfect for a family to sprawl by the water in luxury, with a boat slip to boot.

Carmela Laurella of Otis & Ahearn Real Estate has listed this spacious home for \$3.5 million.

Burroughs Wharf comprises two gracious structures jutting out into the harbor. Built between 1989 and 1993, the property contains 69 units in the two buildings, with brick walkways and gardens in between and a shared concierge.

All of the condominiums at Burroughs Wharf are roomy and bright. The custom combined town home of Units 103 and 104 is particularly commodious at 3,738 square feet, which, for the city, is as big as a suburban home with five bedrooms.

There are two entrances for this town home because the lavish interior space is the result of two condominiums being joined together. The renovation took into account the three children of the owner, and there are many benefits for them, such as a mud-room hallway entrance, with built-in shelving and racks for coats and hats. This leads to the half of the ground floor that is devoted

to the children's pursuits, such as a living room and family/painting/juice box room used by the kids without adults' telling them to stay off the furniture.

The formal entrance to TH 103-104 at Burroughs Wharf takes you inside a sunny living room, large enough for a piano and light enough to read a book on a sunny afternoon.

The living room, with a curved glass wall and French doors to the hallway, glides into a dining room where an entire wall is occupied by a built-in cherry hutch.

Both the living room and dining room benefit from custom embellishments, such as the white oak flooring with walnut stain. Crown molding graces these rooms. The dining room also has French doors off a hallway leading to the kitchen.

As you might imagine in such a spectacular place, the kitchen is a wonder of convenience, with top-of-the-line appliances, including double Thermador ovens and a stainless steel hood above the electric cooktop. The refrigerator is a double stainless steel Sub-Zero.

The hallmarks of this kitchen are its size, the granite island, the view to the ocean and the capacity for storage. In addition to all the custom cherry cabinetry, there is a pantry closet, with a smoked glass-panel door, which is lined in shelves.

A distinctive backsplash, a beach glass mosaic, is another feature that makes the space unique. A built-in dining table that

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Beacon Hill penthouse enjoys views

BY KATHLEEN ZIGMONT
CORRESPONDENT

The very best Beacon Hill has to offer is here in this open and spacious penthouse with amazing views from every window—and the private roof deck.

Only steps from Louisburg Square, the charming restaurants and shops of Charles Street and the Public Garden, this two-level home on Chestnut Street, described as one of Beacon Hill's loveliest streets, has the classic features Beacon Hill homes are known for, but also has all of today's updates.

[Chestnut Street was one of the first streets that the Mount Vernon Proprietors laid out on Beacon Hill in the early 1800s.]

The duplex condominium at 39 Chestnut

St., Unit 5-6, is in a pretty five-story brick townhouse with a three-story oriel and a wrought iron railing out front.

Glenn Forger of Olde Forge Realty has listed this property at \$1.239 million. Forger said the placement of the building at the corner of Willow Street, along with its height, allows for rare sun exposure on all four sides.

"Because it's higher than many buildings on the street, it feels like it's on its own up here," he said. "It's very bright, private, and has the most amazing views, right here in the middle of Beacon Hill," he said.

The building was constructed around the turn of the last century as a single-family home.

It became a lodging house at some point and briefly served as the German consulate from 1939

to 1941. In 1968 the building was converted to apartments, and, 11 years later, to condominiums.

Through the tall windows of the home, you can see unobstructed, dramatic vistas of the Charles River, the tops of historic church steeples and Boston's skyline. "It's beautiful and ever-changing day and night," said Forger. "The sunsets are fantastic."

The open living area continues the drama with a floor-to-ceiling brick wall with a wood-burning fireplace anchoring the space. The room has gleaming hardwood floors and recessed lighting, along with custom built-in cabinetry and shelving. A wide window seat encourages sitting and drinking in the amazing views.

The open dining room, which is illuminated

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Situated one of Beacon Hill's prettiest streets, 39 Chestnut has a penthouse duplex that is on the market for \$1.239 million.

PHOTO BY KATHLEEN ZIGMONT

Double waterfront duplex has a deeded marina slip

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requires regular chairs instead of perching stools is distinctive too.

Antipodal to this adult kitchen is the children's "painting room," another large space with a wet bar, refrigerator, counters and a built-in lounge, with convenient shelving that's literally part of the woodwork.

For entertaining purposes, this is a large territory for party guests, with a convenient powder room just around the corner. Picture windows above the couch let in an amazing vista of Boston Harbor that is totally singular to this condominium of all the condos in Boston.

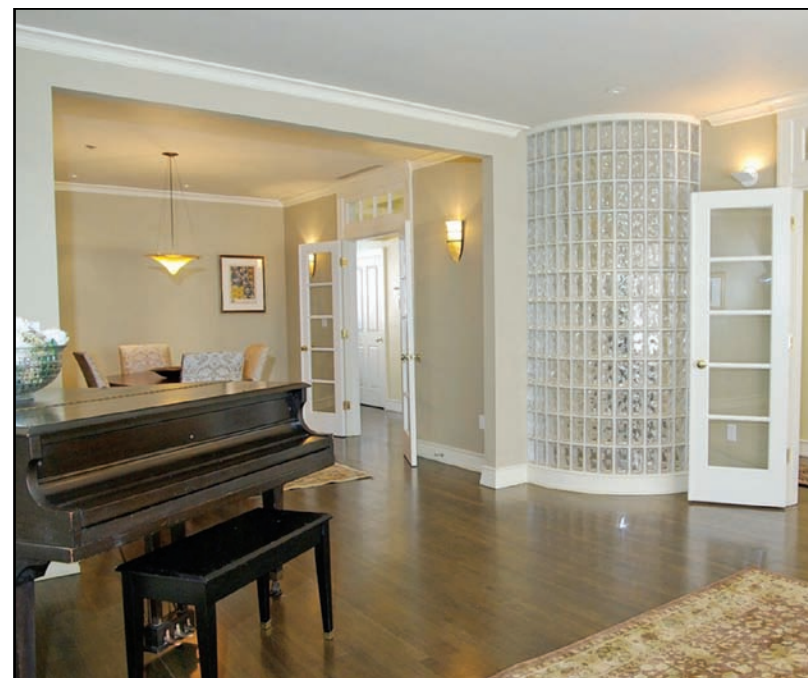
Climb the full-size stairs to a second floor that includes five bedrooms, four full baths, a full-size laundry room, two balconies with views out to the ocean, and seven closets with many walk-ins with built-ins. There is so much space for family, friends, friends of family and anyone else invited to occupy the guest rooms.

Two of these bedrooms have full



A gurgling fountain set in blooming gardens is the immediate view from the townhouse balconies.

PHOTO BY MONICA COLLINS



The living room of the townhouse is glassy and glossy, with light streaming in.

COURTESY PHOTO / OTIS & AHEARN REAL ESTATE

en suite baths. All of the bedroom floors are covered in thick wool vanilla-colored Karastan carpet.

One room facing out to sea could clearly be a den or a study, sharing the same balcony as the master bed-

room and floor-to-ceiling windows. The master bedroom has these windows, as well as a door out to the

balcony that overlooks the harbor. The master also has two large closets, with custom built-ins and a bathroom with marble galore, a glass shower and a Jacuzzi tub.

A laundry that isn't hidden behind accordion doors nor folded into some other space is an appreciated feature of this second floor. The full laundry room, with a soaking sink, occupies an area big enough for folding and ironing, with extra footage for drying racks.

The many amenities of this townhouse at Burroughs Wharf include two deeded parking spaces in a garage built underneath the two Burroughs Wharf buildings. You are able to fetch your own car whenever you want.

But if a car is too ordinary and you want to cruise on the sea, what about a vessel? This property has many lifestyle advantages, including a private boat slip of your very own.



The children's area of the kitchen features its own refrigerator for juice boxes and other refreshments and a built-in lounge with shelving.

COURTESY PHOTO / OTIS & AHEARN REAL ESTATE



This spectacular kitchen includes cherry cabinets, including a glass-fronted pantry closet, a granite island and a built-in dining table/breakfast bar.

COURTESY PHOTO / OTIS & AHEARN REAL ESTATE

DETAILS

Address: Burroughs Wharf, TH103-104, 50 Battery St., Waterfront

Price: \$3.5 million

Size: 3,738 square feet

Age: 1989-1993

Taxes: \$21,525 (with residential exemption)

Condo fee: \$2,421 per month

Features of building: A waterfront development with 69 units

in two buildings at Burroughs Wharf; 24-hour concierge, security; pet-friendly; water shuttle to Logan Airport and other destinations.


Features of home: Spacious double townhouse with two separate entrances, a gracious one for adults that leads to living and dining rooms and another for children lined with built-in shelving; views from nearly every room; contemporary kitchen with cherry cabinets, granite counters and large center island and breakfast bar; custom glass

tile work in backsplash and stainless steel appliances; adjoining doppelganger kitchen, called an "art room" that has a sink, refrigerator, cabinets; master bedroom suite with two large closets and marble spa bath; expansive private deck; laundry room with soaking sink and full-size washer and dryer; wired throughout for Internet, cable and telephone; deeded garage parking for two cars plus deeded marina slip for a boat.

Close by: Boston Harbor, the new Fairmount Hotel, with a spa

and gourmet restaurant; North End and its dining spots and festivals; short walk to Christopher Columbus Park, Faneuil Hall Marketplace, the Financial District; easy access to MBTA Blue Line at Aquarium Station, Route 93, Logan Airport.

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 This property may be seen by appointment

