



The spacious living room has a stunning gas fireplace and an outdoor terrace.

Great waterfront penthouse is a spectacular sale in May

One of the stunning waterfront penthouses at Burroughs Wharf was among the city's spectacular sales in May.

Carmela Laurella of CL Waterfront Properties was both the listing and selling broker for this 2,322-square-foot triplex at 50 Battery St., which has southern and northern exposures and sweeping views of the harbor.

It sold for \$2.595 million. That translates to nearly \$1,118 per square foot.

"It was completely renovated" during the past three years, she said. "The master bath was taken down to the studs and rebuilt, creating a spa." A Japanese soaking tub and a steam shower were installed, and shoji screens imported from Japan were added to conceal storage shelves in the bath.

The fireplace in the living room was taken apart and rebuilt as well. The entry to the home opens into the main living spaces, with a powder room and a sleek kitchen on the left and an open dining room and living room straight ahead. The maple flooring was pickled and bleached and gleams. Floor-to-ceiling windows flank a set of double glass doors that open onto a spacious terrace.

The top floor or seventh floor comprises a master bedroom suite with two spacious closets and a study, off which is another balcony. The bottom level or fifth floor has two



The grand kitchen features stone counters, custom-built cabinetry and top-of-the-line stainless steel appliances.

more bedrooms with en suite baths and roomy closets. The smaller bedroom has a three-window bay.

The larger bedroom could serve as a family room, especially because there is a similarly sized deck as that off the living room. This room also has a refrigerator and a wine cooler for added convenience.

Between the two bedrooms in the hall is a custom-built wine-storage area that can hold more than 760 bottles, and around the corner is room to store two more cases.

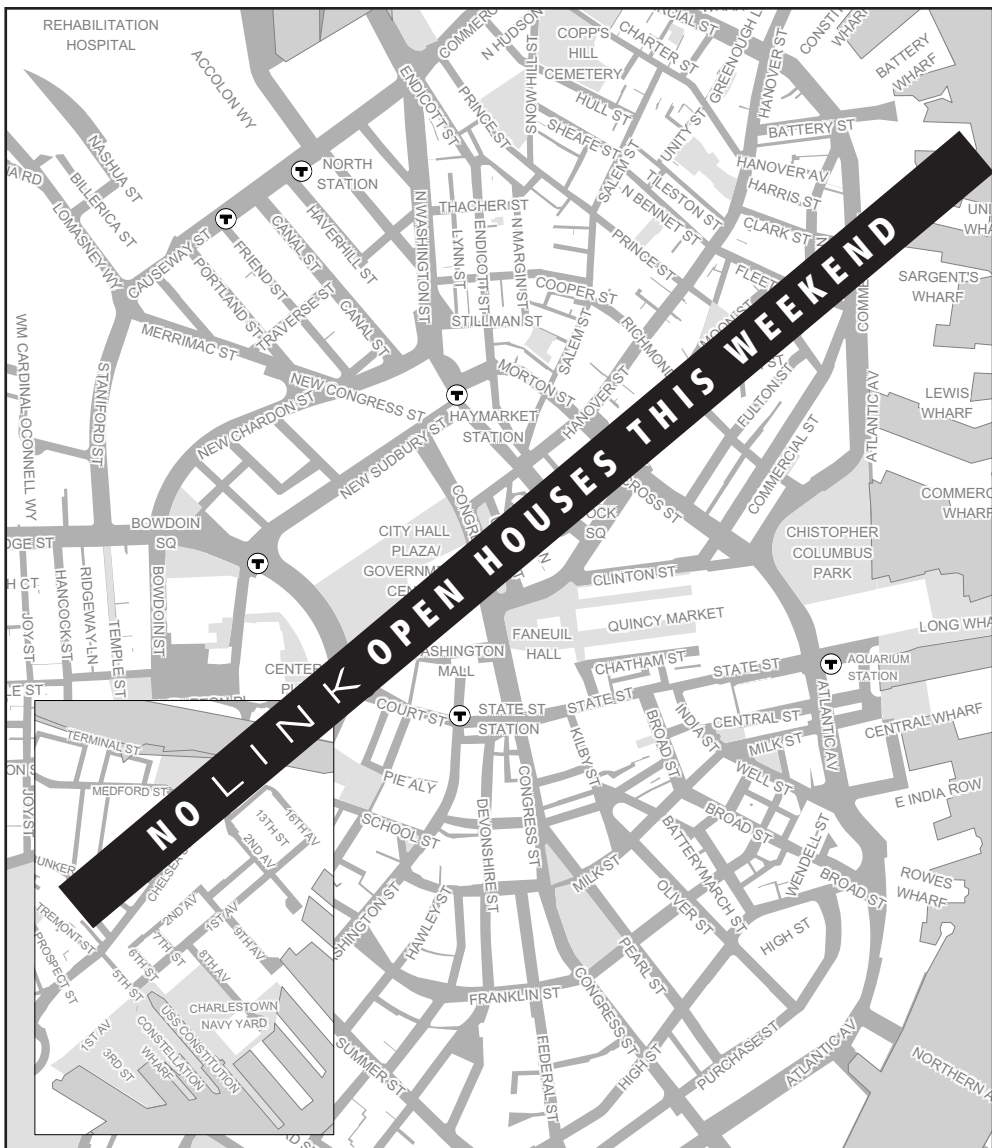
Other amenities include an in-unit laundry, central air conditioning and all the benefits of a full-service building, staffed with a 24-hour concierge. Two deeded garage parking spaces are included in the sale. Nearby are a marina and the new luxury Fairmont Battery Wharf hotel.



The master bath was totally renovated to create a spa with a feng shui sensibility. COURTESY PHOTOS / CL WATERFRONT PROPERTIES



WATERFRONT/NORTH END OPEN HOUSES



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Photography exhibit

The Flash Forward Festival Boston will be held from Thursday, June 2, to Sunday, June 5, at the Fairmont Battery Wharf, 2 Battery Wharf.

The Magenta Foundation will host this free satellite festival of works by emerging photographers from Canada, the United Kingdom and the United States.

The festival will include lectures about self-publishing, branding, marketing and other topics related to photography, panel discussions, exhibitions and receptions.

Further information is available at www.flashforwardfestival.com.

Festival of Bands

The 23rd annual Boston Festival of Bands will be held from 11 a.m. to 6 p.m. Saturday, June 4, at Faneuil Hall Marketplace, 1 Faneuil Hall Square.

The Metropolitan Wind Symphony will host the festival that will include several of New England's finest wind ensembles, including the American Band, Casco Bay Concert Band, Metropolitan Wind Symphony, Windham Concert Band, Sharon Concert Band, Concord Band and Rhode Island Wind Ensemble. Admission is free.

For more information, call 617-983-1370 or visit www.mws-boston.org.

Pavilion opening

The Boston Harbor Island Alliance will host the grand opening of the Pavilion on the Rose Kennedy Greenway at 11 a.m. Thursday, June 2, at the Pavilion between Faneuil Hall and Long Wharf.

This will be the gateway to the Harbor Islands National recreational area and will bring together the National Park Service and the non-profit Boston Harbor Island Alliance.

Guest speakers will include Gov. Deval Patrick, Mayor Thomas Menino and Victoria Reggie Kennedy.

Visit www.islandalliance.org/pavilion for more information.

Film festival

The North End Branch Library, 25 Parmenter St., will host "The Legacy of Merchant and Ivory," a series of films by these legendary filmmakers, from 6 to 8 p.m. Wednesdays during June.

Titles will include "Jane Austen in Manhattan" June 1; "Heat and Dust" starting at 5:30 p.m. June 8; "A Room With a View" June 15; the Oscar-winning "Howard's End," also starting at 5:30 p.m. June 22, and "Before the Rains" June 29.

Call 617-227-8135 for further information.