

Waterfront townhouse features an exquisite panorama



Townhouse 21 is the last residence on Union Wharf, offering a one-of-a-kind unobstructed view of Boston Harbor.

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CORRESPONDENT

The phrase "stunning view" is an overused real estate cliché, but that phrase doesn't begin to do justice to the view from Union Wharf's Townhouse 21.

From every room in the three-floor townhouse, the homeowner has an unobstructed view of the Boston Harbor. And since it's the last townhouse on the wharf, the owner can be assured that no other structure would someday block the view.

"There will never be any obstruction to this townhouse, which is something you can't say about (residences on) the other wharves," says Carmela Laurella of Otis & Ahearn, who has listed this property. "This is clearly the most valuable townhouse on Union Wharf — maybe on the waterfront."

The most spectacular feature of this \$4.5 million, 2,300-square-foot townhouse is the spacious wrap-around deck that rests above the water.

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Town house on Union Wharf has a fabulous location

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"It is one of the largest decks on the harbor, if not the biggest," says Laurella.

The deck, which is accessed through the living room, is 34 feet, 6 inches by 13 feet facing east and 8 feet by 34 feet, 2 inches facing south. There's not a better place on the waterfront to hold a barbeque as guests can watch the commercial and pleasure boats pass on the open water.

Massachusetts state law requires public access along the ocean, but Townhouse 21 is exempted from the law. There is no public walkway around Union Wharf, unlike many other wharves on the Boston waterfront. The privacy here is total. "Unique" is another word tossed around too easily, but there is no place that quite offers the view and privacy that Townhouse 21 does.

"Truly this is one of a kind," says Laurella. "It's just so special."

Although the astounding view might be the best feature of this three-bedroom townhouse, the inside is also quite impressive.

The first floor is an inviting open space, bathed in natural light flowing through the oversized windows. It includes an eat-in kitchen, a half bath, a dining room with a bay window, and a living room with hardwood floors and beamed ceilings. The living room also has a wood-burning fireplace with a striking mantel.

The second floor includes a den, two bedrooms, a washer and dryer, and a second bathroom. The spacious den includes marvelous built-in bookcases and a matching roll-top desk.

The master bedroom suite on the third floor has a skylight, and there is a deck measuring 6 feet, 2 inches by 17 feet off the master bedroom that provides total privacy. It also offers a fantastic view of both the harbor and the Boston skyline. It's easy to picture the homeowners taking their coffee and Sunday newspaper onto the deck while soaking in the sun on a summer morning. The en suite



The wrap-around deck at Townhouse 21 sits above the water, providing an unobstructed view of the commercial and pleasure boats on Boston Harbor.



The kitchen boasts top-of-the-line appliances, white paneled cabinetry and a hardwood floor laid on an angle.

bath is spectacular. It includes a sunken Jacuzzi, a custom vanity and a walk-in shower that includes a large window to see, of course, the ocean.

There is also a surprisingly large storage area on the third floor. And there is a flue that could be used for a second fireplace in the master bedroom.

One special aspect of the townhouses on Union Wharf is that they have more of a neighborhood feel

than many of the residences on the waterfront. The red brick townhouses are surrounded by a manicured landscape and are far enough off Commercial Street to mute the traffic noise. There is an outdoor heated pool steps from the front door and a marina if the owner needs a slip for his boat. Pets are welcome.

"It's the most residential of all the wharves," says Laurella. "It has a very residential feel. It's like indi-



A dining area has been arranged in front of the bay window to capitalize on the spectacular views.



This inviting living room with its floor-to-ceiling windows creates the feeling of being surrounded by the harbor.

COURTESY PHOTOS / OTIS & AHEARN REAL ESTATE

vidual homes."

The townhouse comes with one parking spot and a second one can be rented for \$300 per month. Guest parking is relatively inexpensive, she says. The parking area is secured 24 hours a day. There is a common roof deck on a three-story granite building near the townhouses.

Union Wharf is one of the most prestigious addresses in Boston, she says. It is just steps from

Boston's historic North End and minutes from downtown.

Union Wharf was built in the 1830s as a warehouse for imported shoes and was converted into condos in 1979.

The wharf, which is listed on the National Register of Historic Places, houses two buildings in addition to the 23 three-level townhouses. It consists of 89 units of which 70 are residential and 19 are commercial/residential.

DETAILS

Address: Townhouse 21 Union Wharf, Waterfront

BR/BA: Three bedrooms, two-and-a-half baths

Age: 1979

Price: \$4.5 million

Size: 2,300 square feet

Taxes: and condo fee: \$15,197

Condo fee: \$1,420 per month

Features of complex: Twenty-three three-level red brick townhouses separate from the two main wharf buildings; an outdoor heated pool; well-manicured landscape; 24-hour gated parking; marina; on-site manager and maintenance staff; common roof deck.

Features of unit: A view of Boston Harbor from every room; wrap-around deck over

water; private deck off master bedroom; bay window in dining room; living room with beamed ceiling, fireplace and floor-to-ceiling windows; den with built-in bookcase and roll-up desk; master bath includes walk-in shower with oversized window looking out to harbor, sunken Jacuzzi, and custom vanity.

Close by: Boston's North End, including Old North Church, Paul Revere's House, and

many of the best restaurants and shops in Boston. Minutes to Downtown Boston, including North Station, Quincy Market and the Financial District. Easy access to the MBTA and 93.

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There will be an open house at this property Sunday, May 21, from 2 to 3 p.m.

