

# BOSTON HOMES

## THE COMPLETE GUIDE

AUGUST 25 - 31, 2007 SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER &amp; EAST BOSTON

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*Boston prices,  
sales are up  
from July 2006*

BY MARILYN JACKSON  
STAFF WRITER

Overall median sale prices in July in the 11 neighborhoods covered by Boston Homes increased from those of a year ago, but the number of sales increased in just six areas. In a month-to-month comparison, the median sale prices were higher in five neighborhoods, but the number of sales increased in only three areas, according to the Listing Information Network.

The data from The Warren Group, which collects data from all the registries of deeds across the state, and the Massachusetts Association of Realtors, which compiles data from its members, show slightly different numbers.

Suffolk County condo sales increased year-over-year, but median prices slipped; for single-family statistics, the numbers dipped in both categories, according to Banker & Tradesman, published by The Warren Group. The MAR reported this week that the median sale prices for condos and single-family homes rose between July 2006 and 2007, but fell by small percentage points in a month-to-month comparison. Sales numbers, however, dropped in July from those in June. More single-family homes were sold in July than a year ago, and just two fewer condo sales were recorded for the same time period.

What does all this mean? That real estate is cyclical and that a one-month snapshot cannot portray a complete picture of the activity in the real estate market. Where is the property located? How many sales transpired? Did a number

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## Two waterfront condos are spectacular

BY PENELOPE LANE  
CORRESPONDENT

In the North End, two wonderful condominiums may share space in a historic building, but each displays a distinct and individual style. One, a sleek contemporary duplex penthouse with extraordinary views of Boston Harbor from both the living space and huge roof deck, offers loft living at its best. The other, an elegant floor-through home, features lovely finishes and built-ins, and most of its furniture is included in the sale.

Housed in the former Gandolfo Olive Oil Company's warehouse at 500 Commercial St., both properties are being offered for sale. The penthouse is priced at \$3.9 million, and Unit D at \$1.95 million. Carmela Laurella of Otis & Ahearn Real Estate is marketing both.

The small brick building, constructed in the 1890s, was converted to condominiums in 1999 and contains only five units, all of them owner-occupied. The penthouse is two combined units, and its primary living space is on the top floor. There is direct elevator access to it and also to the lower bedroom level and to Unit D as well. The penthouse space itself is big and bright and open. In addition to being a splendid place for enter-

taining, it is wonderfully suited for modern family life. Twelve-foot beamed ceilings, white painted brick walls and an expanse of pale ash flooring create an appealing room with distinct living and dining areas. Windows on two walls serve to frame views of the harbor and surrounding parkland that are truly panoramic and really become a feature of the interior décor. There are two Juliet balconies at the front and a much larger balcony on the side.

The living area features a massive marble and limestone wood-burning fireplace. The dining area is adjacent to the open chef's kitchen, separated by a huge mahogany island with honed granite counters and an industrial Viking four-burner gas range with both grill and griddle. Other appliances include a Sub-Zero refrigerator and Bosch dishwasher. Glass-fronted mahogany cabinets are on the back wall, and a mirrored backsplash reflects the light from the front of the room.

Behind the kitchen is a study/home office that could also serve as a fourth bedroom. There is a full bath with handsome Italian tile across the hall. A large family room/media center completes this level.

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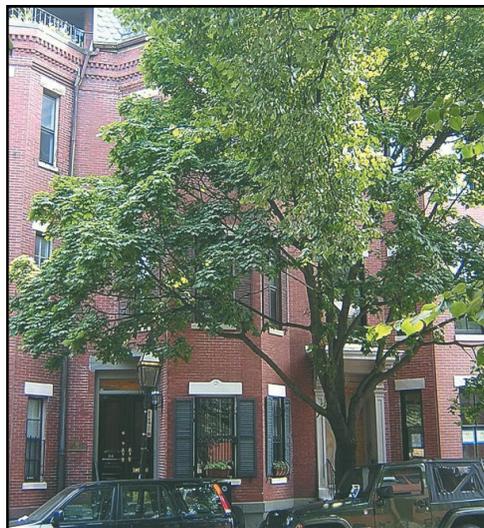


A new brick entrance to the condominiums at 500 Commercial St. in the North End is recessed and features an elegant doorway. A third-floor condominium and a penthouse duplex are on the market for \$1.95 million and \$3.9 million, respectively.

COURTESY PHOTO / OTIS & AHEARN REAL ESTATE

## South End home lies in 'Golden Triangle'

BY JUNE ALBRITTON  
CORRESPONDENT



This single-family home at 44 Appleton St. in the South End, a one-time bed-and-breakfast, has four bedrooms and four baths and is listed at \$1.6 million.

PHOTO BY JUNE ALBRITTON

The home at 44 Appleton St. in the South End must be one of the most versatile in the city. It was built as a single-family home around 1868. Later it was used as a bed-and-breakfast. The present owner reverted it to a single-family home, but its possibilities seem almost limitless. The 3,437-square-foot home contains four bedrooms, four baths, beautiful well-proportioned rooms and magnificent views. Geraldine Scotti of Gibson Sotheby's International Realty has listed the home for \$1.6 million.

Appleton Street is convenient to both the South End and to the Back Bay. The one-way street runs from West Canton Street to Berkeley and to Tremont Street. It's in the "Golden Triangle" of the South End, says Scotti, and No. 44 is just around the corner

from the Clarendon Street building that Graham Gund designed in 1991 for the Boston Ballet.

The red brick rowhouse with its tan stone sills and lintels and mansard roof presents a lovely Victorian image. Wooden exterior shutters enhance the windows, which are sash types until the top floor where case-ment windows are just inside the wrought iron cornice.

A period light fixture illuminates the dark double front doors that are just a few steps up from the wide sidewalk. A brass plaque beside the doors is engraved with the number and street, and brass hardware, kick plates and the mail slot embellish the doors. A gas street light and a tall, leafy tree are in front of the house, which has an angular bay.

The tile floor of the entry at 44 Appleton is colorful and skillfully arranged. It quite possibly is from the company in England that

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# Two waterfront condos offer million-dollar views

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The angular custom staircase, a sculptural composition of steel and glass, descends to the bedroom level. At the front is the master bedroom, which has another balcony and enjoys the same views as the living room upstairs. It also has a large fireplace. An ample dressing area with a walk-in closet leads to the master bath, a large room, simply tiled in marble, with two vanities and a walk-in shower.

A second bedroom and full bath also are found on the level and, at the back is a huge children's bedroom with lots of play area.

The private roof deck is enormous and offers one of the best spots anywhere for watching the Tall Ships when they return to Boston in a couple of years.

One floor below the penthouse is Unit D, a beautifully decorated home that features the same high, beamed ceilings, exposed brick walls and large windows as the penthouse, but it also has more traditionally finished touches. Faux-painted walls in lovely soft colors add a soft sheen to the rooms, and there are elegant window treatments throughout. This home,



A large mahogany island topped with granite defines the penthouse kitchen, which is open to the dining area. Stainless steel appliances, glass-fronted mahogany cabinets and a mirrored backsplash add elegance to this space.



The living area of the penthouse is on the top floor and features a gorgeous wood-burning fireplace of marble and limestone, high, beamed ceilings and ash flooring.

COURTESY PHOTOS / OTIS & AHEARN REAL ESTATE

which has a Juliet balcony, is being sold furnished, and its new owner can literally move right in.

The living room is at the front of the unit and flanking its large gas fireplace are custom built-in bookcases. To one side, there is a nice bar area with a wine cooler. On the other side, a small seating area takes advantage of the water views. The dining area is formally furnished

with a long table, a side-board and a crystal chandelier.

Glass-fronted cherry cabinets line the kitchen wall. The room features a long breakfast bar with a granite top. The stainless steel appliances include a Thermador five-burner gas range, Sub-Zero refrigerator and Bosch dishwasher.

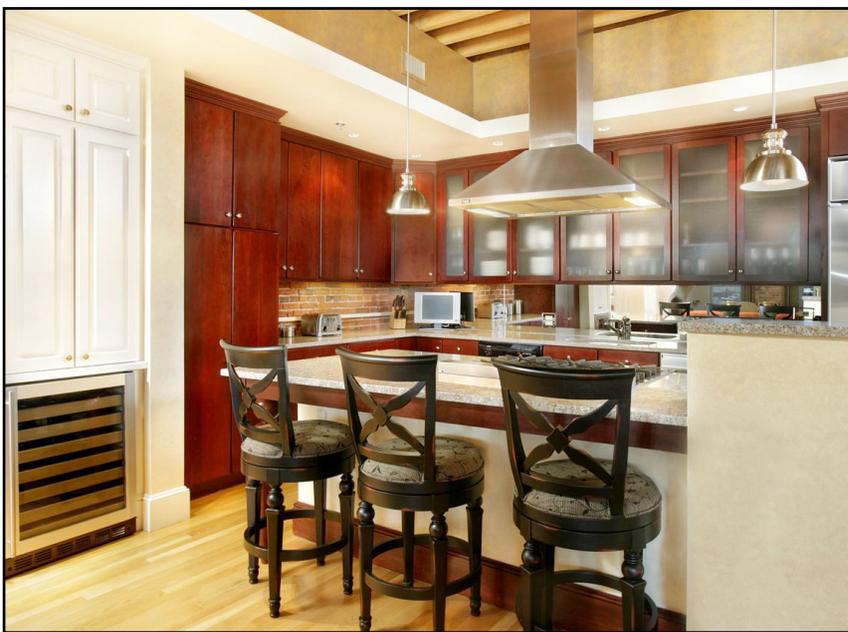
A good-sized den is behind the kitchen. It would make an excellent

home office or, in a pinch, a guest room.

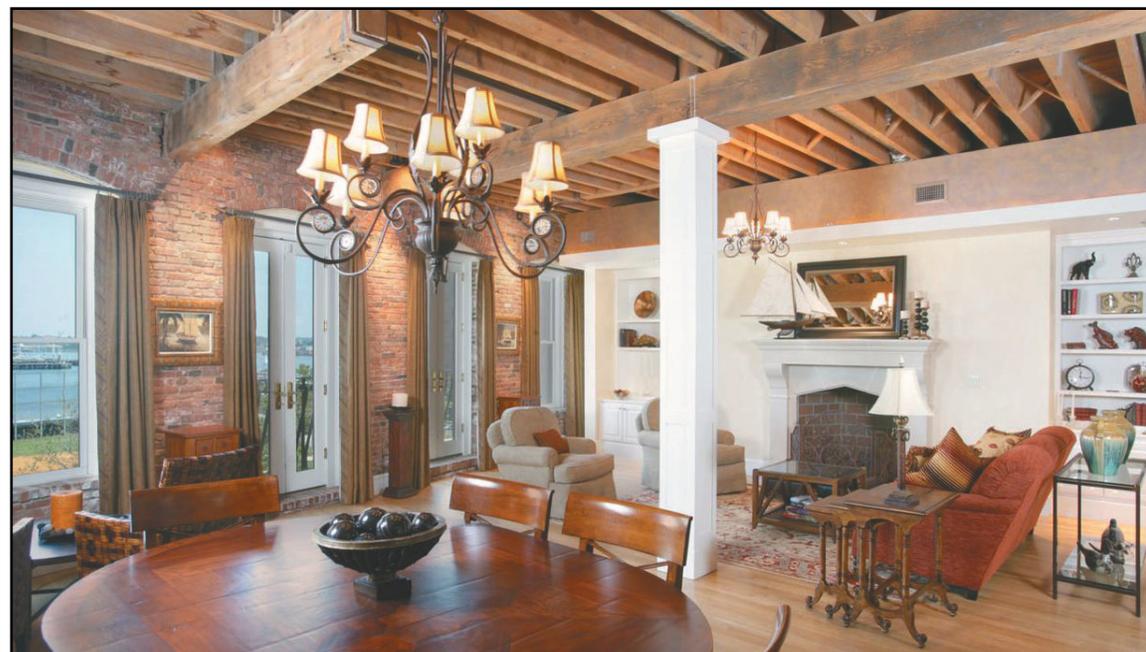
The master bedroom is tucked away at the quiet rear of the unit, and it is quite large. On one side of the room is a big California-style walk-in closet. Next door is the master bath, which features a double vanity, walk-in shower and linen closet. The guest bedroom is next door, and there is a full marble bath in the

hall just outside.

Amazingly, the condo fees for both homes include heat, hot water, air conditioning and gas for cooking. Both have excellent closet space and in-unit laundries. Both also have deeded parking in the underground garage; the penthouse has three spaces and Unit D, one. This boutique building is professionally managed and pet friendly.



The kitchen boasts stainless steel appliances, a long breakfast bar with a granite top and cherry cabinetry, some with glass fronts. Exposed brick serves as the backsplash above the counters, while a mirror has been placed above the sink.



The dining and living areas in Unit D include stunning views of Boston Harbor. A sitting area has been created next to the fireplace and built-in bookcases.

## DETAILS

**Address:** 500 Commercial St., Waterfront/North End

**Penthouse:** Four-plus bedrooms, three baths, 3,500 +/- square feet, \$3.9 million. Taxes, \$28,410 (FY 2007), condo fee, \$1,872 per month

**Unit D:** Two-plus bedrooms, two baths, 1,962 +/- square feet, \$1.95 million. Taxes: \$14,867 (FY 2007 with residential exemption), condo fee, \$1,062 per month

**Age:** Circa 1890s, 1999.

**Features of building:** Nineteenth

century brick warehouse converted to five condos with direct elevator access, in-unit laundries, pet friendly.

**Features of units:** Penthouse duplex has enormous roof deck, open living space with exposed brick walls, beamed ceiling, wood-burning fireplace, vast windows and balcony; state-of-the-art kitchen with granite counters, stainless steel appliances, mahogany cabinets, media room and fourth bedroom; master bedroom suite with fireplace and two

other bedrooms with full bath on lower level; three deeded garage parking spaces. Unit D is exquisitely decorated floor-through with direct harbor views; beautiful built-ins and marble and limestone fireplace in living room, large dining area, chef's kitchen with breakfast bar, granite counters, cherry cabinets and stainless appliances; study/media room; huge master bedroom and bath; guest bedroom with bath; deeded garage parking; most furniture and furnishings included in sale;

**Close by:** North End restaurants and shopping; easy walk to Downtown and Financial District; Puopolo Playground; TD Banknorth Garden; MBTA Orange and Green Lines and commuter rail nearby; easy automobile access to Route 93 and Logan Airport.

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These properties may be seen by appointment.

