



The living room is elegant with its dark walnut floors and a coffered ceiling. A large balcony presents phenomenal harbor views.

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The kitchen has a large walnut island topped with verde marble and a brass hood above the cooktop and grill. Located off the kitchen is a private deck. There is a two-sided stone fireplace too.

Superlative views and design define penthouse on water

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CORRESPONDENT

If you were constructing the ultimate waterfront condominium, what would you include? Certainly, you'd make sure to line the perimeter with beautiful windows, flooding the place with natural light and displaying breathtaking views of the harbor and the city from every room. You would design a fabulous chef's kitchen and great spaces to gather for parties. You'd ensure that there were magnificent bedrooms and baths, with capacious built-ins everywhere. And you would arrange for wonderful outdoor spaces, with private decks and step-out balconies, plenty of parking and a deeded marine slip.

This ideal unit already exists in a luxurious 24-hour concierge building at Burroughs Wharf. Penthouse 12 is a triplex, and it's the ultimate private waterfront residence combined from two fabulous units. This home absolutely shines, with nearly 4,500 square feet of sunsplashed living space, decorated in impeccable taste.

Carmela Laurella of Otis & Ahearn Real Estate is listing the

home for \$7.5 million. "You have an immediate feeling of the harbor the moment you step off the elevator," Laurella says. "It's just an incomparable view."

Once you're inside the unit, you're pulled straight into the European-style eat-in kitchen, a warmly welcoming space that has its own private deck and a two-sided stone fireplace.

A large, walnut furniture-style island is the centerpiece of the room. On one side is a breakfast bar; on the other is a KitchenAid halogen cooktop with Gaggenau grill. An astonishing polished brass hood hangs overhead, drawing all eyes up to the aged wood beams in the ceiling.

Cabinetry is white-finished wood and glass, and the room has a tremendous volume of pantry space. Not merely functional, this kitchen is also artful. The backsplashes are emerald green and white tiles. Countertops are verde marble, and the floor is set in a beautiful pattern in limestone and green marble. The deep farmhouse sink has brass faucets. All of the appliances are top-of-the-line, including a Bosch dishwasher,



The octagonal-shaped library is richly appointed with a mahogany bookshelves and a brass chandelier. In the next room is a soundproofed home theatre, which has a balcony.

Thermador double ovens and a Sub-Zero refrigerator. "It's a dream kitchen," she says. An enormous pass-through connects the kitchen with the living and dining room, where the dark walnut floors gleam in the light from multi-paned windows looking out over a fabulous balcony. Fish glide in a vast aquatic tank. A coffered ceiling adds dimension to the room, and built-in bookshelves line the walls.

To make the space especially guest-friendly, there is a wet bar in the wide hall between the kitchen and the living area and an elegant marble powder room off the front foyer.

Up a graceful custom-designed staircase, on the second floor, the home's master suite is truly unique. With its water views and cathedral ceiling, the master bedroom is all about space. Mahogany built-ins and a custom closet/dressing room provide storage for this room. "You have your bed and end tables; you don't need any other furniture," Laurella says.

The enormous en suite master bath is magnificent, with a white marble double vanity and mahogany cabinets. The bidet and toilet are in a separate room. An oversized steam shower has etched glass doors, and one of the unit's best views is from the Jacuzzi.

A nearby study is delightful, with grasscloth on the walls and a terrace with a north view of the harbor.

Down the hall, a guest suite painted a soft yellow magnifies the sunlight flowing into the room. A built-in on one wall manages to look both contemporary and feminine.

The yellow and white tiled bathroom adjacent to the bedroom is cheerful and relaxing.

There are more bedrooms a cou-

ple of flights down, including one that the homeowners built for their grandchildren. Called "The Bunkroom," it has four bunk beds built into the walls. The room is bright and crisp and would also be a great exercise room, since it has a pristine cobalt blue and white tiled bath next to it.

A very quiet guest room is tucked away in the corner on this floor. Visiting children or a nanny could be very comfortable there.

Some of the best rooms in the unit are on this level like the masculine, octagonally shaped library with mahogany bookshelves and an impressive brass chandelier. Just outside the library is a wet bar with a large wine refrigerator. Next to the library, there is a soundproofed home theatre with a balcony overlooking the harbor.

A sunny garden room in the south corner of the unit was once filled with orchids. It sports an aquatic tank, soapstone skin and counter, and a floor tiled with limestone and green marble. The terrace off the room would be a gorgeous place to sit in fine weather.

"There isn't a room without a view," Laurella says.

DETAILS

Address: Burroughs Wharf, 40 Battery St., Penthouse 12, Waterfront

BR/BA: Four-plus bedrooms, four full baths, two half baths

Age: 1979-1983; 1996-1997

Price: \$7.5 million

Size: 4,500 +/- square feet

Taxes: \$29,986 (FY 2006)

Condo fee: \$4,711/month

Features of building: A waterfront development with 69 units at Burroughs Wharf, with on-site management, 24-hour concierge service and water shuttle to Logan Airport.

Features of unit: Sumptuous triplex condominium, with walls of windows showing panoramic city skyline and harbor views; two wood-burning fireplaces, two pri-

ivate decks, several step-out balconies; custom finishes, top-of-the-line marble and limestone kitchen; cathedral ceiling master suite with mahogany built-ins and huge walk-in closet/dressing room; marble master bath with steam shower and Jacuzzi with view; laundry in unit; three deeded garage parking spaces and deeded marina slip.

Close by: North End restaurants and shops, Boston Harbor, City

Hall Plaza, Government Center, Faneuil Hall, New England Aquarium and Logan Airport; easy access to MBTA Green and Blue Lines, Storrow Drive, Route 93 and the Mass. Turnpike.

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This property may be seen by appointment.

