

BOSTON HOMES

THE COMPLETE GUIDE

DECEMBER 22 - 28, 2012

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



When the clock strikes 12, the first of the fireworks display will be launched in Boston Harbor.

COURTESY PHOTO / FIRST NIGHT BOSTON

First Night Boston is a time to celebrate

The country's oldest and largest New Year's Eve arts festival, founded in Boston 36 years ago, promises this year to be an extravaganza to remember. The entertainment is designed to appeal to all ages.

The daylong festival of art, music, dance, ice sculpture and other activities begins at noon Monday Dec. 31, in locations ranging from the Back Bay and the Fenway to Downtown Boston and the Waterfront and culminates with a spectacular explosion of light and color and sound over Boston Harbor provided by Zambelli Fireworks.

And in between, more than 1,000 performing artists will take part in some 200 exhibitions and events.

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Boston Homes will not publish Dec. 29 but will return Jan. 5.

Happy holidays!

New Back Bay penthouse is über luxe

BY MONICA COLLINS
CORRESPONDENT

A Back Bay penthouse triplex at 289 Marlborough St. is a stunning makeover of taste and style. The condominium features brand new luxury finishes and appointments. Yet, the "feel" of the place is historic, comfortable and quite cozy, despite its generous space with five bedrooms and three-and-a-half baths.

Gary Lazarus, Monte Levin and Roberta Orlandino of Coldwell Banker Residential Brokerage have listed this home at \$4.45 million.

Built in 1871 as a single-family townhouse and today comprising two new condominiums, the building still has its vintage finishes such as moldings and wainscoting. The entrance leads you directly to the elevator for the triplex.

The generous-sized elevator cab is paneled with gleaming custom finish woodwork, and the car glides to the upper floor where there's the kitchen and open concept living area. On each floor, the elevator

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The penthouse triplex at 289 Marlborough St. in the Back Bay features a paneled Sub-Zero refrigerator with a leaded glass frontispiece and an abundance of marble and granite. It is listed at \$4.45 million.

COURTESY PHOTO / COLDWELL BANKER RESIDENTIAL BROKERAGE

Waterfront penthouse is stunning

BY NANCY MURRAY YOUNG
CORRESPONDENT



The waterfront penthouse duplex at 500 Commercial St., listed at \$4.299 million, has an open floor plan and access to a balcony.

COURTESY PHOTO / ELEVIN STUDIOS

The penthouse at 500 Commercial St. is a meticulously restored, gracious residence on the waterfront in the North End, Boston's oldest neighborhood. It encompasses two stories in a beautifully renovated historic building, which was the former home of the Gandolfo Olive Oil Company.

Carmela Laurella of CL Waterfront Properties has listed this grand duplex at \$4.299 million.

Surrounded by a pastiche of colonial landmarks, bustling streets of small businesses and outstanding restaurants and recreational facilities – steps away from the Boston Harbor Walk and the Freedom Trail – within walking distance of Faneuil Hall, the New England Aquarium and the Financial District – living at 500 Commercial St. offers the very best of community living and urban convenience.

Exiting the private elevator that takes you from the taste-

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Waterfront penthouse has harbor, city views

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ful lobby to the unit's second level, you step into a stunning great room that sets the style and tone for the residence – a handsome blend of 12-foot ceilings and exposed brick walls and beams dating from the original building, brightened by extended arch windows and glass doors opening onto expansive views of the historic waterfront.

The views entice you across the polished oak floors to the living area of the great room for a better look. Two of the doors lead to a private balcony, facing the granite obelisk of the Bunker Hill Monument and the USS Constitution (Old Ironsides) at her berth in the Charlestown Navy Yard.

[Directly across the street, on the site of an old swimming beach and bathhouse, is Puopolo Park, designed in 1894 as a multi-purpose recreation area with the nation's first public benches. Today, a charmingly restored bathhouse offers facilities for residents who use the seasonal swimming pool and separate children's shallow spray pool.]

On the opposite wall, built-in glass shelves with recessed lighting flank the stately white marble and limestone wood-burning fireplace, which complements the white-painted brick in the great room.

From this private vantage point, one can sip a cold drink and enjoy "courtside seating" for any number of games played by neighborhood teams on the park's well-used baseball diamonds and basketball court, as well as on the playground, softball diamond and three regulation bocce courts in the adjacent Langone Park.

In the spacious area between the elegantly



The private roof deck measures 32 by 16 feet and has enough space for chaise longues, a dining table and chairs and a fully equipped kitchen.

simple living room and the open kitchen, the current owners have created a lovely formal dining room. The classic linear pendant chandelier would be well suited to a more casual arrangement, as well.

Clean, contemporary lines and a functional layout distinguish the custom chef's kitchen, which is separated from the dining area by a gleaming black granite cooking island. Amber art-glass pendant lights and a sleek stainless steel ceiling-mounted range hood are suspended above the Viking gas range, where the cook can prepare dinner while chatting with guests and, perhaps, admiring a waterfront sunset.

Beam-mounted gallery style lighting dances off the Italian sea glass backsplash and illuminates dark wood cabinets, granite countertops and an array of top-of-the line stainless appliances.

Down the hall, across from a full bath, a cozy his-and-her office could be used as a study or an additional bedroom.

Also on this level is an inviting media/family room, where the natural exposed brick



The master bedroom features exposed brick and hand-hewn beam that were part of the original building constructed at the turn of the last century.

COURTESY PHOTOS / ELEVIN STUDIOS

walls, built-in shelves and gallery lighting create an excellent setting for many interpretations. Large windows offer another northern-exposure view of Bunker Hill and the Navy Yard.

Three bedrooms, two baths and abundant closet space, as well as a small laundry room, are on the lower level of the residence, which can be accessed by the private elevator or a staircase from the foyer of the second level.

The brick walls and exposed beams are featured throughout these rooms, as well,

maintaining the unified, historic integrity of the home, while more modern touches, like graceful wooden ceiling fans, enhance comfort.

In the generously proportioned rear bedroom, beautiful solid wood doors open to a wrought-iron fire escape, and two large windows welcome the light. In this room, a small area of white and gray brick – a remnant of the olive oil company days – is an interesting decorative element.

There is a smaller bedroom – perfect for a child's playroom, extra office or personal retreat – plus a delightful guest bathroom complete with a spa tub, shower and a beautiful stained glass window!

With its huge fireplace, private balcony, walk-in closet and dressing area the master suite is absolutely splendid. The en suite bath boasts a granite-topped double vanity, dual head shower and Jacuzzi tub.

Completing this exceptional property is a 32- by 16-foot roof deck with custom wood flooring, a fully equipped kitchen, redwood planters, a rustic dining table that seats eight, a smaller wrought iron bistro table and chairs, and two chaises for reading and sunbathing.

The views from this roof deck are outstanding and a delightful multi-season spot for entertaining. So, settle in with a Campari and soda, or freshly brewed ice tea, and surrender to the joy of living.



A two-tiered granite-topped island with a gas cooktop helps define the dining area in the open floor plan.



The dining area between the living room and kitchen is spacious, and the tall windows give views of the harbor.

DETAILS

Address: 500 Commercial St., PHC1-2, Waterfront

BR/BA: Four-plus bedrooms, three baths

Size: 3,500 +/- square feet

Age: 1899; 1999; 2007

Price: \$4.299 million

Taxes: \$29,727 (FY 2012 with residential exemption)

Condo fee: \$1,879 per month (includes heat, hot water)

Features of unit: Elegant penthouse with bricks and beams in professionally managed, five-unit boutique building converted to condos in 1999; 12-foot ceilings, direct elevator access and three deeded garage spaces, one full-size, two tandem; two wood-burning fireplaces; open kitchen with custom cabinets, granite counters and center

island; private luxurious spa-like master bath; balconies off living room and master bedroom, plus large private roof deck; three bedrooms, large family room and an office or study.

Close by: Historic Old North Church and Copp's Hill Burying Ground; waterfront and North End restaurants and shops; Puopolo Park and Langone Park; HarborWalk and Freedom Trail; easy access to MBTA

Orange and Green Lines at North Station, Route 93.

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This property may be seen by appointment..

