

Deluxe waterfront condo includes two mooring slips

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Grass and landscaping of trees, shrubs, and flowers surround the garage entrance.

The wide brick sidewalk outside the buildings forms a plaza enhanced by designs made of pavers of tan and gray. Granite curbing holds more gardens of shrubs, flowers and evergreens in various shapes and sizes.

In the center of the plaza between the two buildings is a bubbling fountain set in a circular pool. Beyond the fountain is a harbor inlet where the water taxis can dock to load passengers.

The building with the available unit at 50 Battery St. is on the left. An inviting lobby where views of the landscaped grounds can be enjoyed is the location for the 24-hour concierge.

The unit is reached by the delightful and unique third floor hallway. Floor-to-ceiling windows line the left side of the hallway and give wonderful views of Boston Harbor. At the end of the hallway, the door to Unit 311 opens to a charming foyer where a flight of stairs rises to the fourth floor unit.

An entry hall runs the length of the unit. With a laundry close to the stairs and a coat closet nearby, the hall provides access to the bedrooms and kitchen, concluding at the living room.

Perpendicular to the hall are two large floor-to-ceiling living room windows that immediately create an overwhelming appreciation of the condo location. Next to them is another window in the angled wall that runs from the two windows to the balcony wall.

Two more windows in that wall flank double glass doors that open onto a long, private balcony, 17 feet 2 inches by 7 feet 2 inches, with views in two directions.

The special occasions, such as the turn-arounds of Old Ironsides or visits from Tall Ships, and the daily activity of ferries, sailboats, water taxis and tugboats are a part of the panorama that can be enjoyed from almost anywhere in this home.

The living room would be wonderful even without the views. The light oak hardwood floors gleam in all of the light. The wood-burning fireplace has a black granite surround, a marble hearth and a traditional white mantelpiece. At the end of the fireplace wall, beside the two windows, is a built-in bookcase with bottom cabinets that match the fireplace.



Floor-to-ceiling windows in the dining room provide spectacular views of the harbor.



The kitchen is next to the dining room and includes granite counters, white cabinetry and top-of-the-line appliances.

COURTESY PHOTOS / CL WATERFRONT PROPERTIES

Past the balcony wall, a double doorway leads to the dining room. Floor-to-ceiling windows alternate with wainscoted walls. A traditional chandelier hangs from the ceiling. Another door in the dining room opens to the kitchen.

The kitchen is a separate room, but Laurella says that none of the interior walls inside the Burroughs Wharf units is load-bearing, so some owners have removed the kitchen walls for an open floor plan.

In this unit, the cooking can be as private as the

cook desires. The surroundings would make cooking a pleasure. The custom white wooden cabinets are topped by granite. Some of the cabinet doors are paneled with glass, and there is a built-in wine rack. The appliances include a Gaggenau wall oven and cooktop and a Sub-Zero refrigerator paneled to match the cabinets.

The bedroom wing has a guest bedroom with harbor views through a floor-to-ceiling window, a guest bath with a large custom-built wall cabinet and walk-in shower and the master suite.

The large master bedroom has two floor-to-ceiling windows with doors that open to Juliet balconies. There is a huge walk-in closet. The en suite bath has a Jacuzzi soaking tub as well as a walk-in shower.

Off the bedroom is another balcony. This one measures 12 feet 8 inches by 7 feet 2 inches and is separated from the balcony next door and that one, in turn, from the others in the row by steel balustrades. That gives the choice of using this balcony for impromptu parties when special events are happening on the harbor or enjoying private time from the living room balcony.

The two deeded parking spaces are assigned. Owners are allowed to park their own cars, and those in this building can take the elevator straight to their floor.

The mooring slips are in the dock adjacent to the second building. Laurella describes the slips as dockminiums, condominiums for boats. The two slips could be used for the owner's sailboat and powerboat, or the second slip would be a much-appreciated spot for guests to dock.



DETAILS

Address: Burroughs Wharf, 50 Battery St., Unit 311, Waterfront

BR/BA: Two bedrooms, two baths

Size: 1,625 +/- square feet

Age: 1989-1993; recent updates

Price: \$2.699 million

Taxes: \$17,691 (with residential exemption)

Condo fee: \$1,381 per month (includes dock/mooring)

Features of building: Seven-story building with 35 units; professional on-site management, 24-hour concierge; underground parking; beautiful landscaping including fountain in circular pool; dock for a water taxi, which concierge will call for residents; adjacent private dock and boat slips.

Features of unit: "Nose" unit with gorgeous views of Boston Harbor; floor-to-ceiling windows; wood-burning fireplace; two balconies; chef's kitchen with top appliances; beautiful hardwood floors; master suite with huge walk-in closet, master bath with Jacuzzi and separate shower; in-unit laundry; two deeded garage parking spaces with self-parking; two storage rooms and two deeded boat slips in adjacent private dock.

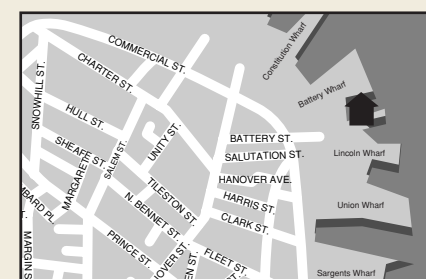
Close by: Boston HarborWalk, the North End, Christopher Columbus Park, New England Aquarium, TD North Garden, Quincy Market, Charlestown, the Financial District; public transportation, including water taxis and ferries to Logan Airport.

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Websites: www.wpboston.com or www.311burroughswharf.com



This property may be seen by appointment.



Glass sliders in the master bedroom open onto Juliet balconies; this room also has a large private deck.