

BOSTON HOMES

THE COMPLETE GUIDE

JUNE 2 - 8, 2012

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



Two brand-new townhouses at 260 and 262 Medford St., Charlestown, are on the market for \$619,000 and \$599,000.

COURTESY PHOTO / CENTURY 21 ELITE

In Charlestown Two townhouses include garages

BY BARBARA FORSTER
CORRESPONDENT

Brand new construction in an urban setting is rare. Period. When the project includes two homes (rowhouses at that) with garages, heads turn.

And when every aspect of these homes, whatever size, is well planned, well designed and, most important, well executed, jaws drop.

For these two beauties at 260 and 262 Medford St. in Charlestown, well they should.

Joe McGonagle of Century 21 Elite Fine Homes and Estates has listed these two contemporary four-story townhouses at \$619,000 and \$599,000.

In addition to large living areas in the open floor plan, these homes are filled with finely crafted finishing touches. For example, every banister on the staircases has detailed edges as do the bump boards. Faucets in the kitchen and bathroom are sleek and contemporary yet classic.

The units, which have individual garages, are also fully air conditioned

Continued on page 32

South End townhouse is charming, elegant

BY JUNE ALBRITTON
CORRESPONDENT

In 1867 the United States bought Alaska from Russia, the New England Conservatory of Music was founded, Horatio Alger published his first rags-to-riches story, Alfred Nobel patented dynamite, and a beautiful new home was built at 173 West Brookline St. in Boston's South End.

Bradford Sprogis of Sprogis & Neale Real Estate is marketing 173 Brookline St. at \$3.295 million.

The 3,931-square-foot home has been restored to its original elegance. The 11 rooms include a formal living room, a formal dining room, a handsome library, an eat-in kitchen, an au pair suite, a wine cellar, a parlor, a master bedroom, three additional bedrooms, two working fireplaces, four decorative fireplaces, and a mudroom.

There are also a deck, a covered patio, a beautiful back yard, one to two deeded adjacent parking spaces, and a front garden enclosed by an ornamental iron fence.

Continued on page 20



The beautifully restored South End townhouse at 173 West Brookline St. has a stunning library with built-in bookcases and cabinets and a marble mantelpiece. It is listed at \$3.295 million.

COURTESY PHOTO / BOSTON VIRTUAL IMAGING

Penthouse on the waterfront is extraordinary

BY CINDY BAILEN
CORRESPONDENT



Penthouse 7 at 20 Rows Wharf features a customized design with a wood-burning fireplace in the open living room. It is on the market for \$2.199 million.

COURTESY PHOTO / ELEVIN STUDIOS

No matter how well you might think you know the residences at Rows Wharf, Penthouse 7 at 20 Rows Wharf is a unit like no other.

"It's a wow!" declares Carmela Laurella, president of CL Waterfront Properties, who has listed this sleek condo at \$2.199 million.

The owner established a flawless design for this open, immaculate space, and you see it from the first steps into the home's tray ceilinged entry foyer.

"He's a perfectionist. He gutted it to the studs. He got permission to add 400 square feet of storage space.

"He put in his own heating and cooling system. He completely transformed the unit," Laurella says.

The homeowner's vision brought forth a uniquely customized unit with 10-foot ceilings, shining marble floors and an effortless flow from room to room, complementing an enviable view at the heart of the Boston waterfront.

Continued on page 28

Redesigned penthouse on the water has two terraces

Continued from page 1

A color scheme of satiny white makes the space feel never-ending, and the light pouring in amplifies the effect.

To make the home appear seamless, the owner implemented some clever touches, like a wood-burning fireplace with a custom black marble mantel and surround that wraps around a wall to become a room divider and kitchen peninsula.

A couple of brilliant red counter stools pull up to create a lively accent.

The kitchen is beautifully executed with creamy cabinetry and a shiny, mirrored backsplash. The faucet is not merely functional – it could be a work of art. The chef here enjoys a Gaggenau induction cooktop and sculptural vent hood, Viking refrigerator and microwave and a pair of Fisher & Paykel dishwasher drawers. This kitchen has everything.

The dining space rocks a shining oval table overlooking the water, with seating for six.

On the other side of the big entertaining space, an elegant black sectional hugs a corner. A table and a couple of well-designed club chairs complete the conversation grouping.

Walls of windows ensure that the vistas are part of the décor. The window treatments are on remote controls so they can be closed easily.

At the end of the evening, the host can retreat to a 22-foot-long master bedroom. The room doesn't need much to be spectacular.

It is lightly furnished with a big bed on the



The especially designed fireplace faced with black marble extends from the wall to create a breakfast bar peninsula in the kitchen.



The contemporary kitchen includes high-end appliances that complement the sleek cabinetry and mirrored backsplash. COURTESY PHOTOS / ELEVIN STUDIOS

far wall, a built-in dresser and a round sofa positioned to look out over the first of the unit's two private balconies.

Imagine the homeowner stepping out there to get a breath of fresh air and experience the twinkling city lights.

Wardrobe storage is a pleasure in this unit, with a generous walk-in closet and a pull-down staircase to permit access to mechanicals and a huge storage area with 8-foot ceilings.

The en suite marble bath is a stunner, as you would expect. The frosted glass pocket door leading to it takes up almost no space and ensures privacy while allowing plenty of

light to enter.

The oversized steam shower has a nearly invisible glass enclosure and includes a rain forest showerhead and multiple body sprays. Nearby, a whirlpool tub offers an alternate form of relaxation. There is a vanity counter with a sink opposite the tub and another sink next to the shower. The toilet and bidet are in an adjacent room, which also contains numerous storage built-ins.

A guest suite is located on the other side of the unit. It has a flat screen TV on the wall, and its round custom-made sofa can be opened up to reveal a bed.

A walk-in closet provides plenty of storage

and also houses a stacked Bosch washer and dryer. The en suite marble bath has its own steam shower.

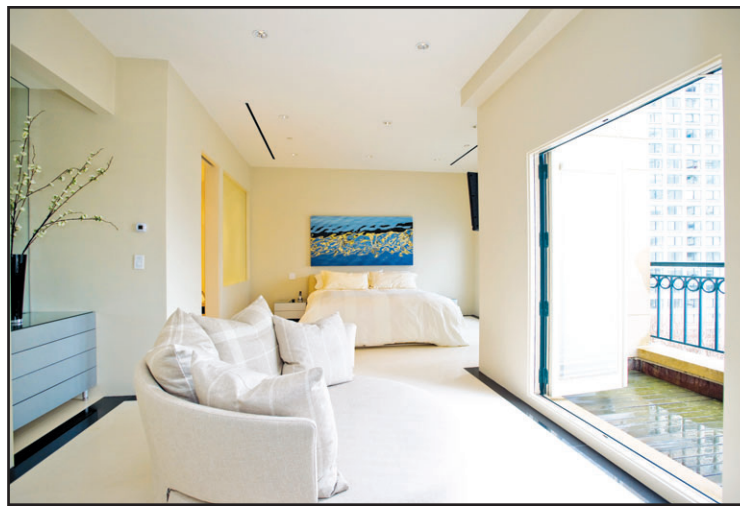
Possibly the nicest feature of the guest suite is its private balcony. "You're so part of the waterfront here," Laurella comments.

The expansive view includes sailboats bobbing in the harbor, the Tobin Bridge, Charlestown, and in the distance, Commercial Wharf.

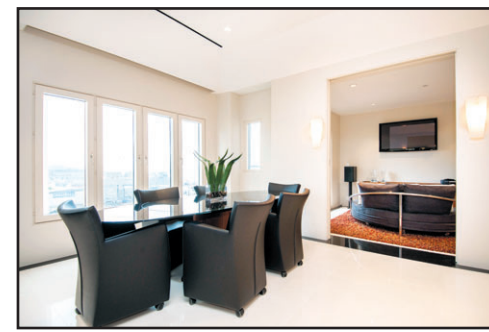
It's not just what you see that makes this home extraordinary. Amenities at Rowes Wharf include professional management; a 24-hour concierge; access to the Rowes Wharf health club, pool and spa; room service; two deeded parking spaces in the garage with valet parking; a water shuttle to Logan airport and a marina. Of course, the service is impeccable. "This building takes care of the owners with kid gloves," says Laurella.



The en suite master bath is huge and includes an oversized glass-enclosed shower, a whirlpool tub, a dressing table and a separate room for the toilet and bidet.



The master bedroom is 22 feet long; one wall has opaque glass above the whirlpool tub that transfers light between the bedroom and bath. COURTESY PHOTOS / ELEVIN STUDIOS



The dining area is situated in front of a bank of windows with panoramic views. The adjoining guest bedroom is used as a media room.

DETAILS

Address: 20 Rowes Wharf, Penthouse 7, Waterfront

BR/BA: Two bedrooms, two baths

Size: 1,520 square feet

Age: 1987; 2008

Price: \$2.199 million

Taxes: \$18,757

Condo fee: \$2,241 per month

Features of building: A full service 24-hour concierge building with on-site professional management by Barkan Management Company; garage with valet parking; Rowes Wharf Health Club, pool and spa; water shuttle to Logan Airport, marina.

Features of unit: Light-drenched, one-of-a-kind luxury penthouse with spacious, open layout and custom finishes; 10-foot-high ceilings; amazing

high-end kitchen; creamy marble walls and floors; wood-burning fireplace with custom mantel; two bedrooms with en suite baths and steam showers; its own heating and cooling system; in-unit laundry in unit; custom storage and two private terraces; in unit; custom storage; two deeded garage parking spaces

Close by: The Financial District, HarborWalk, North End, Rose Kennedy Greenway; New

England Aquarium, Faneuil Hall, MBTA Blue and Red Lines; commuter rail and Amtrak at South Station; Route 93 and Massachusetts Turnpike, Logan Airport.

Contact: Carmela Laurella, CL Waterfront Properties LLC, 113 Lewis Wharf, Boston MA 02110. Phone: 617-624-9700. E-mail: carmela.laurella@wpboston.com.

Websites: www.wpboston.com and www.Ph7RowesWharf.com



This property may be seen by appointment.

