

# BOSTON HOMES

## THE COMPLETE GUIDE

AUGUST 18 - 24, 2012 SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER & EAST BOSTON



The two adjacent Back Bay townhouses at 10 and 11 Arlington St., opposite the Public Garden, are offered for sale by sealed bid. The asking price is \$13.799 million.

COURTESY PHOTO / VIS-HOME INC.

## Two Back Bay townhouses offered for sale by sealed bid

BY MARILYN JACKSON  
STAFF WRITER

**T**wo magnificent Back Bay townhouses at 10 and 11 Arlington St., built in 1861, are being offered for sale for \$13.799 million.

"It's a once-in-a-lifetime opportunity," says Tracy Campion of Campion and Company Real Estate, who is marketing the property that has one of the finest locations in the city overlooking the Public Garden.

Sealed bids will be accepted until Tuesday, Sept. 4, 2012, at her office, 172 Newbury St., No. 3, Boston, MA 02116.

These two townhomes were among the first houses to be built on the newly created land west of the Public Garden and are the last buildings on Arlington Street that could be transformed to condominiums or returned to two elegant single-family homes.

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## Waterfront penthouse has a huge wraparound terrace

BY JUNE ALBRITTON  
CORRESPONDENT

**N**ot far from where Atlantic Avenue merges with Commercial Street there is an inlet between the Sargent's Wharf parking lot and Union Wharf. Opposite that inlet is the Mariner, an attractive 10-story brick and stone building of luxury condominiums at 300 Commercial St.

Carmela Laurella of CL Waterfront Properties has just listed a wonderful penthouse in that complex at \$1.499 million. The home, Unit 906, is a corner unit and has spectacular views from every room, including two bedrooms, a living room/dining room combination and a stainless steel and granite kitchen.

There are also a full bath, a half bath, a

wood-burning marble fireplace, a laundry closet and a deeded parking space in the building. A 688-square-foot wraparound private terrace has sweeping views to the north, east, and west of the North End, Charlestown, the Zakim Bridge, Logan Airport and Boston Harbor. It's a perfect spot to watch the Fourth of July fireworks.

There are floor-to-ceiling glass doors from the living room and each bedroom to the private terrace. The complex also includes a common roof deck, a common lobby and a 24-hour concierge.

According to city records, the building at 300 Commercial St. was constructed in 1911. A handwritten note in the file has beautiful let-

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A Waterfront penthouse at the Mariner, 300 Commercial St., has a wraparound terrace that can be accessed from the living room.

COURTESY PHOTO / BOSTON VIRTUAL IMAGING



# It's all about the views at this Waterfront penthouse

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tering that reads:

"Be kind enough to have full report made of construction of sign erected on building 300-310 Commercial Street and 321-335 North Street. Arrangement and size of supports should be noted...Nov. 29 '11...A. G. Everett."

A less beautifully written note dated Dec 1, 1911, gives details and drawings of the construction and states that the sign would identify the business as a chocolate manufacturer.

Numbers 321-335 North St. are still at the back of the Marina condominium complex, but no entrances are there.

In 1961 the building was listed as a cold storage warehouse.

On Nov. 3, 1983, application was made to "combine lots formerly known as 300-314 and 316-322 Commercial Street to form 300-322 Commercial, and to take down the buildings at 316-322 in order to add to the building at 300-314."

Through the mid-1980s when development was being encouraged along the waterfront, a number of proposals were made for 300 Commercial St., many from the Beacon Wharf Development Company. Then one dated April 17, 1987, was listed as Mariner Development Corp. According to city assessment records, the complex was completed in 1987.

The location of the Mariner is outstanding.



On one side of the condo, the terrace is more than 62 feet long and easily can accommodate a table and chairs for al fresco dining.

Boston HarborWalk is just across Commercial Street. The boutiques, bakeries, coffee shops, grocers and restaurants of the North End are a block or two in the opposite direction. The Freedom Trail, Christopher Columbus Park, the merry-go-round on the Greenway, the New England Aquarium, Faneuil Hall, Quincy Market, Charlestown and the TD Garden are all nearby. It's possible to catch a water taxi just across the street or an MBTA train at the Aquarium or at North Station.

The lobby of the building has a soaring atrium with a barrel-style ceiling. Stairs lead to

the front desk where the concierge waits to be of service. Across from the desk, a door opens to the elevator hallway. The front door of No. 906 is near the elevator on the ninth floor.

Off the foyer of the home are a double coat closet and a lovely half bath. Just beyond the coat closet is the 9- by nearly 14-foot dining area. The 15 1/2 - by 17 1/2-foot living room is beside it. The wall at the end of the living room is glass and gives wonderful views and access to the terrace.

The wall in the dining room at the opposite end appears to be two French doors paned with

mirrors that reflect the views through the wall of glass. One of the French doors opens to a large storage room. The other is stationary, just put there to balance the room. The present owner added them and the elegant hardwood floors.

On the right side of the living room a wide doorway gives access to another double closet, a laundry closet and the kitchen door.

The galley kitchen has a floor of marble tiles and countertops of black granite that complement the many white cabinets. A large square window at the end of the room turns the remarkable view into a picture, and Boston Harbor provides that ever-changing image.

At the other end of the room a large oblong opening and three square openings beside it give views of the fireplace and allow conversation between the living room and kitchen.

On the other side of the living room are a wood-burning fireplace with a marble surround and a granite-topped entertaining area with wall cabinets. The present owners added the marble surround.

Next to the fireplace a short hallway leads to the full bath and the two bedrooms. The bath has a glass-enclosed shower with rain forest showerhead.

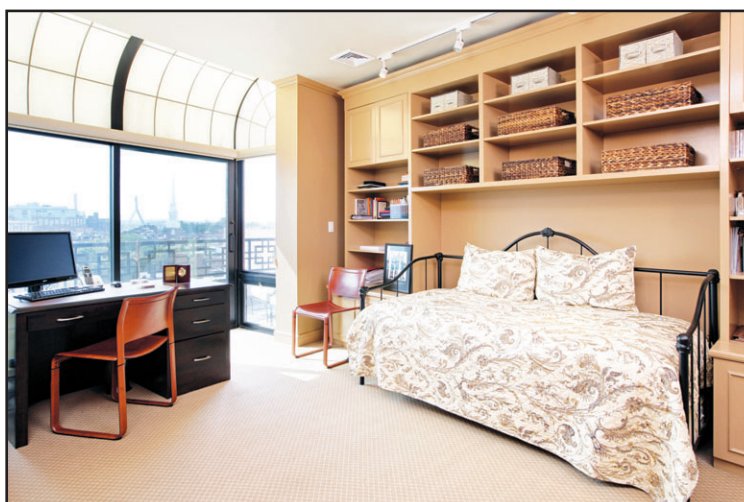
Each bedroom has a wall of glass where doors open to the terrace. The room at the corner also has another picture-like large square window that has views of downtown Boston. The terrace is so delightful that many meals are eaten at a table there. The views from every part of the terrace are spectacular.



The views of Boston Harbor are interesting year-round, especially in the summertime when sailboats ply the water. COURTESY PHOTOS / BOSTON VIRTUAL IMAGING



The galley kitchen features black granite counters and stainless steel appliances that contrast with the many white cabinets and the marble-tiled floor.



The second bedroom has been furnished as a study/home office with built-in shelving and a day bed.

## DETAILS

**Address:** The Mariner, 300 Commercial St., Unit 906, Waterfront

**BR/BA:** Two bedrooms, one-and-a-half baths

**Size:** 1,180 +/- square feet plus 688-square-foot wraparound terrace

**Age:** 1911; 1987; recent updates

**Price:** \$1.499 million

**Taxes:** \$10,685 (FY 2012 with residential exemption)

**Condo fee:** \$1,582 per month

**Features of the building:** Early 20th century warehouse converted to 105 condos in mid-1980s; atrium-style lobby; professionally managed with concierge staffing; common roof deck with 360-degree views.

**Features of the home:** Spacious penthouse with magnifi-

cent light and views; huge wraparound private terrace with views from every major room; hardwood floors, granite and stainless steel kitchen; wood-burning fireplace with marble surround in living room; entertaining center; designer baths, laundry closet, deeded parking space.

**Close by:** The attractions of the North End's restaurants and shops; Faneuil Hall; Quincy Market; Government Center; marinas, swimming pool, parks;

Boston HarborWalk; Kennedy Greenway; easy access to MBTA Blue Line Aquarium Station and North Station Orange Line; ferries, Route 93 and airport tunnels.

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This property may be seen by appointment.

