

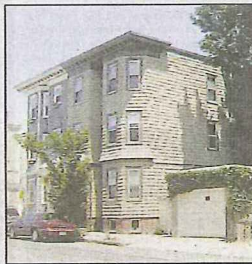
BOSTON HOMES

THE COMPLETE GUIDE

JULY 17 - 23, 2010 SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER & EAST BOSTON

HOME PORTRAIT

In South Boston A fine condo



The double houses at 202 and 204 N St. in South Boston were built in 1911; subsequently, they have been converted to condominiums. Unit 2 at 204 N St. is for sale for \$469,000. PHOTO BY JUNE ALBRITTON

BY JUNE ALBRITTON
CORRESPONDENT

On Sept. 19, 1911, S.W. Johnson applied for two building permits at 202 and 204 N St. in South Boston. The architect for the two attached three-family buildings was D.A. Johnson.

The exterior of the buildings still mirror each other, with front doors side by side in the flat center of the building and bays on each side. A brick firewall separates the two buildings, and each still has a paneled recessed front entry with matching beautiful stained glass windows surrounding each front door.

By 1915 the buildings had two different owners, but remained three-family homes until the last few years. The building at 202 N St. was changed to three high-end condominiums in 2005, and 204 N St. was renovated for three luxurious condominiums in 2008.

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Union Wharf townhouse has four decks

BY CINDY BAILEN
CORRESPONDENT

The combined townhouse at 18 & 19 Union Wharf at 343 Commercial St. offers the ultimate in private seaside luxury in a generously sized home at the edge of Boston Harbor.

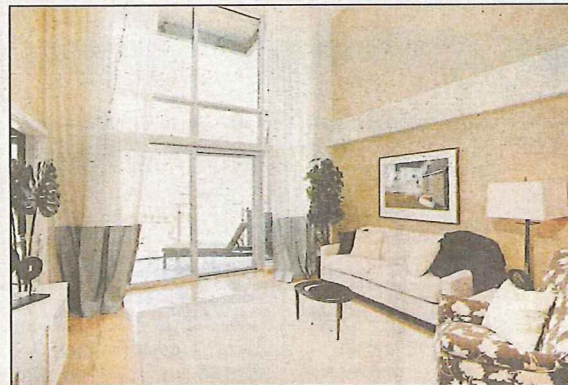
"The harbor isn't part of the 4,600 square feet we have for sale, but the harbor is very much a part of our home," says the current homeowner. "The harbor is more than just a view. It's a room we have every time we step out on the deck."

The view has always been the main attraction, but creating a place as wonderful inside as it is outside took time. These homeowners started out at TH 18 about 25 years ago and two years later bought the townhouse next door when it became available. Then, they merged the two properties artfully, transforming them into a home that is all about the space, the light and the colors of water and sky.

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The deck off the master bedroom is one of four at Townhouse 18 & 19 at Union Wharf, off 343 Commercial St. This home is listed at \$6.15 million. COURTESY PHOTO / ELEVIN STUDIO



The dramatic interior of the duplex loft in Unit 804 at 25 Channel Center with its two-story windows and handmade paper wall covering reflects a designer's touch. This condo is on the market for \$945,000. COURTESY PHOTO / ELEVIN STUDIOS

Seaport loft has elegant design

BY MARILYN JACKSON
STAFF WRITER

The Fort Point/Seaport neighborhood just keeps getting better as it continues to evolve from an old industrial area of brick warehouses and offices into a vibrant community of residences, small businesses and restaurants while still keeping much of the live/work arts community.

In addition, within the past decade, the Institute of Contemporary Art relocated nearby and the Children's Museum at the edge of Fort Point Channel expanded dramatically.

An integral residential component is 25 Channel Center, designed by Bruner/Cott of Cambridge. It is a 12-story building of brick, glass, steel and reinforced concrete, built between two brick ware-

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NEW & SEARCHABLE

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Combined townhouse at Union Wharf is luxurious

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Now, waterfront maven Carmela Laurella of CL Waterfront Properties has listed this home at \$6.15 million.

"This is the first time there's ever been a sale of two combined townhouses here," Laurella says.

The home is so capacious that despite its fantastic skyscraper views, visitors might sense that they have entered a Cape Cod beach house or Marblehead mansion instead of a city townhouse.

The main kitchen, located in the front as you enter on the No. 18 side, is the home's gathering spot. Its gorgeous, deep green marble island was selected from a now-closed Vermont quarry. Black granite countertops give a nice contrast.

A Sub-Zero refrigerator and Jenn-Air range help create memorable meals, while a smaller, equally well-equipped kitchen on the other side, with its own Sub-Zero, Jenn-Air range and Maytag dishwasher, is ideal for caterers and convenient for cleanup.

The entire first floor is completely conducive to entertaining. The kitchen opens into a long, welcoming dining area and a fireplaced living room with water views.

Distinctive ceiling treatments demarcate each area, culminating in overhead waves constructed from beams at the living room end.

Each section has its own lighting, and each wave can be individually lit. "We just turn out the lights and move to the next room," the homeowner says. Ultimately, the party can progress out to the deck to enjoy the sea breeze.

Parallel to the living area is a huge artist's studio with its own deck and wood-burning fireplace. Decorated with colorfully painted beams, the space could work well as a family room for new homeowners. A sea-green powder room and tons of hidden storage completes the first floor.

At the top of a solid, wooden staircase is a comfortable media



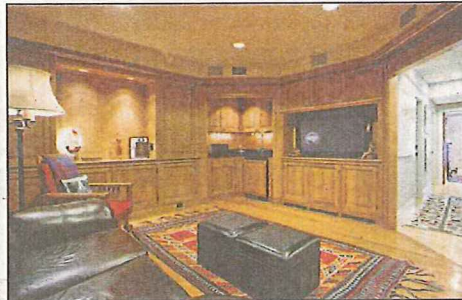
The master bedroom suite features a custom-built bed with a glass-block base. The hand-painted ceiling of clouds and sky seemingly expands this space. COURTESY PHOTOS / ELEVIN STUDIO

room/den with a built-in bar. Next to it is a handsome study with a built-in desk and library shelves. Like every room in the home, it has a breathtaking view.

Storage is ample on this floor, with a giant walk-in closet and a dressing room with its own window and an IKEA closet covering a long wall.

Two brilliantly sunny pale yellow guest bedrooms overlook the pool and the ocean, embracing visitors with the comforts of a bed and breakfast inn. The guest bathroom continues the coastal feeling with glass countertops and a vessel sink the color of seaglass. Guests can relax in the whirlpool tub or in the walk-in shower with its three showerheads. The other bathroom on this level is a cute powder room that has complete laundry facilities.

The whimsical, double-wide master suite encompasses the entire third floor of the home. Ceilings are



A comfortable, paneled media room with custom-built cabinetry on the second floor has a built-in wet bar.

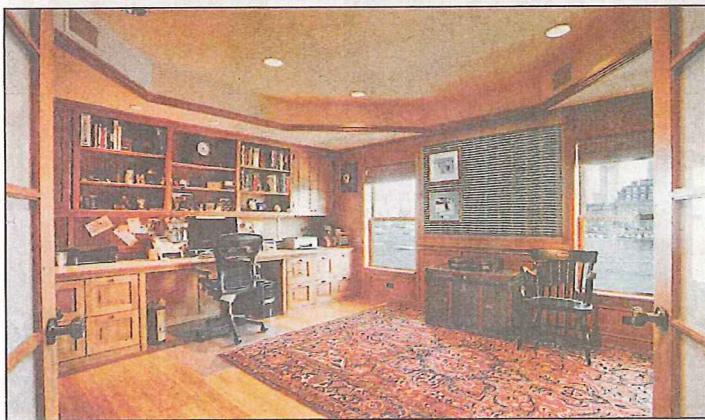
hand painted to look like the sky. The bed is a platform, built of glass blocks and lit from underneath. A mini-kitchen with an under-counter refrigerator makes it easy to serve romantic breakfasts on the deck.

Multiple skylights, including one in the master bath's shower, illuminate the rooms. The skylights have built-in shades; when it rains, the first touch of water automatically closes them.

The space has been designed with other luxurious touches, including two dressing rooms, one with a built-in vanity. The sitting room adjacent to the bedroom has its own deck, which seems like a garden in the sky. Two more walk-in closets provide plenty of room for wardrobes storage and attic storage presents space to store other items.

Union Wharf is an oasis of quiet in the city. The harbor views are spectacular, and the mature trees and well-kept gardens contribute to the feeling of a private retreat. The homeowner explains: "You can see rainbows over the water. You can see the Constitution turn around. New Year's Eve, you can lie in bed and watch the fireworks."

Next to the media room is a handsome study with a many library shelves and a built-in desk.



DETAILS

Address: 18 & 19 Townhouse, Union Wharf, Waterfront

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

Size: 4,600 square feet

Age: 1985

Price: \$ 6.15 million

Taxes: \$40,755 (FY 2010 with residential tax exemption)

Condo fee: \$2,846 per month.

Features of building: Harborside development at Union Wharf, with on-site manager and maintenance staff, heated swimming pool, gated parking, common roof deck and water shuttle to Logan Airport; marina rental slips are available.

Features of unit: Spacious combined townhouse with amazing harbor views; two wood-burning fireplaces; four private decks; custom finishes; marble and granite kitchen; master suite with skylights and hand-painted ceiling mural; aster bath with a skylit shower; a plethora of storage built-ins; in-unit laundry; two deeded parking spaces.

Close by: Boston Harbor, North End restaurants and shops, Downtown Boston, the Rose Kennedy Greenway, City Hall Plaza, Government Center, Faneuil Hall, New England Aquarium, and Logan Airport; easy access to MBTA Green Line and Blue Line, Storrow Drive, Routes 93 and 90.

Contact: Carmela Laurella, CL Waterfront Properties, LLC, 113 Lewis Wharf, Boston MA 02110. Phone 617-624-9700.

Websites: www.unionwharf18-19.com or www.wpbboston.com.

This property may be seen by appointment.

