

Space to spare at Wharf

By Paul Restuccia | Saturday, July 17, 2010 | <http://www.bostonherald.com> | Real Estate

The three-bedroom condo that's for sale at 33-44 Commercial Wharf East in Boston's Waterfront neighborhood consists of three formerly separate units merged into one.

Extensively updated in 2008, the 2,892-square-foot unit features a rehabbed kitchen, a new master-bedroom suite, oak flooring and a private balcony offering great Boston Harbor views.

It's priced at \$1.7 million, or less than \$600 per square foot - a good deal for the desirable Waterfront area.

Unit 33-44 is one of 94 condos at Commercial Wharf, a complex carved out of two 19th century granite-and-brick buildings originally used as dockside warehouses.

Located next to the Christopher Columbus waterfront park and constructed by architect Isaiah Rogers in 1832, the buildings housed everything from spices to seafood before going condo in 1978.

Unit 33-44 is on the third floor of the Commercial Wharf East building, a townhouse-style structure with no central lobby.

There aren't any elevators, either, meaning you reach Unit 33-44 by walking up two flights of carpeted stairs.

The condo's front door opens into an 11-by-9-foot foyer that's outfitted with ceramic-tile flooring and recessed lighting.

From there, an oak-floored hallway with a double-door coat closet leads to the condo's expansive 24-by-18-foot living room.

This space features track lighting, built-in bookcases, oak floors and a cabinet that hosts a condo-wide surround-sound system. Two windows provide nice Boston Harbor views, as does a stone-floored 14-by-5-foot balcony located off of the living room.

Back inside, the condo's 17-by-12-foot renovated kitchen offers recessed lighting, oak floors, white ceramic-tile backsplash, Formica counters and a three-seat glass breakfast bar. There's also a separate gray Formica-topped island lit by two blue pendant lights.

The kitchen also hosts 27 white-painted wood cabinets, as well as one large pantry cabinet and a wine rack.

Appliances include a Kitchen Aid side-by-side refrigerator, a Maytag dishwasher and a Jenn Air gas stove with a matching microwave oven above.

The adjacent 16-by-12-foot dining room features oak floors, recessed lighting, two windows and a wall is built-in shelving.

Off the dining room, an 8-by-8-foot laundry/workshop hosts a Frigidaire washer and dryer, as well as built-in shelving, an oak workbench and a peg board for tools.

Nearby, a 9-by-7-foot bathroom features gray ceramic-tile floors and a raised whirlpool tub.

A separate wing of the condo hosts the unit's entertainment room and master-bedroom suite.

The master suite includes an 18-by-15-foot master bedroom, a 14-by-7-foot dressing area and an 18-by-14 foot spa master bathroom.

The bedroom features oak floors, recessed and scone lighting and two windows offering good Boston Harbor views. There are also two large closets with built-in shelving systems.

The adjacent dressing area has a white Carrara-marble-topped wood vanity and three double-door wardrobe closets with built-in shelving.

The en-suite master bathroom boasts white Carrara marble floors and a double-door steam shower with two sets of shower fixtures and a marble bench. There's also a Carrara-marble-topped vanity, an Armana wood sauna and a separate toilet facility with a bidet.



Photo by Brooks Canaday

The 18-by-15-foot entertainment room features recessed lighting, two windows, white cabinets, a Jenn-Air gas stove, a Maytag dishwasher and General Electric refrigerator.

Nearby, the condo's second bedroom suite consists of a 19-by-15-foot bedroom and a 7-by-5-foot bathroom separated by a curving divider that hosts a glass-double-door closet.

The bedroom features oak floors, track lighting, two other closets and four windows, while the en-suite bathroom has ceramic-tile floors, a shower, a window and a Formica-topped wood vanity.

On the other side of the foyer, the condo's 22-by-14-foot third bedroom (currently used as a home office) has recessed lighting, wall-to-wall carpeting and built-in shelving. There's four windows that offer great Financial District views, as well as an adjacent 8-by-7-foot cedar closet.

The unit's \$1,628-a-month condo fee includes heat and hot water from the building's central systems.

The condo also comes with access to three on-site parking spaces. However, spaces aren't assigned to specific units and you'll have to pay \$290 monthly rent for each one you use.

Home checklist

Address: 33-44 Commercial Wharf East, Boston waterfront

Bedrooms: Three (including two bedroom suites)

Bathrooms: Three

List price: \$1.7 million

Square feet: 2,892

Price per square foot: \$587

Annual taxes: \$19,092

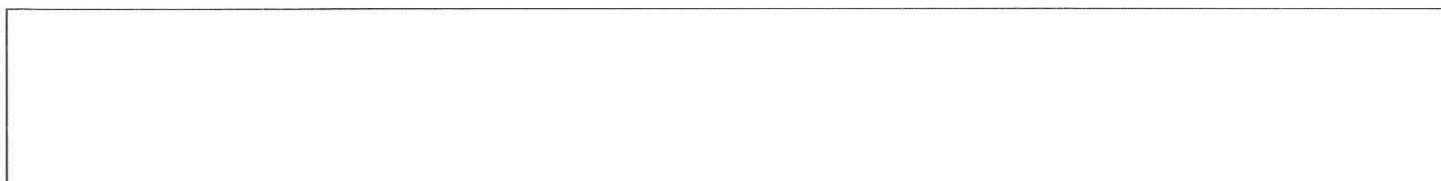
Monthly condo fee: \$1,628 (includes heat and hot water)

Features: Private balcony, spa bathroom, in-unit laundry, built-in surround-sound system, great Boston Harbor and Financial District views. The updated kitchen features white-wood cabinets and white Jenn Air and Kitchen Aid appliances.

Location: On the Boston Harbor waterfront next to Christopher Columbus Park and the T's Aquarium Blue Line Station. You're also just a quarter mile from the Financial District, and the shops and eateries of the North End's Hanover Street.

Built in: 1830-1832, updated in 2008

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