

SPRING FORWARD

Remember to turn your clocks ahead one hour Sunday morning.



BOSTON HOMES

THE COMPLETE GUIDE

MARCH 12 - 18, 2011

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HOME PORTRAIT



A single-family house at 171 Tudor St. in South Boston, listed at \$599,000, has a black granite counter that wraps around the kitchen and seats five.

COURTESY PHOTO / JACK CONWAY COMPANY

In South Boston A single-family renovated home

BY JUNE ALBRITTON
CORRESPONDENT

Tudor Street is a quiet, one-way street in South Boston that runs from D Street to Dorchester Avenue, between West Sixth and West Seventh streets. There is room for only one car to travel the street, and the sidewalks on each side, even though normal width, fill the entire areas from the street to the buildings or fences. There is no space for street parking, but some of the homes have parking areas.

The single-family house at 171 Tudor is between E and F streets. The construction application of the original building is not available, but there are some city records about the property.

In 1916 there was a report that boys were smoking in the yard, but the building inspector found no evidence of that. In 1917 the building was changed from a single-family to a three-family.

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Waterfront condo has fabulous space

BY CINDY BAILEN
CORRESPONDENT

When warm weather comes back to Boston, we're all drawn to the water. But there are some people fortunate enough to be able to enjoy the waterfront all year round. They live in homes with great vistas and plenty of windows, high above the city.

Perhaps you've always imagined that lifestyle for yourself: a beautifully decorated condo with spectacular harbor views and outdoor space where you could relax and catch the sea breezes.

Carmela Laurella knows of a home exactly like that, and she would love to show it to you. This home is beautifully designed and filled with light. It features harbor views from every window and sports a wraparound deck with 2,000 square feet of exquisitely landscaped gardens.

Laurella, president of CL Waterfront Properties, is marketing Residence 710 at the Mariner for \$2.799 million. "I don't know of

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The outdoor space of Residence 710 at the Mariner, 300 Commercial St., is incredible. This waterfront home is listed at \$2.799 million.

COURTESY PHOTO / CL WATERFRONT PROPERTIES LLC

South End penthouse duplex is charming

BY AMY WYETH
CORRESPONDENT



The grand living room of the penthouse duplex at 16 Gray St. in the South End has a cast-iron grated fireplace and tall windows with northern sunlight. It is on the market for \$875,000.

COURTESY PHOTO / HAMMOND RESIDENTIAL REAL ESTATE

A gorgeous two-level, two-bedroom penthouse duplex in a well-kept brick South End home for less than \$1 million is a great find in a neighborhood already sought-after for its historic appeal and convenience to the finest in city life that Boston has to offer.

The condo, Unit 6, at 16 Gray St. is just a couple of blocks from Tremont Street. Ron Johns of Hammond Residential Real Estate has listed it at \$875,000, and there has been plenty of interest, he says.

This residence – truly a home created by an artist and an architect who have been here more than 30 years – comprises a third-floor living and entertainment area, including a kitchen, a separate dining area, a fireplaced living room, study and second bedroom with adjacent full bath, plus a top-floor bedroom suite, which includes a sitting area, bedroom, laundry/workspace, second full bath and master closet area.

Co-owner Tom Stocker says one of his favorite features is the floors. He describes them as "pumpkin pine" – a

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Stunning waterfront condo boasts wraparound deck

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any outdoor space like this one," she says.

Travis Sachs, a sales agent from her office, leads an energetic tour through the unit's tall sliding doors, out into the garden.

There are four outdoor rooms that are part of this property. Even on a late winter afternoon, visitors can admire the birch trees and evergreens growing in containers.

In the exterior breakfast nook, a heron statue looks completely realistic. Perennial grasses sway gracefully in the wind beside a bamboo fence. Sachs confirms that the plants are going to stay.

The new homeowners will be able to admire 360-degree views of the city and water as they gaze across their little lawn.

In the summer, they can dine out here, picking vegetables from their own plot and cooking them on the grill. They can also entertain in a seating area with a fire pit to make those chilly nights feel cozy. Bluestone walkways make it easy to traverse the deck.

True, the outside space is amazing, but the inside space is handsome, too. Decorated with grasscloth walls in subtle sea tones of blue and green, the unit is imbued with a calm, Zen-like feel. There is music wafting through every room, thanks to a built-in surround sound system.

A contemporary chef's kitchen has plenty of storage in mahogany cabinets. The appliances are high-end and include a Bosch dishwasher, built-in GE Monogram refrigerator and a GE Profile microwave above the ceramic cooktop. A Sub-Zero wine chiller is a great touch.

Gorgeous antique brown granite countertops contrast comfortably with the large tiles of blue glass that adorn the backsplash. The blue is echoed in the pendant lights that hang above the breakfast bar.

The dining room, conveniently located steps from the kitchen, has a pendant light in golden tones suspended above a custom oval table that fits beautifully with a banquette and a pair of chairs with "windows" in their backs.

Picture windows highlight the blue living room, providing the homeowners with an unobstructed water view. A smaller side window peers right into the garden. On another wall there is a wood-burning fireplace with an unusual stainless steel surround.

The original owners gutted this place to the studs three years ago and the current configura-



The chef's kitchen is beautiful with mahogany cabinets and granite counters and a tiled backsplash of blue glass.

COURTESY PHOTOS / CL WATERFRONT PROPERTIES LLC

tion feels quite spacious. When the walls came down, it made room for a convenient study with an L-shaped desk. A delightful guest suite is adjacent. This area is currently used as an office.

The ceilings here are 9 feet high and the rooms, bright and airy. Judicious use of glass and mirror makes the condo feel even more open.

"Because it's an historic space, the windows are unusually large," Sachs says. "You're never enclosed. There's always glass."

This is especially true in the bedroom, where the bed is placed in front of a square window that showcases the garden. The room's décor feels garden-like with long, sheer russet panels in a burnt-out bamboo pattern.

Greenhouse windows provide another dimension. "Even in bad weather, you can feel like you're outside," Laurella says.

Two large marble baths extend the feeling of serenity. The master bath is exquisite, with a frameless, walk-in shower with a rainfall head, plus a separate jetted tub. A long dark marble dou-

ble vanity contrasts with Carrara marble elsewhere in the bath. Panels of glass in the walls ensure that light always makes its way into the room.

Russet colored walls and travertine mosaic highlight the full guest bath. The pedestal sink is taller than usual, so visitors don't have to lean while using it.

This picture-perfect residence offers other amenities, including oodles of storage in a hallway lined with mahogany closets. A stacked washer/dryer is concealed in one of them, and another serves as a pantry.

A big wardrobe closet supplements the ample storage in the bedrooms. The unit comes with a deeded reserved garage parking space, and another parking space is available for rent.

Converted to condominiums in 1984, the Mariner was originally built in the early 1900s. Now, it is a concierge residence with 105 units. Upstairs, out on Residence 710's deck, the garden is awakening. It's getting ready to bloom for its new owners.



The wood-burning fireplace in the living room has a stainless steel surround that enhances the contemporary sensibility of this home.



The guest bedroom suite enjoys views of the Old North Church and the Leonard Zakim Bunker Hill Bridge. A study is off this room.

DETAILS

Address: The Mariner, 300 Commercial St. Unit 710, Waterfront

BR/BA: Two-plus bedrooms, two baths

Size: 1,654 square feet

Age: Circa 1900; 1984; 2008

Price: \$2.799 million

Taxes: \$12,850 (with residential exemption)

Condo fee: \$1,530 per month

Features of building: Concierge building was a former factory, restored and converted to condominiums in 1984.

Features of home: Spacious, decorator-designed condo with spectacular harbor and city views from large windows and wraparound deck with spectacular gardens; gourmet cook's kitchen with high-end appliances and blue glass backsplash; hardwood floors; luxurious marble baths; generous closet space, in-unit washer/dryer.

Close by: Faneuil Hall, Financial District, City Hall Plaza, Government Center, Boston Harbor, North End restaurants and shops, Downtown Boston; easy access to MBTA Green, Blue and Orange Lines and by car to Storrow Drive, Routes 90 and 93 and Logan Airport.

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

Websites: www.WPBoston.com or www.Waterfront710mariner.com.



This property may be seen by appointment.

