

BOSTON HOMES

THE COMPLETE GUIDE

NOVEMBER 7 - 13, 2020

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

Enjoy the luxury of Heritage on the Garden

BY CINDY BAILEN
CORRESPONDENT

At Heritage on the Garden, a couple of handsome homes are on the market. Each is positioned in a prime location at the center front of the building, facing the Public Garden and the lagoon. So, when you purchase one of these extraordinary units, unobstructed green space and a spot of water can be your daily view.

And here's an ambitious idea: there may be potential to purchase both residences, which about one another, thus creating a magnificent 5,000-square-foot home. But let's not get ahead of ourselves.

Karen J. Christie of Douglas Elliman Real Estate is the listing broker for both of the units at 300 Boylston St. in the Back Bay. Unit 505, a two-bedroom, two-and-a-half-bathroom home designed in contemporary European style, is priced at \$6,295,000. Unit 603, designed in a versatile transitional style,

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The walk-out terrace in Unit 502 at Burroughs Wharf offers grand views of Boston Harbor and the City skyline.

COURTESY PHOTO

Third quarter top sales by neighborhood

BY WAYNE BRAVERMAN
STAFF WRITER

This week, we look at the top sales of the third quarter of 2020 by neighborhood as reported by LINK.

BACK BAY

One Dalton – Four Season is still very popular with luxury buyers who not only desire a sumptuous condo, but also wants one with premium amenities. Sales continue to flourish here with #5801/5802 leading the pack. This palatial palace sold for \$31,000,000 on Aug. 26. This combo of two units includes six bedrooms and three baths as part of its 7,838 square feet of pure lavishness. It was the top sale of the quarter in Boston.

One Dalton luxury condos boast contemporary style and sophistication as well as “unparalleled attention to the finest details.”

Most of the sales at One Dalton came through Campion & Company.

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Unit 603 exudes warmth and elegance. Enter the home through a lovely foyer and walk ahead into the open living and dining area. Once there, you immediately notice the oversized windows, which maximize light. Hardwood flooring, laid in a herringbone pattern, radiates a subtle glow.

COURTESY PHOTO

A historic condo in the heart of Beacon Hill

BY CINDY BAILEN
CORRESPONDENT



Oversized arched windows add distinction to the living space and emphasize the 11-foot ceiling height.

COURTESY PHOTO/GIBSON SOTHEBY'S INTERNATIONAL REALTY

Natural light pours through the tall arched windows of a parlor level condo at 41-43 Phillips St. on Beacon Hill. Ceilings soar to 11 feet, giving the space a tremendous sense of volume.

This corner unit was once part of the 19th century Wendell Phillips School, one of the first integrated schools in the city.

History was made here in the 1870s when Elizabeth Smith, daughter of Black abolitionist John J. Smith, is believed to have been the first African-American teacher in an integrated Boston public school.

Converted to a condominium in 2000, a sense of history remains here with a graceful mix of period details and modern design.

Go up a flight of stairs to Unit 1 and walk through

Continued on page 4

Boston's top sales by neighborhood for third quarter

Continued from page 1

MIDTOWN

Penthouse 2B in the Ritz Tower II at 2 Avery St. in Midtown sold on Sept. 2 for \$6,900,000. It's the top sale in Midtown and the seventh highest sale in Boston during the third quarter.

This incredible duplex penthouse at the Ritz-Carlton Residences was recently gut renovated. The splendid results of this 4,300-square-foot beauty absolutely makes this one of the most comfortable, commodious and chic condos in the city.

The home features three bedrooms plus a den and three-and-a-half baths. The living room showcases soaring 14-foot double height windows with streaming sunlight and a wood burning fireplace with a marble surround.

The home also offers a 1,200-square-foot wrap-around private, landscaped terrace where the new owners can enjoy 180-degree views, including sunrises over Boston Harbor and sunsets over the Boston Common and Charles River.

The home was originally listed by the Live in Luxury Real Estate Team of Douglas Elliman Real Estate and bought with Tracy Champion of Champion & Company Fine Homes Real Estate.

BEACON HILL – WEST END

The biggest sale on Beacon Hill came on July 8 when Unit 2 at 10 Walnut St. sold for \$5,200,000. This delightful home was listed by Glenn Forger of Olde Forge Realty and bought with Kevin Caulfield of Compass.

Unit 2 is a brand-new three-bedroom, three-and-a-half-marble-bath-room home with a separate office, built-out laundry area and sleek hardwood floors throughout.

The wide-open kitchen/dining/living room layout includes a custom wet bar and a gas fireplace. The kitchen has custom cabinetry, stone counter tops, high-end stainless steel appliances, a large island and a custom pantry. A sprawling deck off the kitchen is accessed through LaCantina sliding doors.

CHARLESTOWN – NAVY YARD

Leading the many sales in

Charlestown in the third quarter was Unit M-4 at 137 Main St. It sold on Aug. 24 for \$1,750,000.

This impeccable brick townhome with two garage parking spaces is in the heart of Charlestown's gas light district. Boasting more than 2,500 square feet, this three-bedroom home is well laid out and has been lovingly updated.

The granite kitchen with updated appliances and beverage fridge flows out to a private patio for lounging and grilling. The bright and open family room includes a gas fireplace, bay window and French doors leading to a separate playroom or office and a half bath.

The primary bedroom suite boasts a bay window, his and hers closets, and a luxurious bathroom with a marble double vanity and stand up shower.

DORCHESTER

Leading the third quarter sales in Dorchester was Unit 30 at 30-32 Grampian Way. It sold for \$1,083,000 on Sept. 24. It was originally listed by Collin Sullivan of William Raveis R.E. & Home Services and purchased with the Chris Kostopoulos Group of Keller Williams Realty.

This townhouse in the Savin Hill neighborhood has four bedrooms and two-and-a-half bathrooms.

Unit 30 is a freshly painted and impeccably maintained five-year young property with two off-street parking spaces, a gas fireplace and hardwood floors. There are also sliders out to a side deck and a nice farmers porch on the front of the home.

The large, open kitchen features marble counters and stainless steel appliances with a breakfast bar. The second floor showcases three bedrooms, a full bath with tub and laundry area.

The entire third floor is home to the primary suite, swathed in tremendous natural light.

DOWNTOWN – FORT POINT – LEATHER DISTRICT – SEAPORT

PH2D at Twenty Two Liberty in the Seaport, the fifth top sales in Boston during the third quarter, sold on Sept. 29 for \$8,200,000. It also

marks the top non-One Dalton sale in the city.

This top floor ultra-luxurious penthouse was completely customized and exquisitely designed with entertaining in mind.

A gracious floor plan boasts a chic all-white kitchen complete with top-of-the-line appliances, a large breakfast bar, concealed appliance storage and other great storage as well as a beautiful living room fireplace. There's also a commanding primary suite with serene sleeping quarters, a large dressing room and luxurious marble bath.

With 14-foot floor-to-ceiling windows flooding all the rooms with natural light and a private balcony, the new owners can enjoy the captivating views of Boston Harbor and the City from inside and out.

Michael Harper of the MGS Group Real Estate LTD was the listing and selling agent.

EAST BOSTON

Leading the list of sales in East Boston for the third quarter was Unit 210 at 25-65 Lewis St. This home sold on Aug. 3 for \$940,000.

Located at Slip 65 on Clippership Wharf in Boston's vibrant and growing East Boston neighborhood, this condominium has two bedrooms and two baths. This unit offers a desirable open floor plan with natural lighting, amazing water and city views and hardwood floors throughout.

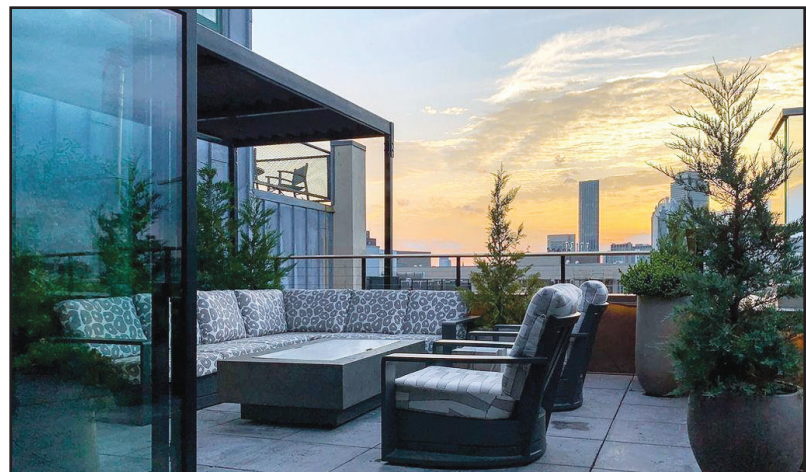
Each bedroom, which are on opposite sides of the home, has views of the Boston and Charlestown skyline and water.

This delightful home was originally listed with The Entwistle Group of Cityscapes International Realty and bought with Andrea Amour of Elevated Realty.

FENWAY

Pierce Boston led the way in sales in the Fenway. Unit 22K sold on Aug. 19 for \$2,150,000. This lovely home has 1,497 square feet of luxury space that includes two bedrooms and two-and-a-half baths.

Pierce Boston is a new construction condominium-apartment building with 109 spectacular ultra-luxury condos spread throughout its 30 floors. The Pierce is located on



The new residents of Penthouse B at Jordan Lofts in the South End enjoy amazing panoramic city views, thanks to the sweeping "walk-out" private terrace as well as two balconies.

COURTESY PHOTOS

Brookline Avenue in the heart of the burgeoning Fenway area.

The property features a 24/7 concierge, onsite fitness center, a sun deck with a rooftop pool (the only condo building in Boston to have a sky pool), resident lounge, game room, private grilling stations and underground parking.

JAMAICA PLAIN

Unit 3 at 20 Lee St. sold on July 15 for \$1,325,000, making it the top sale in Jamaica Plain. Lisa Loveland of Keller Williams Realty Boston-Metro was the listing agent and it was bought with the Biega + Kilgore Team of Compass.

Designed for the discerning buyer, this 2,050-square-foot home lives like a townhouse. It integrates classic farmhouse design with a contemporary aesthetic. Custom built by an award-winning architect, clean lines, high ceilings and an attention to detail abound.

The two bedrooms and study on the second floor open onto the 25-foot stairwell. The third-floor primary suite has a bath area with a big "wow" factor.

SOUTH BOSTON

There were many sales in South Boston during the third quarter and leading the list was Unit 1 at 35 Faragut Road. This delight home was listed by Perry DiNatale of Perry DiNatale Realty and sold on Sept 11 for \$1,575,000.

Located across from Pleasure Bay on South Boston's waterfront, this property has 2,140 square of floor space that includes two bedrooms and two bathrooms. Residents in this new construction home also enjoy garage parking, a direct access elevator and great views of the Boston Harbor islands.

SOUTH END – BAY VILLAGE

Unit PHB in the highly coveted Jordan Lofts at 477-481 Harrison Ave. topped the sales in the South End – Bay Village neighborhood on July 31 for \$6,400,000.

This spectacular corner pent-

house has 3,057 square feet of living space with three-plus bedrooms and three-and-a-half baths - all on one floor.

The penthouse has a dramatic open concept layout with a retractable wall of windows, high-grade finishes, customized features and top-of-the-line amenities throughout. Custom wide-plank floors and fully recessed remote Lutron shades grace the entire residence while a "snow-melt system" preserves the terrace.

The chef's "dream" kitchen has all the latest and greatest appliances and the living room includes a captivating three-sided gas fireplace. The extraordinary primary suite has a second gas fireplace, a balcony and an en suite bath with a free-standing soaking tub and skylight. There's also a separate media room and a custom office.

Residents here relish amazing panoramic city views, thanks to the sweeping "walk-out" private terrace and two balconies.

Duncan Donahue of Keller Williams Realty Boston-Metro Back Bay originally listed this home, which was purchased with Paul Reardon, also of Keller Williams.

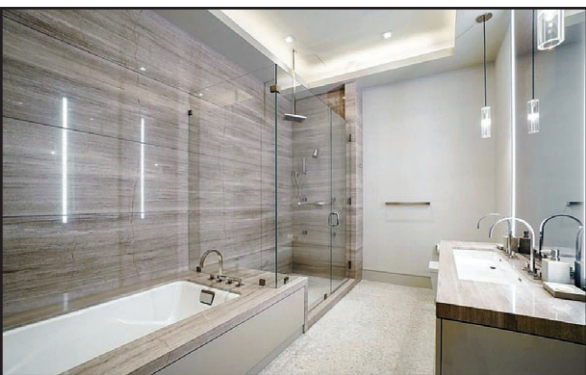
WATERFRONT – NORTH END – FINANCIAL DISTRICT

Leading the sales in the Waterfront – North End – Financial District area was Unit 502 at Burroughs Wharf.

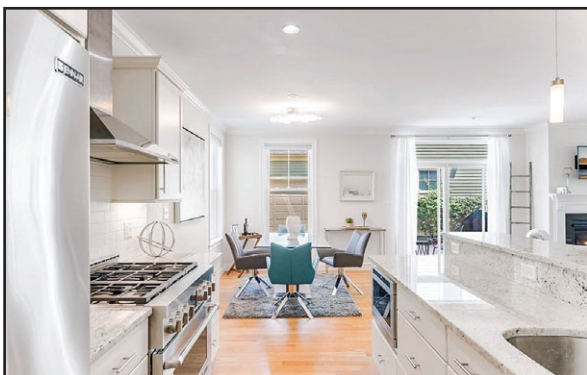
This Waterfront beauty sold on Sept. 2 for \$2,700,000. Carmela Laurella of CL Properties was the listing agent and it was bought with Sarah Plant D'Andrea of Luxury Residential Group, LLC.

Gleaming hardwood floors and ceiling-to-floor windows that proffer picture-perfect panoramas of Boston Harbor and the City grace this floor-through home. The sprawling living area features a wood burning fireplace and walk-out terrace. The primary bedroom has a high-end en suite bathroom, walk-in closet and ceiling-to-floor doors that also open to the long terrace.

Other amenities that the new residents can enjoy include deeded garage parking, private storage, 24-hour concierge, marina slips and water shuttle to the airport.



The luxurious en suite marble bath in Penthouse 2D at Twenty Two Liberty in Seaport will make daily preparations a real joy.



The large, open kitchen in Unit 30 at 30-32 Grampian Way features marble counters, a breakfast bar and stainless steel appliances.