

# BOSTON HOMES

## THE COMPLETE GUIDE

SEPTEMBER 25 - OCTOBER 1, 2021

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



### HOME PORTRAIT



The galley kitchen shines with its black granite countertops and cabinets that line both sides.

COURTESY PHOTO/CENTURY 21 ELITE

## Charlestown condo is in a great location

BY BARBARA FORSTER  
CORRESPONDENT

**V**iews - both iconic and charming, space as in a surprising amount of it in an elevator building at Courtyard Condominiums and delightful outdoor areas, plus a sweet spot of a location in the heart of historic Charlestown awaits the next owner of this two-bedroom gem.

Yes, there's more in Unit B205 at 47 Harvard St. - such as two full bathrooms, in-unit laundry facilities and 1,027 square feet of living space - all listed by Joe McGonagle of Century 21 for \$929,000.

Although the common entry is attractive and practical as it has curb appeal and protects you from the elements, the perks offered by the association are also many and wonderful. These include a comfy club room, gym space and deeded garage parking.

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## Live in grand luxury at Burroughs Wharf

BY WAYNE BRAVERMAN  
STAFF WRITER

**A** most unique home at 40 Battery St. is now available for purchase. Unit 307-308 showcases the pleasant, well-designed combination of two units located on the third and fourth floors in a seven-story building - one of the two structures in the 40 and 50 Battery St. development on Burroughs Wharf on the Waterfront.

This palatial palace is an incredibly appealing and aesthetically pleasing treasure-trove of luxurious delights, listed by Carmela Laurella of CL Properties for \$4,500,000.

Among the many treats that the new owner will enjoy is the expansive and flexible floor plan with endless possibilities, dramatic architectural details and a sea of over-sized windows framing the resplendent views of the city and Boston Harbor in this 3,421-square-foot, two-story Grand Residence.

The colossal space on the lower level cen-

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The family room offers great views, a hidden wood-burning fireplace and a large Greek God glass mural along with access to a deck.

COURTESY PHOTO/CL PROPERTIES

## South End home offers plenty to celebrate

BY BARBARA FORSTER  
CORRESPONDENT



In the living room, built-in bookcases fitted into the angled walls that also provide decorative spaces are more than practical as they draw even more attention to the unique angular lines like the "matching" stone wall at right angles to the fireplace.

COURTESY PHOTO/KELLER WILLIAMS REALTY

**W**hen you find a home that checks off every box, a high-five feels right. When you find a home that checks off boxes you hadn't even thought about, such as a touch of local history and the option to buy it fully furnished (the décor is outstanding) - now that's a celebration!

Such is the story of this turnkey one-bedroom unit (#507) at The Penmark, in what used to be the original Boston College High School more than 100 years ago - now converted to a 59-unit luxury condo building at 21 Father Francis Gilday St. It is located in the trendy SOWA district in the South End.

In 2021, this is a chic home with 1,138 square feet of living space that has a full bathroom and a powder room - listed by Jack O'Leary of Keller Williams Realty Boston-MetrolBack Bay for \$899,000.

That a masterful and meticulous renovation has been

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# Unique condominium palace available at Burroughs Wharf

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ters around a mirrored column that not only makes a striking statement, but can also serve as a delineator for four living quadrants: the formal living and dining spaces and the casual sitting and family spots. Two unique chandeliers suspend from the extra-tall ceilings – the candelabra centered in the dining area is dressed with six lamp shades while the one in the sitting space formulates fashionable flair.

Running along the perimeter of the living/family areas is a lengthy oversized glass wall featuring vivid vistas to feast your eyes on. A four-window bay in the living room expands the space for a seating area to relax, chat and enjoy the views. A two-door slider in the family room opens to the elongated and lighted deck, enlarging the entertaining arena.

The back wall of the living room is lined with an entertainment center and introduces the first of two hidden wood-burning fireplaces. The other fireplace can be enjoyed in the family room, which includes a very unique and beautiful Greek God glass mural featured on the back wall. To continue the Greek theme are four white (removeable) columns adorning the wall of the dining/sitting areas.

Adjacent to the dining room is the chef's kitchen – pleasing to anyone handling the cooking chores, even the Iron Chefs. This cookery was

expanded and designed to handle the eating desires for families of any size and for large-scale entertaining. The room is filled to the brim with beautiful white custom-made cabinetry (with glass-front and wood doors) accented with black Italian marble counters and flooring (also found throughout the lower level). A breakfast bar/server with seating for three or more people has a slider that opens or closes to the dining area.

Adding to the conveniences is a sculptured island – topped with more of that sleek Italian marble – with multiple cabinets for extra storage. Off the kitchen is a handy pantry, a utility room and an area for deliveries.

Rounding out the first floor is an attractive entrance foyer. On one side of this welcoming area is a large closet and storage area and on the other side are a home office and powder room. A curved staircase ascends to the private sanctum.

The primary suite occupies the entire harbor side of the home. You will easily be able to fit any size bed desired in this space. The sleeping chamber opens into a large sitting area – perfect for reading or chatting or taking care of business as there is also room for a desk/computer station, if desired. Two white lighted (removable) columns on opposite sides of the opening are welcoming and attractive details that mimics the downstairs features. Each room has lots of other archi-



This dining area will make any meal more enjoyable, especially when placing the table under the chandelier.

tectural aspects, including beautiful built-ins and display cases.

Similar to the façade below – the perimeter in these two rooms also include a floor-to-ceiling wall of glass – with a bay and a door in the boudoir and a slider in the sitting room – opening to the jumbo double deck, running a massive 40-by-8 feet. It offers the same incredible views as from the lower floor, only made even more impressive being one story higher.

This home has some of the most desirable views in the city – the ones people dream about and are drawn to when searching for a condo in Boston. Whether you are on the upper or lower floor, inside or outside, you will always be able to enjoy the ever-changing, yet unobstructive view of the Boston Harbor, the islands, the Seaport District, Logan Airport and the city skyline both day and night and

throughout every season.

The primary suite also includes a long dressing room, custom-designed with closets, cabinets and counters flanked by multiple storage closets, outfitted with shelves, cubbies and/or hanging rods on either side.

The primary bathroom is fit for royalty. It's beautifully designed with a sculptured counter that offers centered seating with separate vanities on either side and a walk-in shower. It will be hard to make a fast trip in this bathroom with an inviting Jacuzzi waiting to bubble away any stress or tensions.

On the opposite side of this level are two more large bedrooms – one with a bay window, each with their own bathrooms, and both with lots of closet space. One of those bathrooms has a tub and the other includes a long walk-in shower.

The laundry room off the hallway – and opposite a linen closet – is outfitted with a side-by-side washer and dryer (vented to the outside) along with plenty of counter space and a sink.

This property-managed complex, which was built on the water's edge in the early 1990s, features 24-hour concierge service; landscaped grounds with a water-fountain and benches; an elevator and self-serve underground garage parking with spaces large enough to fit any size family vehicle on four stories. This home comes with two parking spaces. There is also free on-site parking for all of your guests – no matter how many people you invite



The living room area is enhanced with a wall of windows and one of the two hidden wood-burning fireplaces.

over at one time – so there is no more dealing with meters or expensive garage parking bills.

Since this is a pet-friendly building, Spot, Puff, Tweety and Goldie Fish are all invited to live at 40 Battery St. as well.

Burroughs Wharf sits on the site of what was once Lincoln Wharf. Not only is this home to luxury housing, a water taxi stop and a marina, Burroughs Wharf also includes the Boston Fire Department's Marine Unit, and more than an acre of open space providing public access to the Waterfront, the beautiful Rose Kennedy Greenway and the Boston Harborwalk. Enjoy more of the outdoors at the nearby Columbus, Langone and the Armenian Heritage parks.

This colorful complex is right next to the North End with all its historic sites, tantalizing bakeries and authentic restaurants. You can easily get over to the TD Garden – home of the Boston Bruins and Celtics as well as many concerts.

This home is also within walking distance of the Faneuil Hall, the Financial District, Government Center and the New England Aquarium; within reach are Downtown Crossing and the Seaport District.

For traveling purposes, North Station is nearby as is Rt. 93 and 90.

When you are ready to live in luxury at the Burroughs Wharf, check out Unit 307-308 at 40 Battery St. But don't delay, this palatial palace won't be on the market for (too) long.



The kitchen was expanded and designed to handle the eating desires for families of any size and for large-scale entertaining. The appliances are all high end – a mixture of Sub-Zero and Miele. The cabinets were custom made.



The primary suite occupies the entire harbor side of the home. You will easily be able to fit any size bed desirable in this space. There are plenty of windows here to enjoy the great views.

COURTESY PHOTOS/CL PROPERTIES

## DETAILS

**Address:** Burroughs Wharf, 40 Battery St., Unit 307-308, Waterfront

**BR/BA:** Three bedrooms; three full bathrooms; one half bathroom

**Size:** 3,421 square feet

**Price:** \$4,500,000

**HOA fee:** \$3,850/month (includes water, sewer, master insurance, security, elevator, exterior maintenance, landscaping, snow removal, refuse removal, extra storage, garden area, reserve funds, flood insurance, management fee)

**Taxes:** \$50,548 (Tax Year 2022)

**Levels:** Two

**Number of units:** 69

**Garage spaces:** Two

**Year built:** 1992

**Unit features:** 3,400-plus square-foot Grand Residence with mesmerizing Harbor and City views. Expansive floor plan, dramatic entrance foyer with living room, sitting room, work area and formal dining room, upscale kitchen. Large private terrace overlooking Boston Harbor. High

ceilings, ceiling-to-floor glass, two hidden wood-burning fireplaces. Glamorous primary suite with sitting room and direct access to the double terrace. Separate primary bath vanities and two walk-in closets. Two more bedrooms with en suite bathrooms and custom built-ins. Laundry room, plentiful of storage, two parking spaces.

**Building features:** Burroughs Wharf has two professionally managed, pet-friendly, elevator buildings with 24-hour concierge, self-serve underground garage parking and guest parking. Marina slips are available as well as a

water shuttle to the airport.

**Nearby:** Next to the North End, the Rose Kennedy Greenway and the Boston Harborwalk. Within walking distance of Faneuil Hall, the Financial District, North Station, Columbus Park, Langone Park, the TD Garden, Downtown Crossing, the Seaport District and the New England Aquarium. Easy drive to Rt. 93 and 90.

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