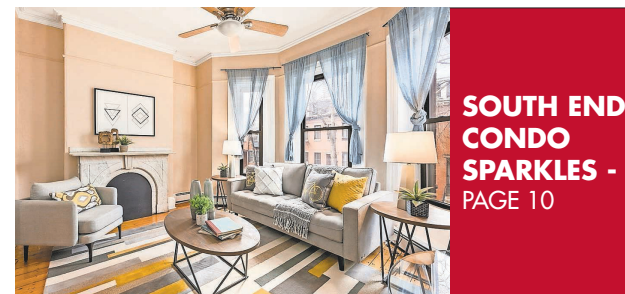


# BOSTON HOMES

THE COMPLETE GUIDE



**SOUTH END  
CONDO  
SPARKLES -  
PAGE 10**

COURTESY PHOTO/COLDWELL BANKER REALTY

APRIL 23 - APRIL 29, 2022

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



This horizontal gas fireplace with variegated marble-tile surround helps warm those cold nights. COURTESY PHOTO/CL PROPERTIES

## Designer Waterfront home ready for new residents

BY TODD LARSON  
CORRESPONDENT

The robust concrete pillars in Unit 9B at 63 Atlantic Ave. on the Waterfront aptly symbolize not only the structural soundness that made a storied spaghetti plant renovation-worthy, but also the half-century durability of one of Boston's first adaptive reuses of outmoded buildings for modern residential purposes.

Built in 1917 by Prince Macaroni Company founders and Sicilian immigrants Michele Cantella, Gaetano LaMarca and Giuseppe Seminara from a functionalist Neoclassical design by B.S. Brown, their new factory introduced a reinforced-concrete construction system to the North End to withstand the weighty, rumbling assembly-line machinery that produced Prince's pasta products

Continued to page 16

## Live as you dream at the new St. Regis Residences tower

BY CINDY BAILEN  
CORRESPONDENT

Inspired by the sea, a new custom designed residential building perched on the ocean's edge rises 22 stories high. With flourishes that make it appear to twist on a central axis, this stunning glass-ensconced façade evokes billowing sails, rolling waves and the arc of a ship's bow, giving homeowners the impression that they're on a yacht that is moving through the water.

Designed by the late Howard Elkus of Elkus Manfredi Architects prior to his death in 2017 and being built by Cronin Development, the St. Regis Residences is the latest residential development in the Seaport District, set to open to new residents this fall.

Offering the same personalized service and hospitality that the brand's hotels are famous for, the residential-only configuration - the first of its kind in Boston - was chosen to eliminate the transitory hotel guests, thus creating a sense of privacy and kinship within.

This eye-catching building features 114 homes with 50 different floor plans that showcase chic one-to-three-bedroom homes (some with dens) and elegant three-plus bedroom penthouses with awe-inspiring harbor and city skyline vistas and five-star service and amenities. Because this artful sculpture expands as it goes up, unit types don't



The elegant Grand Lounge overlooking the harbor offers the perfect respite from a long day or the ideal spot to enjoy the company of friends and neighbors. Enjoy a craft cocktail at the bar. Watch a ballgame on the big screen. Or practice your golf swing with the sports simulator. COURTESY PHOTO/NEOSCAPE

stack over one another.

Although the homes are all unique, they do share some exquisite features with nautical influences and stylish finishes ranging from luxury marble and exotic woods to metallic accents.

Kitchens will delight gourmet chefs with cooking on Wolf cooktops and ovens, tall Sub-Zero refrigerators and wine chillers, plus dishwashers by Cove - one of the very top-of-the-line models on the market. Countertops are marble and there are two different versions of

Italian-style wood cabinetry. Wide-plank oak floors and contemporary fixtures will balance the living and dining spaces.

Many of the units have been fitted with a Swiss-designed, air-lux automated sliding window system - the first in the country - that transforms the living room into a dramatic open indoor terrace with a touch of a button. Imagine how it would feel to place a couple of swivel chairs in the room

Continued to page 14

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DESIGN WEEK KICKS OFF APRIL 26 - PAGE 8

# High-quality designer home ready on the Waterfront

Continued from page 1

'round-the-clock.

After Prince relocated its manufacturing operations to Lowell in 1939, the Prince Building was slated for demolition in the mid-1960s when architects Tim Anderson and George Notter saw apartment potential amid the high ceilings, heavy columns and sweeping floor areas in its towering trapezoidal shell.

Adding two stories and breaking open the front wall with large balconies angled to give the new residences optimum southeastern exposure and deck space, Anderson Notter (now Finegold Alexander Architects) led the way in the rehabilitation of Waterfront-area factory/warehouse structures as luxury condominiums, which the Prince Building officially became in 1974.

And it remains a leader in luxury living by the sea and in the city. Unit 9B demonstrates that luxury from the moment it greets you with the inviting immediacy of the updated kitchen; the light, height and harborview of the sunken living-dining room and balcony; and the left-hand corridor to the bedrooms and baths.

Under the corridor, the utility ducts, pipes and wires run in a 2½-foot-high space that also provides trap-door storage in closets and the primary bedroom.

The kitchen is just as innovative in its configuration around two C-shaped Misterio white quartz counters. The smaller one, centered on a wet bar with a circular sink and Sub-Zero wine cooler, seats one at its peninsular bar that ends at twin wood columns suspending bowed glass display shelves. The larger one encompasses all kitchen essentials.



**Enjoy the views of the city and Boston Harbor extending out to the islands on the balcony.**

The brown laminate cabinetry conceals a Sub-Zero refrigerator with two freezer drawers, a Sharp microwave drawer and a Miele dishwasher. The central Wolf oven with an induction-heating cooktop, flanked by lazy-Susan and pullout spice cabinets, forms a "kitchen work triangle" with the left-hand fridge and right-hand sink that shortens the distances among them to expedite food prep and cleanup.

The sink and the raised oaken waterfall bar seating three people overlook the living-dining room, letting light from the balcony into the kitchen. A curvy contemporary light fixture illuminates the bar in a whimsically stringy way. (The stainless designer bar stools are negotiable in the unit sale.)

Oaken steps with underlighting descend to the sunny living-dining room that two concrete columns upholding a 12-foot ceiling give a loft-like feel. Adding to this feel are a dark gray vertical mantel with a Samsung flat TV screen (also negotiable) and the contrasting element of a horizontal gas fireplace with a variegated marble-tile

surround, plus cantilevered display shelves projecting from a wall-mounted kitchen cabinet.

A floor-to-ceiling slider opens to the balcony, where a triangular configuration gives party guests not only ample cocktail space, but also a unique angle on the city: a mouth-of-the-harbor sky-view extending out to the Boston Harbor islands. An exposed concrete beam with triangular brackets provides a memento of the building's Prince Spaghetti days.

Along the corridor from the kitchen, frosted-glass French-door sliders open to a coat closet, an Asko stacked washer/dryer, and a tool garage where tool holders and shelves are slotted into a wall of horizontal grooves for customizable arrangement of tools.

Another frosted French door opens to a designer bath, where a mosaic-tiled column introduces the shower.

The hallway ends at the second bedroom. A built-in tinted-glass desk set in an angled niche by a window readies this space for office use. Its built-in Murphy bed can be tilted up to allow for a couch.

The abutting primary bedroom boasts a Samsung wall TV (negotiable), a walk-in closet with built-ins and trap-door storage, and a spa-like en suite bath with a twin-sink gray quartz vanity, a towel-warming rack and a chic shower introduced by a glass-tiled column.

The bedrooms and the common roof deck have breathtaking views of downtown Boston, Government Center and the North End, reminding you how close you are to the city as well as the harbor.

There are rich amenities at your front and back doors. Along Atlantic Avenue

are the Harborwalk, Christopher Columbus Waterfront Park, Boston Harbor and Harbor Islands cruises, the New England Aquarium and its IMAX theater, the Rose Kennedy Greenway, seafood restaurants galore and much more.

The North End is rife with Italian restaurants and cafés, historic sites such as the Paul Revere House and Old North Church, and narrow lanes and alleys that are fun to navigate.

Offered at \$2,125,000, Unit 9B at 63 Atlantic Ave. combines structural security with soaring space and deck delights in a prince of a building that puts you seaside and cityside simultaneously.

For more information, contact Carmela Laurella at 617-797-2538 or [carmela.laurella@clproperties.com](mailto:carmela.laurella@clproperties.com), or Travis Sachs at 617-594-0020 or [travis.sachs@clproperties.com](mailto:travis.sachs@clproperties.com), both of CL Properties.



**The sunny living-dining room with a 12-foot ceiling and lots of windows is a great place to relax. Adding to the comfort are a dark gray vertical mantel with a Samsung flat TV screen (negotiable) and the contrasting element of a horizontal gas fireplace with variegated marble-tile surround. A floor-to-ceiling slider opens to the balcony.**

## DETAILS

**Address:** The Prince Building, 63 Atlantic Ave., Unit 9B, Waterfront/North End

**BR/BA:** Two bedrooms, two full bathrooms

**Size:** 1,337 square feet

**Housing type:** Condominium

**Price:** \$2,125,000

**Condo fee:** \$1,397/month, includes heat, hot water, water and sewer, master insurance, laundry facilities, air conditioning,

elevator, exterior maintenance, landscaping, snow removal, refuse removal, extra storage, reserve funds, flood insurance, management fee

**Taxes:** \$16,696.49/year, not including residential exemption

**Parking:** One garage parking space

**Year built:** 1917, renovated 1965-1974 and 2016-2017

**Number of units:** 42

**Features:** High ceilings, hardwood floors, central heating and air conditioning, open-concept floor plan, sunken living-dining room with private balcony and automatic shades, kitchenette with stainless appliances and smooth-top induction cooking, wet bar, guestroom/office with built-in desk, Murphy bed and automatic shades, concrete pillars, in-unit laundry,

iPad-controlled Sonos surround-sound system

**Building amenities:** Elevator, common roof deck, on-site management

**Close by:** Shopping and dining, places of worship, schools, public parks, fitness trails, harbor cruises, sailing, aquarium and IMAX Theatre, public transit, highway access, walks to Downtown Crossing and Seaport District

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