

BOSTON HOMES

THE COMPLETE GUIDE



Don't Forget
Turn your clocks
one hour ahead by
2 a.m. Sunday

MARCH 13-19, 2010 SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER & EAST BOSTON

Median prices increase in some sections



The enormous chef's kitchen at 654 Tremont St. was a strong selling point for this South End condo, which sold for \$1.203 million in January. Abundant cabinet storage, top-of-the-line appliances and a large granite-topped center island form a delightful workspace.

COURTESY PHOTO / KELLER WILLIAMS REALTY

BY MARILYN JACKSON
STAFF WRITER

When economists release their monthly data for year-over-year median selling prices and sales volumes, they report just the numbers without looking beyond this first level of data.

The inventory may be awash with condo sales, or it may be sparse; a multiple number of closings may have occurred when a new development

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A one-plus-bedroom condominium with 1,256 square feet of living space at the Allele on Dorchester Avenue was the median sale in the Downtown/Fort Point/Leather District/Seaport area in January. Its price was \$495,000. FILE PHOTO

Beacon Hill home possesses elegance

BY JUNE ALBRITTON
CORRESPONDENT

A wonderful new condominium complex has been completed in what is possibly the most charming area of Beacon Hill. It is at the southwest corner of Mount Vernon and West Cedar streets and is bounded on the west by Cedar Lane Way. Louisburg Square is only a block to the east, Acorn Street is half a block to the south, and Chestnut Street is a block to the south.

As always, there is a story behind the development. Sharon Rice of Coldwell Banker Residential Brokerage was helping with a project in Newport, R.I. The developers there told her that they would love to find a special boutique property project in Boston since their vice president lives in Boston.

The development company, Center Development Corporation (CDC), began in New York in 1971. In recent years it has moved to projects in Connecticut and Rhode Island.

Rice must have exceeded the developers' wildest dreams when she brought them to 108 Mount Vernon St.

Originally, the building began as an elegant single-family Federal-style home at 18 West Cedar St. By the early 1900s an addition

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Unit 4 at 108 Mount Vernon St., Beacon Hill, listed at \$2,597,500, features three bedrooms and three baths, a delightful chef's kitchen, a living room with a gas fireplace, and a dining room/family room. COURTESY PHOTO / ELEVIN STUDIOS

Four new North End condos are sleek

BY MONICA COLLINS
CORRESPONDENT



The building at 112 Prince St. in the North End sat vacant for years, crumbling inside and marring the neighborhood outside.

"This was a building in desperate need of love," says Toni Gilardi of Elite Boston Landmark Realty, who is marketing the property.

The neglect was a shame because Prince Street is one of the fabled thoroughfares of the North End, filled with shops, eateries and lined with brick buildings constructed at the turn of the century.

The four-story brick building at 112 Prince St. in the North End has been completely restored and now features four condominiums priced between \$333,000 and \$499,000.

COURTESY PHOTO / ELITE BOSTON LANDMARK REALTY

Many of those buildings have been rehabbed, but they probably do not glitter with high-end finishes as 112 Prince St. does now. What a difference a good developer makes.

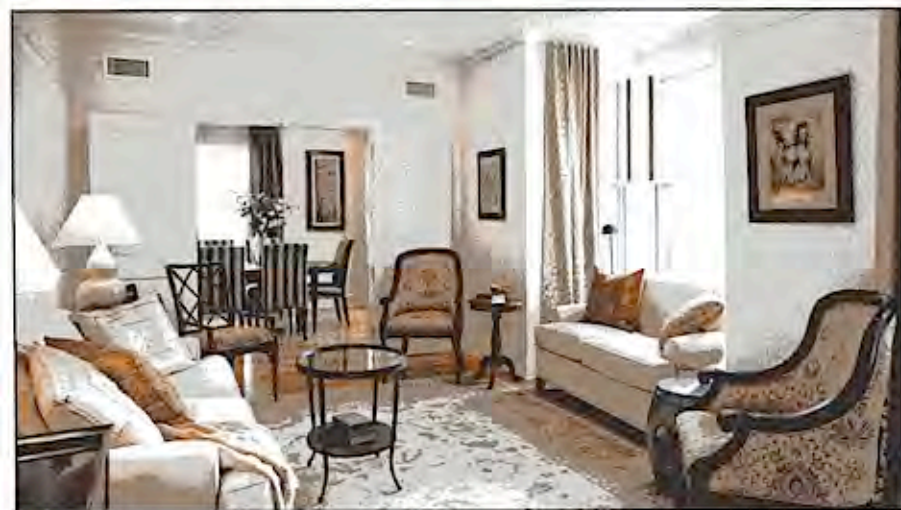
Four units — one two-bedroom and three one-bedroom condominiums — have been gutted and rebuilt, priced from \$333,000 to \$499,000. Gilardi is calling the project Ecco, which in Italian declares, "This is it."

Currently, Unit 1, a two-bedroom condo listed at \$499,000, is still under construction. When it is completed, the 774-square-foot duplex unit will feature a 300-square-foot patio at garden level. Another outdoor space — a roof deck terrace looking out on the neighborhood and the park across the street — comes with Unit 4, the condo at the top level that is completed, furnished and ready for sale at \$389,000.

Units 2 and 3 are also finished and outfitted, although not furnished. These are both listed for \$333,000. When you see this condominium

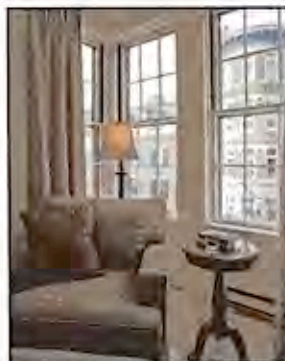
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Fine Beacon Hill condo boasts exquisite finishes



Crown molding, a picture rail and picture molding above the gas fireplace in the living room create an elegant living space.

COURTESY PHOTOS / ELEVIN STUDIOS



A nice sitting area has been created in front of the bay window with views of iconic Beacon Hill streetscape.

DETAILS

Address: 108 Mount Vernon St., Unit 4, Beacon Hill

BR/BA: Three bedrooms, three baths

Size: 2,140 +/- square feet

Age: Circa 1800; 2007

Price: \$2,597,500

Taxes: \$29,126

Condo fee: \$1,191 per month


Features of building: Seven-unit building within beautiful brick building with new interior construction; basement storage; professionally managed; part-time concierge, pet-friendly.

Features of unit: Floor-through unit with windows on four exposures that provide abundant light; luxurious finishes; five bays with windows on three sides and views worthy of pictures; luxurious finishes; gas fireplaces in living room and master bedroom; chef's kitchen with top appliances; Smart Home technology, central air conditioning, gas heat; security system with intercom with TV; deeded private basement storage room.

Close by: Shops and restaurants of Charles Street; the Public Garden, Beacon Street, Boston Common, the State House, Louisburg Square; easy access to MBTA Red, Green, Orange and Silver Lines within walking distance; easy access to Storrow and Memorial Drives, Route 93.

Contact: Sharon Lynn Rice, Coldwell Banker Residential Brokerage, 137 Newbury St., Boston, MA 02116. Phones: 617-266-4430 (office), 617-796-2900 (direct) or 617-501-6434 (cell).

Website: www.NewEnglandMoves.com

 An open house will be held at this property Sunday, March 14, from noon to 1:30 p.m.



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had been constructed along Mount Vernon Street between the home and Cedar Lane Way, and the two buildings served as a 15-unit apartment house. Its outstanding location was popular among professionals of all ages, but it was in need of a facelift.

CDC hired Grassi Design Group, a well-known architecture firm in Boston, and a local contractor, Connaughton Construction Corporation, to carry out the project. Both companies completed other desirable projects on Beacon Hill and the Back Bay.

CDC also researched what features buyers value. The resulting seven-unit complex is so exceptional that all but one condo is available.

Sharon Rice is marketing Unit 4, which comprises the second floor of the building, at \$2,597,500. It has three bedrooms, three full baths, two gas fireplaces, five bay windows, a gourmet kitchen, a library, a dining or family room, much in-unit storage plus a large storage room in the basement.

This residence has access from front or back staircases or a key controlled in-unit elevator. It also has Smart Home technology with advanced security systems and is pre-wired for voice, data and video. The building is professionally managed and has concierge services.

There are residents' entrances to the building on Mount Vernon Street and on Cedar Lane Way, but the main entrance is on West Cedar Street. It is an elegant, arched white doorway set into the red brick wall. The front door is black with brass trim, surrounded by a beautiful fanlight and side-lights. The brass numbers 108 are prominent so that it is clear that this is the right door.

Inside, the lobby is handsome, with white Carrara marble floors

accented with a dark brown marble border and tiny squares between the tiles. The original staircase, a graceful, curved treasure, was saved and is the centerpiece of the lobby. It is still a functional part of it as well. Period furniture, including the desk where the concierge sits, decorates the area.

A door at the back of the lobby opens to a hallway leading to the well-appointed elevator. The floor is the same tumbled marble as in the lobby, and the rail is mahogany. A separate key is required to access each floor.

The elevator door opens directly into the foyer of Unit 4. There, the public rooms are to the left and the bedrooms to the right.

The interiors of the original buildings were completely gutted, and new mechanicals, flooring, walls, ceilings, windows, lighting,

and on and on were installed.

Across from the elevator, the library draws attention. The floors are beautiful quarter-sawn oak, and recessed lighting and a bay with windows on three sides fills the area with light. Crown molding rims the ceiling.

The oak flooring, recessed lighting, crown molding, and abundant light continue throughout the unit. There are a total of five three-window bays in the main rooms. They provide massive amounts of light as well as charming views of Mount Vernon Street and of Cedar Lane Way. The bays are mounted in three-story oriels that were added as part of the project.

The living room has a gas fireplace and three bays overlooking both Mount Vernon and Cedar Lane Way. The dining/family room has a bay that overlooks



The kitchen has been furnished with white cabinetry with opaque glass fronts, high-end stainless steel appliances and CaesarStone counters.