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**BOSTON**  
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 Max 94°  
Min 72°

# Room at the top

► If you can't afford a penthouse at 45 Province, there's luxury living to be had in the studios, as well

Whether you're at the top living in a spectacular penthouse or further down the real estate ladder calling a studio apartment home, when it comes to 45 Province's shared amenities, all residents are created equal. That means the condominium's heated rooftop pool, roof deck, clubroom, library, movie theater, micro-Exhale Spa and fitness center are available to all.

Sill, there's no denying that the six penthouses — one is under agreement — offer that little bit extra. Each is customizable to buyer's wishes and boast three-sided, floor-to-ceiling vistas over the city.

"Because there are only two homes per floor, the views are extraordinary," says Wayne Lopez, sales and marketing director of 45 Province. "It's breathtaking. It just draws you in."

Oh, and there's all the extra penthouse living space, of course: Three bedrooms (compared to none) and

two garage parking spaces. The studio only has a rentable space option. It all comes at a price, though: Penthouse monthly condo fees are around \$3,100; the studios are approximately \$318.

Another thing residents share is location — a Beacon Hill address — and history. 45 Province sits on the spot that housed Province House, the colonial governor's mansion. "There's so much history all around here," adds Lopez.

The building has been on the market for well over a year. Lopez came on board last June to "re-strategize the marketing," for the developers, the Abbey Group. From January to June 2010, only two homes were sold. In the past year, 32 have been snapped up.

"Boston is a market unto itself," says Lopez, "and Bostonians come in all shape and sizes."



► 45 Province offers six customizable penthouses.

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ARMY SHOP

## **What's on offer at 45 Province**

45 Province boasts lofts and one- to three-bed units, too. A penthouse with three bedrooms and three-and-a-half baths, plus 2,782 square feet of

living space, is listed at \$3.59 million. A 535-square-foot studio starts at \$430,000. **45 Province St., Boston. 617-933-8018. [www.45province.com](http://www.45province.com)**