

BOSTON HOMES

THE COMPLETE GUIDE

By: Cindy Bailen

Midtown Boston condo enjoys fine amenities



On a quiet little jewel of a street, in the heart of Downtown Boston, between Midtown and Beacon Hill is 45 Province. A stepped exterior of glass and brick, clad at the base in warm terra cotta, makes 45 Province completely contemporary and totally congruous with the historic buildings in the neighborhood.

“We call it warm modernism,” says Audrey Epstein Reny, director of marketing for the Abbey Group.

Her father and uncle founded the Abbey Group, which developed 45 Province along with more than 100 other residential, commercial, retail and parking facilities.

Reny, along with Wayne Lopez, residential sales and marketing director, led a recent tour of 45 Province.

The building's public spaces set the standard for warm modernism. Take the two-story lobby, with its wall of windows, sleek furniture, marble concierge desk and golden yellow accents on the walls and in the artwork.

"All the artwork was brought in specifically," says Lopez. It gives the feeling of an expansive private gallery, just for the residents and their guests.



The complex has 137 condominium homes, with 87 to 90 different floor plans. "These are not cookie-cutter units," Lopez states.

The building's newest model unit is upstairs on the 16th floor. The elevators are comfortable, and each floor is privately keyed.

here are only two to eight homes per floor, and a light above each walnut door feels welcoming and comfortable.

Completed in 2009, 45 Province has won design awards from the American Institute of Architects and the Boston Society of Architects.

Unit 1608 is a two-bedroom, 966-square-foot residence with an open concept living area, listed at \$774,000.

The home has been exquisitely designed and beautifully furnished by Dennis Duffy. According to Reny, "It's a combination of their expensive pieces with more practical brands."

"We call this a livable model," says Lopez. "People can see themselves living here."

A feature wall, painted blue-violet with a subtle, metallic glow, looks intimate and magical at night. Touches of that color repeat in the artwork used around the unit.



The details in this condo are outstanding: step in and admire the tray ceiling in the entry foyer.

Look down and notice the wide plank bamboo flooring. The ceilings are 9 feet tall, and the windows are floor to ceiling.

The galley kitchen is on the left when entering the condo.

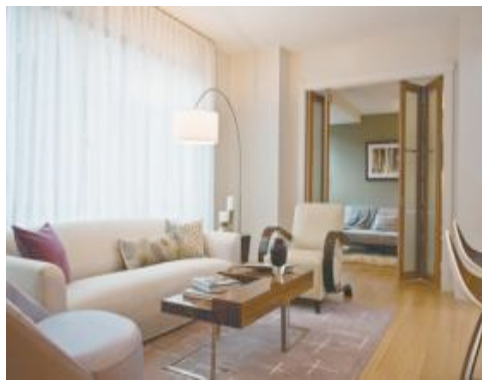
The kitchen has onyx counters and top-of-the-line appliances.

It's very efficient, designed with plenty of storage space, including a coat closet built next to the refrigerator.

The finishes are luxurious and unusual, with onyx counters and lacquer upper cabinets with sandblasted glass doors that open toward the ceiling. Drawer fronts are walnut.

Top-of-the-line appliances include a Sub-Zero refrigerator, Bosch cooktop with a fully extended sculptural range hood, wall oven and microwave, and a dishwasher flanking a really deep stainless steel sink.

A 20-foot-wide living and dining area is right behind the breakfast bar. A round dining table sports four chairs and makes wonderful use of the space.



A contemporary rug anchors an area with a couch and two stylish chairs. White draperies add texture and soften an urban view.

There are two beautiful bedrooms. The master suite is large enough for a king-sized bed, but currently has a queen and two long nightstands.

An egg-shaped lamp on the dresser looks like a museum piece.

Floor-to-ceiling windows at 45 Province offer spectacular views.

The good-sized walk-in closet is open so the homeowner can customize it.

The en suite bath is glass and porcelain with polished nickel fixtures. It features an Italian designed vanity with his/her sinks and Robern medicine cabinets. The shower has frameless doors and an overhead rain showerhead with thermostatic valve.

A bouquet of golden ginkgo leaves on the vanity is a colorful accent that integrates with the warm theme of the building.

The second bedroom behind French doors is the perfect size for a guest room/study. Duffy staged it with a centered sofa bed and a clear desk under the window. The adjacent full bath has a laundry closet with a washer/dryer hookup. Designed with porcelain tiles and green glass insets, the finishes in the bath could suit a variety of tastes.

Since 45 Province has so many amenities, the homeowners' spaces extend beyond their homes. "Conveniences and luxury are all steps away," Reny says. "The package of amenities here is like a hotel." An outdoor heated lap pool on the 11th floor is a refuge in the middle of the city.



The club level on the second floor was designed to be an extension of the living space, with open WiFi and a residents' dining room offering coffee, tea and newspapers throughout the day.

A catering kitchen is available for parties; one of the homeowners had her wedding rehearsal dinner in the parlor.

The four-season outdoor lap pool is one of the delightful amenities at 45 Province.

Residents can watch films in a large screening room with theatre seating.

Forty-five Province promotes a wellbeing lifestyle, and a partnership with Exhale provides residents with a fitness facility and onsite or in-home spa services. Sunset yoga classes are offered on the roof deck, providing relaxation and an unbelievable view the State House, Boston Common and the Charles River.

DETAILS

Address: 45 Province, Unit 1608, 45 Province St., Midtown

BR/BA: Two bedrooms, two baths

Size: 966 square feet

Age: 2009

Price: \$774,000

Taxes: \$8,518

Condo fee: \$748 per month (includes HVAC)

Features of building: Chic, 31-story glass, brick and terra cotta full-service building with 137 condominiums; only two to eight units per floor with various floor plans from studios to penthouses to a loft-style unit; fabulous amenities, including a 24-hour concierge, 24-hour valet parking, a four-season heated pool, spa, gym, rooftop deck with unobstructed, panoramic views; dining room with catering kitchen for private parties; fireplaced parlor/library and screening room; pet-friendly.

Features of unit: Model unit designed by Dennis Duffy; top-of-the-line kitchen with onyx counter and breakfast bar; open concept living area with dining space; master suite with attractive porcelain en suite bath; guest room/office and full guest bathroom with laundry hookup; one deeded garage parking space.

Close by: Financial District, Government Center, Mass. General, Downtown, Midtown and Beacon Hill shops and restaurants; easy access to MBTA Green, Blue, Red and Orange and Silver Lines.

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Website: www.45province.com

This property may be seen by appointment.

<http://www.wickedlocalbostonhomes.com/content/midtown-boston-condo-enjoys-fine-amenities>