

BOSTON HOMES

THE COMPLETE GUIDE

DECEMBER 19 - 25, 2015

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Mortgage rates inch up with Fed rate hike

BY CRISSINDA PONDER
BANKRATE.COM

Mortgage rates rose this week as the Federal Reserve finally raised the federal funds rate from its near-zero level, where it had been for exactly seven years.

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First Night/First Day to showcase talent, appeal to families

BY BARBARA FORSTER
CORRESPONDENT

Ring in the New Year in Boston will be slightly different this year, as the 40th anniversary celebration will be entirely free – no buttons required – and mainly concentrated around historic Copley Square.

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Boston Homes will not publish Dec. 26 but will return Jan. 2.

Happy holidays!

Midtown luxury duplex has artistic flair

BY JENNIFER H. MC INERNEY
CORRESPONDENT

Not long after the inception of the midrise at 45 Province St. in Midtown, one trailblazing couple decided they wanted to be the first ones in the door. Thanks to their fortuitous timing and artistic sensibilities, they had the opportunity to work directly with renowned Boston designer Andrew Terrat to construct their dream home in one of the city's most sought-after locations.

The buyers opted for not just one unit, but two, resulting in a total of nearly 2,900 square feet. They selected a ninth-floor and an eighth-floor condo that were stacked one on top of the other on the north side of the building and combined them into a duplex – the only one of its kind in this 137-condo building.

Their two-level home is also the only one with a gas fireplace, an in-home art gallery space and a cleverly situated storage hatch in what was originally planned as an elevator shaft. Both floors boast spectacular city views from abundant floor-to-ceiling windows.

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A custom-designed duplex at 45 Province in Midtown, the only duplex in the building, has three en suite bedrooms and a balcony. It is listed at \$3.299 million.

COURTESY PHOTO / RESIS

Back Bay penthouse is totally renovated

BY SARA FEIJO
CORRESPONDENT

Located on a one-way street in one of Back Bay's east-west corridors is an iconic French bay front brick row house with paneled brick detailing and a Renaissance Revival trim, topped with an elegant and cohesive French mansard roof.

The property at 105 Marlborough St. is one of 18 buildings in Back Bay built by Boston architect Charles Kirk Kirby who is most famous for having designed in 1858 the original Boston Public Library, an Italianate facility on Boylston Street, which was demolished in 1899 to build the Colonial Theatre.

Initially designed and built in 1871, the Marlborough Street property matched the next-door building, which has since been demolished and today houses the Learning Project Elementary School.

Now 144 years later, in the spirit of Kirby, Boston architect Steven Young has purchased the property's top-floor



A Back Bay penthouse at 105 Marlborough St. is undergoing a total renovation and will include two bedrooms, two baths and a private roof deck. It is listed at \$2.3 million.

COURTESY PHOTO / BOSTON VIRTUAL IMAGING

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45 Province duplex was designed as it was being built

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Tina Marie Bacci of Resis Real Estate has listed this residence, Unit 9N, at \$3.299 million.

"This home is truly one-of-a-kind. It's a duplex, but it feels a lot like a brownstone," Bacci says. "Because the owners were involved from the very beginning, they had a say in the configuration of the space as well as the materials and components. They wanted to create a space that would be ideal for showcasing their collection of ceramics, antiques and paintings."

In fact, art played a primary role in the overall planning and layout of the condo. Initially, the homeowners were drawn to 45 Province because of its architect, Simeon Bruner, who modeled the building after the refined Park Avenue residential towers that held court in New York City in the 1930s, complete with every imaginable modern-day amenity.

The couple's savvy input influenced nearly every aspect of the duplex's dramatic design. One of its most striking and original elements is a custom wall feature that encompasses illuminated wall niches, a gas fireplace and a black and gold veined marble hearth that echoes the same Art Deco marble found in the Jeweler's Exchange Building (which dates back to 1922) across the street.

The open plan of the main level lends itself well to the owners' Art Deco furniture, while its flexible, contemporary flow can complement styles from various periods. The long, uninterrupted walls and gallery-quality light-



The dining area, situated between the kitchen and the fireplaced living room, is spacious and has access to a long balcony.

COURTESY PHOTOS / RESIS



The sleek kitchen open to the dining/living room includes a center island with a gas range and wine fridge, custom cabinetry and high-end appliances.

ing provide an incomparable setting for displaying art, as intended. The kitchen itself could be considered a work of art with its central island, custom cabinetry, paneled dishwasher, Sub-Zero refrigerator, Miele double oven and Zephyr hood.

Enhancing the kitchen's form with function, the cabinets are ergonomically designed to open upward, and the island houses a gas cooktop as well as a wine refrigerator. When entertaining, the entire kitchen space can be cordoned off from the rest of the condo via a drapery screen on an unobtrusive track. A generous pantry comes equipped with an adjustable shelving system.

Also located on the main floor is a powder room with a crushed glass vanity.

Downstairs, on the bedroom level, the owners conceived of an intimate gallery space between two of the bedrooms as a more imaginative and enjoyable alternative to a simple hallway. The secluded gallery space includes a built-in book nook and a small seating area for repose and contemplation.

The gracious and spacious master suite features double closets with built-ins as well as an en suite bath with a double crushed glass vanity and an oversized walk-in shower with a bench.

The two guest bedrooms have en suite

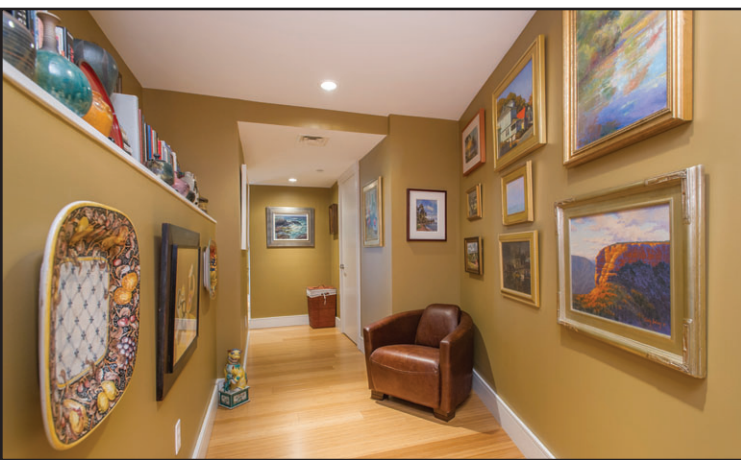


The second bedroom has an en suite bath and a double closet with built-in shelving and hanging rods.

baths, one with a Bain Ultra jetted tub and the other with an oversized walk-in shower and bench. Each room has a double closet with built-in shelving and racks.

A second downward staircase leads to an egress on the seventh floor; no other unit in the building offers the convenience of access on two levels. The entire condo is wired for sound, originating from a concealed AV closet near the main entry.

Outside the doors of this duplex, additional amenities are available to the residents of 45 Province, including a large roof deck offering expansive views; a club level with a lounge, library, and movie-screening room with 10 recliners as well as tabletops and high stools; an outdoor heated pool with an indoor relaxation lounge and showers; a high-end fitness center operated by exhale; a massage therapy room, and valet and concierge services.



The lower level of the duplex has an art gallery between two of the bedrooms.



The master bedroom has floor-to-ceiling windows and a luxurious en suite bath with a walk-in shower.

DETAILS

Address: 45 Province St., Unit 9N, Midtown

BR/BA: Three bedrooms, three-and-a-half baths

Size: 2,795 square feet

Age: 2007

Price: \$3.299 million

Taxes: \$32,614 (FY 2015)

Condo fee: \$1,714 per month

Features of building: Thirty-two-story full-service building with 137 units with hotel-style amenities – 24-hour concierge

and valet parking; key fob access to elevators for residents only; club level with residents' lounge, library with gas fireplace and screening room with recliners; outdoor heated pool; relaxation lounge with showers for swimmers; fitness center managed by exhale, featuring Life Fitness equipment; massage therapy room and furnished rooftop deck overlooking Faneuil Hall, the North End, Boston Common, Copley Square, Fenway, and beyond; pet-friendly with guidelines.

Features of unit: Custom-designed two-story duplex with a brownstone feel and Art Deco

details with 27-foot balcony with two accesses; open floor plan upstairs with gas fireplace; bedroom suites downstairs; in-home art gallery space and seating area; floor-to-ceiling windows; custom wall treatment; laundry on bedroom level; in-unit storage as well as a storage unit; AV closet to house media equipment; both levels wired for sound.

Close by: Restaurants and shops of Downtown Crossing, Midtown and Beacon Hill; Faneuil Hall Marketplace; the North End; within walking distance of State House, Government Center, Financial District,

North End and Waterfront; easy access to MBTA Green and Blue Lines at Government Center, Red and Orange Lines at Downtown Crossing, Green and Red Lines at Park Street, Silver Line at Temple Place and Washington Street; Routes 93 and 90.

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 This property may be seen by appointment.

