



PHOTO: RICHARD MANDELKORN

Residence 2501

## 45 Province

by **Lise S. Beane**

If the panoramic views at 45 Province do not get you, the lifestyle will. Imagine enjoying a yoga class on a sky-high roof deck, savoring morning coffee and the newspaper in a comfortable community living room, watching movies in a large-screen theater and having exquisite spa treatments from Exhale Spa, all without ever leaving your building.

Located in the heart of midtown Boston, this new 32-story luxury condominium building has common areas, which include some of the most uncommonly beautiful, useful and enjoyable spots in the city. A four-season, heated saline pool with lounge chairs will give you an idea of other fabulous amenities residents can enjoy here.

This warm, inviting, modern luxury building features 138 condominiums in a wide variety of sizes and layouts, plus the kind of excellent staff and amenities only offered at the finest luxury hotels. For a tour, arrive at 45 Province, situated on a quiet side street about midway between Beacon Hill and the Financial District.

Enter a lobby comprised of richly colored and textured materials. Art glass tiles accent its floor. A soaring 25-foot-high ceiling creates open space. Contemporary paintings decorate its walls. A concierge is at the marble front desk.

Take a high-speed elevator to see Residence 2501, a premier model unit

with three bedrooms and three bathrooms. This sunny condominium has twin corner glass balconies and an interior by Italian Design. The sparkling home features 2,628 square feet of living space with wrap-around, floor-to-ceiling window walls and extraordinary

room fanning out ahead. Glass corner balconies are off these three principal rooms, creating extended space and look-out views. Design elements are simple and elegant. Bamboo floors grace the rooms. The Euro-style kitchen is state of the modern art. It has

tubs with Waterworks fixtures. Everything is designed to create a feeling of peace, order, serenity and harmony.

The home has a spacious, wide L-shaped layout with views from every room. Principal rooms are on one side of the L and private bedrooms are on the other. The large master bedroom suite has a walk-in closet and en suite bathroom.

After touring this prize unit, it is advantageous to look at others. Smaller and on lower floors, two more are furnished model units, also with great layouts.

Residence 1805 with an interior by Manuel De Santaren features luxury living on one level. Its 1,291 square feet of living space has two bedrooms and two bathrooms.

Residence 707 with interior by Dennis Duffy is as sophisticated as any Manhattan duplex. Featuring a lofty den/second bedroom overlooking a two-story, window wall front living room/dining room, this 1,591-square-foot home has two and a half bathrooms.

At 45 Province there are many sizes and layouts (including incredible penthouses) in a range of prices. Model Residence 2501 is offered at \$3,627,000 with two valet parking spaces. Residence 1805 is \$1,253,000 with one parking space. And Residence 707 is offered at \$1,176,000 with one parking space. For more information, call Diane Maloney, director of sales and marketing, at 742-0942.



PHOTO: LISE S. BEANE

Residence 1805

views in three different directions. Here you can see the gold-domed State House, Back Bay, the Charles River, Blue Hills, the Financial District, Boston Harbor and the airport.

Enter the home into a foyer. Straight ahead the layout opens up dramatically to comprise the kitchen to the right with the big living room and dining

a Miele five-burner gas range, double ovens, dishwasher, a SubZero refrigerator/freezer, earth-tone granite counters and an island with a wine cooler.

Bathrooms feature ceramic tiles inlaid with sea glass. Their vanities have quartz crushed-glass tops. Showers are oversized and have rain showerheads. Bathtubs are wonderful soaking