



45 Province

By Lise S. Beane

House hunters back from the Cape, islands and other summer vacation spots may have noticed a new tower in town. Your new luxury home with a spa in the sky was being built while you were away. The ultimate in urban living, this sleek glass and brick residential building with 138 luxury condominiums is rapidly rising in the Midtown area.

45 Province at 45 Province Street is situated in a prime central location within easy walking distance to the Boston Common, Public Garden, Beacon Hill, Government Center, Theater District, Financial District, Faneuil Hall and Waterfront.

Designed by Bruner/Cott & Associates, decorated by Celeste Cooper and dedicated to an enjoyable urban lifestyle, where wellness is a key factor, the luxury tower will feature classically modern condominiums with incredible views. It will also provide residents with exciting new common areas, extra benefits and an exclusive membership.

Here you can relax in The Spa, complete with a heated pool, a hot tub, a cold plunge pool, indoor and outdoor lounges, an outdoor deck and garden, a fitness center and spa treatment rooms. You will have access to exclusive wellness programs and

licensed trained professionals from exhale mind/body spa. They will offer yoga sessions and massage in their on-site studio or private sessions in your condominium. With homeownership also comes a one-year membership at the flagship exhale in the Back Bay.

Or imagine coming home to The Parlor, a library and lounge plus screening room with a dining room and kitchen. This community living room with fireplace is where you can have coffee and a continental breakfast in the morning and tea in the afternoon.

Other benefits include a 32nd-floor rooftop Zen garden with panoramic views, second-floor fine dining, a ground-floor casual bistro, an outdoor café and a subterranean bar. Everything has been carefully planned from top to bottom for an enjoyable life. Valet parking and a 24-hour concierge are also part of the package of amenities and services.

One-, two- and three-bedroom condominiums are available ranging in size from 800 to 2,600 square feet. A beautiful home on the 27th floor makes for a fine example. This 1,978-square-foot condo is a premier two-bedroom, two-and-a-half-bathroom unit, with a study, two balconies (east and west for sunrises and sunsets) and one garage parking space.

The layout features an extraordi-

nary great room with an open-design living room, a dining room and a kitchen with wraparound window walls. It has views of the Zakim Bridge to the north, the Waterfront and islands to the east, and a west-facing balcony with fabulous views of the

The second bedroom faces west and the master bedroom with a balcony faces east to catch the sunrise over the harbor. Both bedrooms have en suite luxury bathrooms. There is a study off the master bedroom suite and a laundry off one of the hallways.



Charles River. This is a great place to entertain friends. By day, you will have beautiful scenery, and by night, city lights and stars.

The floors of the home are a restful bamboo. The Eurostyle kitchen is state of the art. It features a Miele five-burner gas range, double ovens, dishwasher, SubZero refrigerator and freezer, earth-tone granite counters and an island with a wine cooler.

The 45 Province sales center at 44 School Street has a model unit you can tour, a scale model of the building, a variety of floor plans, including some duplexes and units with balconies, and photographs of the scenic vistas from the upper residences.

This condominium with two balconies and one garage parking space is offered at \$2,868,000. For a tour, call Cheryl Bliss Waxman at 742-0942.