

BOSTON HOMES

THE COMPLETE GUIDE

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SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER & EAST BOSTON

New Beacon Hill condo has every convenience



The development at 45 Province St. in Beacon Hill offers one-, two- and three-bedroom condos ranging in size from 800+/- square feet to 2,600+/- square feet. The prices range from around \$600,000 to over \$5,000,000.



This kitchen with a view of the State House golden dome has custom European-style sapele wood and laquer cabinets, high-end appliances by Bosch Miele and Sub-Zero and Quartzite countertops.

PHOTOS COURTESY OF RICHARD MANDELKORN

BY JUNE ALBRITTON
CORRESPONDENT

A wondrous new home is available in the very heart of Boston. In fact, the ABBEY Group has developed an entire neighborhood in a new building one block east of the Omni Parker House. The neighborhood is 45 Province St. in Beacon Hill. The homes are one, two and three bedrooms, range in size from 1,000+/- square feet to 2,600+/- square feet. The prices range from around \$600,000 to over \$5,000,000. The sleek, clean lines of the homes provide a perfect backdrop for the magnificent views from the floor-to-ceiling windows.

As with most neighborhoods, there are also spaces where residents can visit or have private time. Continental breakfast and afternoon tea are served in the dining room. An adjacent catering kitchen is available for private parties. The library includes a fireplace. A screening room has a wall-size screen and comfortable recliner chairs. An outdoor swimming pool

on the 11th floor is heated for year round swimming. The deck around the pool holds lounge chairs where the sun and the glorious views can be enjoyed. Exhale Mind/Body Spa provides services for residents only, either in the 12th-floor studio or in the residents' homes. The spa has a massage room, a cardio/exercise room, and a space for classes in core conditioning and yoga. The first-floor lobby is a pleasant spot to wait for the valet to bring the car from the lower-level parking garage. A roof deck for residents is on the 32nd floor and provides almost unbelievable views of the State House, the Boston Common, the Back Bay, the Charles River, Boston Harbor and the buildings and boats associated with those areas.

In 1679, Peter Sargent built a lavish brick home in the center of Boston. In 1716, after Sargent's death, the home became Province House, used as the home of the men who were appointed and sent from England to be governors of Massachusetts. After the Revolutionary War, the house became the state government center until the current State House was

built in 1798. Then Province House had various uses until it was destroyed by a fire in 1864.

Today, 45 Province stands on the site of Province House, replacing a parking garage that had been there since the 1950s. The gilded, carved oak Royal Coat of Arms that was attached to Province House is on display at the Old State House in Boston, and the Indian Archer Weathervane that was on the roof of Province House is in the front hallway of the Massachusetts Historical Society. The granite steps that led to the yard of Province House are still intact just south of 45 Province and are commemorated with a plaque installed by the ABBEY Group.

The ABBEY Group has developed over 100 buildings since its founding in 1968. Their ability to combine an award-winning team produces outstanding buildings. For this project, they hired Bruner Cott Architects and Suffolk Construction Company. Bruner Cott designs have been featured in over 100 books and magazines. Their many awards include the 2009 Merit Award for Design

Excellence given for their work for 45 Province. Nationally known Suffolk Construction is famous for its high-quality projects, including the recently completed Residences at Mandarin Oriental Boston.

The 45 Province property is made of steel, glass and terra cotta that rise to four different levels. Audrey Epstein Reny, ABBEY's Director of Marketing, said that terra cotta has long been used in buildings in Europe and was chosen for this project because it is durable and environmentally friendly and it has a similar color and the appearance of the brick of Boston. The four different levels of the building help it fit in with the buildings around it. There are many different floor plans available, but all units have several things in common: lots of closets, high-end appliances, and almost unbelievable light and views through the floor-to-ceiling windows.

The location of 45 Province is outstanding. Beacon Street becomes School Street at King's Chapel and the Omni Parker House. The next street, opposite the Old City Hall, is

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Amazing views of Boston's attractions

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Province, a one-block-long street that ends at Bromfield Street. As part of their project, the ABBEY Group improved the entire street, putting in period street lamps, sidewalk pavers, and street trees. The Omni Parker House is just across Governor's Alley from the back of 45 Province.

The building has already attracted buyers from various age ranges. A former suburban couple who moved to 45 Province love awakening to the marvelous views and walking to shopping, restaurants and work. Almost the only time they use their car now is to go to their second home in Newport, R.I.

A newly wedded couple says, "We really don't have to leave our block. We have an excellent tailor, plenty of stores and shopping, a convenience store, bookstore, and even a

Starbucks. What else do you need?"

Another couple living at 45 Province walks to work and reverse commutes to Lexington. They have cappuccino in the North End, buy their produce at Haymarket, get take-out in Chinatown, and walk their dogs in the Boston Common dog park or on the Greenway.

The new ABBEY sales team, Wayne Lopez and Susan Salter, are in the model unit on the 11th floor Monday through Friday and any time by appointment. A scale model of the building is on display in that unit.

The dining room is sleek with windows on two sides and provides amazing views of the State House dome, the Charles River and the Park Street Church steeple.

PHOTO COURTESY OF RICHARD MANDELKORN



PHOTOS COURTESY OF SAM GRAY

The penthouse bathroom features a free-standing, egg-shaped acrylic soaking tub, handmade custom cabinetry made of straight grain tree frog walnut, heated towel bars, an Afyon gold marble slab floor and walls.

DETAILS

Address: 45 Province St., Beacon Hill/Midtown

BR/BA: One-, two- and three-bedroom units, ranging from 1,000- to 2,600-square feet, priced from approximately \$600,000 to \$5 million; penthouses ranging from 2,500+/- square feet to 6,000+/- square feet, priced from \$3 million.

Age: 2009

Condo fees: Approximately \$.65 to \$1.00 per square foot

Taxes: To be determined

Features of Units: Sleek styling worthy of a modern art museum. Fantastic views include the activities at Government Center, the commuter boat on Boston Harbor, both the Old South Church and the Old North Church, sailboats on the Charles, the activities on Boston Common, an almost unbelievable view of the State House. Units have high-end appliances including Sub-Zero, Miele, Fisher Paykel, Gaggenau, Bosch.

Close by: Restaurants and shops of Downtown Crossing, Midtown and Beacon Hill; within walking distance of the 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.

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Tours of the units are available Monday through Friday and other times by appointment.

