

BOSTON HOMES

THE COMPLETE GUIDE

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HOME PORTRAIT

On Beacon Hill An ideal condo



A one-bedroom penthouse with a private deck at 35 Mount Vernon St. on Beacon Hill offers a delightful space just steps from the State House. It is listed at \$569,000.

PHOTO BY PENELOPE LANE

BY PENELOPE LANE
CORRESPONDENT

At the very top of Beacon Hill, nestled in behind the State House, is 35 Mount Vernon St., a lovely Federal building, that was once a single-family home. Now, it houses four condominiums.

The penthouse, Unit 4, is a kind of rarity in the real estate market these days: an affordable condo-

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Phillips Club in Midtown goes condo

New listings at 3 Avery St. Residences at Ritz-Carlton begin at \$500,000

BY MARILYN JACKSON
STAFF WRITER

Now that the luxury condominium development at the Ritz-Carlton Towers, located high above Boston Common, is nearly sold out, the developers have introduced the Phillips Club's 63 extended-stay apartments to the market.

"Even at the time when the project was first conceived, it was always a possibility that these floors [at the Phillips Club] would become condominium apartments," says Anthony Pangaro, principal of Millennium Partners-Boston.

"The market demand has shown us how good this product really is, so we have decided to respond by selling these remaining units."

In addition to the Residences at the Ritz-Carlton, Boston Common, Millennium Partners developed One Charles, a 17-story building just south of Boston Common, behind the Four Seasons. Sales have been brisk in this development too.

The Ritz-Carlton Towers comprise 304 units in two skyscrapers of glass, steel and granite on

either side of Avery Street, which runs between Tremont and Washington streets. One Avery St. is the address of the 38-story north tower and 2 Avery St., the 40-story south tower. The 193-room, five-star hotel, along with the 100,000-square-foot Sports Club/LA, with its junior Olympic-sized swimming pool, and the 19-screen Loews Theatre cineplex also are housed within the south building and have separate addresses.

The Phillips Club boasts its own address: 3 Avery Street Residences at the Ritz-Carlton. These units share a port-cochere with the condominiums at 1 Avery St. but have their own lobby, which is similarly appointed. Backlit onyx walls on either side of the glass façade soar to the 16-foot-high ceiling; straight ahead is a welcoming desk for the concierge. These condos occupy floors three through nine and present nine different floor plans, with a mixture of one-bedroom and two-bedroom units. Some have studies as well.

What is somewhat unique, however, is that these new residences are being sold fully furnished. The living rooms include large comfortable sofas and upholstered chairs, coffee tables and mahogany entertainment centers, which hold large Sony television sets with VCRs, Bose sound systems and fax machines.

The dining areas are outfitted with tables and chairs and large mirrors, a la Philippe Starck, and the master bedrooms include an armoire, also mahogany, that holds a second television set and a DVD, a queen-sized bed, with a matching mahogany headboard, and night tables and lamps.

Like the other condominiums in the complex, the kitchens boast Carriaco Gold granite counters and Poggenpohl cabinetry. Here they are lacquered, brightening the kitchens which are compact. Some of the kitchens seem more galley-like, but others, which are



Sixty-three extended-stay, furnished apartments at the Phillips Club at 3 Avery St. in Midtown have been converted to condominiums and are now on sale. Prices begin at \$500,000 and rise to \$1.05 million. As part of the Residences at the Ritz-Carlton, Boston Common complex, these condos, located on floors three through nine, will have the same amenities.

PHOTO BY JANNA HERMAN

slightly larger, have pass-throughs to the living/dining area, thus expanding the sense of spaciousness. White appliances in the GE Profile series, including gas cooktops, refrigerators, microwaves and dishwashers, are in place. The stainless steel sinks and fixtures carry the Franke label.

Except for the kitchens and baths, the floors are carpeted with Aixminster broadloom. The kitchens have Italian porcelain

tile flooring, while the baths feature Borneo beige marble, which also is used in the tub surrounds. Kohler fixtures are used throughout the baths, which feature Dornbracht faucets and other hardware and granite-topped vanities.

Barbara Cusack, who has been marketing the Residences at the Ritz-Carlton Towers for the past five years, is selling these condominiums as well.

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A doorman will staff the entrance of 3 Avery St., which shares a port cochere with the north tower of the Ritz-Carlton residences at 1 Avery St.

COURTESY PHOTO / MILLENNIUM PARTNERS-BOSTON

Furnished Midtown condos at 3 Avery St. are attractive

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In the past few weeks, she has placed nearly half of these units under reservation. Owners will begin occupancy in late September.

"We're offering the same level of service" available at the other residences, says Pangaro. But the price points are different. He compares these prices with those at the Ritz-Carlton Towers when they first came on the market, before construction was completed.

Prices range from about \$500,000 to \$715,000 for a one-bedroom condo with between 800 and 1,280 square feet of living space. For a two-bedroom condo, prices start at about \$800,000 and continue upward to \$1.05 million. These units are larger, ranging from about 1,240 to 1,751 square feet of living space. Ten of these condos also have outdoor spaces as well. In addition, some of the one-bedroom apartments have separate studies or dining areas.

The residences on the eighth and ninth floor have slightly different configurations, as the exterior of the building is tiered and these units step back, creating terraces. All of the condos have floor-to-ceiling windows, with wide Impala black granite sills. Ceilings are 8 foot 4 inches high.

A designer's touch has been added to several of the condominiums on the fourth floor at 3 Avery St., to give buyers ideas of how accents of color



This model, Unit 406, features an expansive living room with views of both Avery and Washington streets. Andrew Terrat added designer accents to this unit.

can transform an extended-stay apartment into a personal space.

Boston designer Andrew Terrat, who has provided complete interior designs for condos at Millennium Partners' other residential complexes, used bright reddish-orange pillows to contrast with the beige palette in one of the en suite bedrooms and carried the color scheme into the bath. And he rearranged the living room furnishings to take full advantage of its layout that includes the southeast corner of the building at Avery and Washington streets.

Although Unit 406 is sold, an identical one, Unit 306, is available for \$650,000, says Cusack.

Lisa Buyuk, a young interior designer who now works as a consultant to Millennium Partners-Boston, worked on several other fourth floor condos.

"The existing floor plans work well," she says, and the furnishings are custom designer pieces.

"I went in there to create a big visual impact. They looked wonderful [as they were], but when marketing and selling them, the condos have to have a visual punch."

For example, she combined turquoise accents with rust tones, playing the warm and cool colors off each other.

In the kitchen, she painted a single wall sienna brown, or what she describes as "rusty penny," which further emphasized the white cabinetry and appliances and picked up one of the colors in the granite counters. "That gives it pop," she exclaims.

Elsewhere, she added plum accents, complemented with a rich, multi-stripped shower curtain, in one of the baths, adding a royal sense of luxury.

Recalling another condo where she had added touches of color, she immediately referred to the yellows, oranges and greens of the jellybeans in a candy dish inside the foyer of the apartment. She took those colors and used them as accents throughout.

And, a palette of spring greens was applied in yet another residence, accentuating the dark wood of the large furniture pieces and at the



A simple detail such as setting the dining table with beautiful linens and glassware can add a touch of elegance to this area of the apartment. Lisa Buyuk, a new interior designer, also added a display of Concord grapes to create a nice visual effect

PHOTOS BY JANNA HERMAN

same time creating a unifying sense of place.

Pangaro says that she would be available for buyers to customize their residences.

On the third floor of 3 Avery St. is a spacious library, abundantly paneled with sapele, a rich, tropical wood that grows in western Africa.



All the kitchens feature imported Italian ceramic floor tiles, shiny white Poggenpohl cabinetry and Carriaco Gold granite counters, but the floor plans differ. In this unit Lisa Buyuk painted one of the walls and added three round mirrors to brighten this galley.

There are three sitting areas and, of course, built-in bookcases, plus a flat-screen plasma TV and a wet bar. Behind paneled doors is a full kitchen, where a caterer could prepare food for a special function.

Another common space is a sixth floor laundry, which will be outfitted with easy chairs and televisions as well as washers and dryers, says Pangaro. The Spruce Street Nursery and Day Care Center, formerly located on Beacon Hill, occupies the second floor.

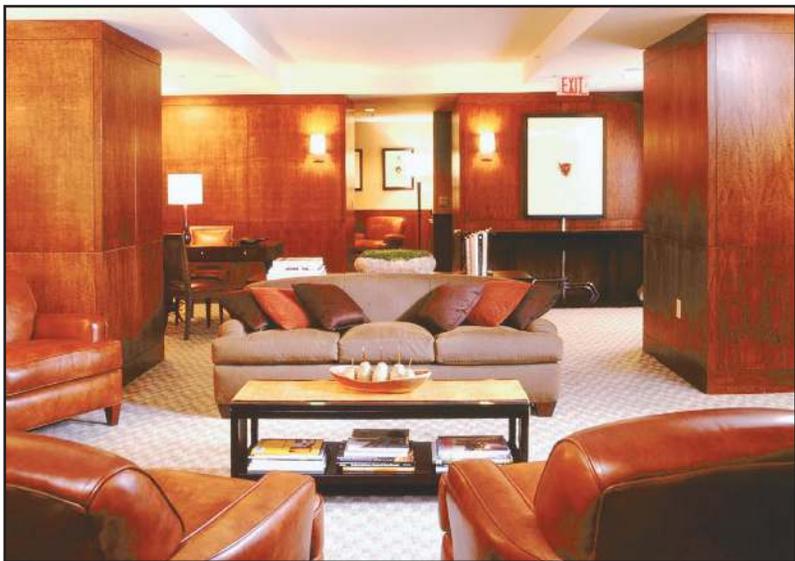
The residents at 3 Avery St. will have the same services as those who live at 1 and 2 Avery St., including 24-hour concierge service, valet parking and access to fine dining. For-fee services would include personal shopping and n-home dining and catering.

Garage parking is available for an additional \$50,000.

"These condominiums are a tremendous value for the money," he says. Today's increases in construction costs will drive prices even higher, he says. For more information about these condominiums, call Barbara Cusack at 617-542-1555. A sales office at 172 Tremont St., just around the corner, and the model units are open by appointment.



Brightly colored pillows "punch up" the bedding of the master bedroom in this condominium, which is furnished with an armoire that holds a Sony television set and a DVD player. The mahogany headboard matches the armoire. In Lisa Buyuk's model apartment, she added sheers to dress up the windows.



Paneled with sapele, a large library on the third floor of the 3 Avery St. Residences includes three sitting areas furnished with leather armchairs and upholstered sofas, a flat-panel television screen and a wet bar. A caterer's kitchen is hidden behind paneled doors.

COURTESY PHOTO / MILLENNIUM PARTNERS-BOSTON

DETAILS

Address: 3 Avery St., Residences at Ritz-Carlton, Midtown

BR/BA: One to three bedrooms; one to three baths

Age: 2001

Price: Starting at \$500,000

Size: Starting at 800 square feet

Taxes: To be determined

Condo fee: Starting at \$823 per month

Features of units: These residences feature spacious carpeted living rooms that have furnished, gourmet kitchens with G.E. Profile series appliances, granite counters and Poggenpohl carpentry, marble-tiled baths and master bedroom suites. Heating and air-conditioning are controlled within

each unit. Amenities include a 24-hour concierge, direct access to the Ritz-Carlton, Boston Common hotel and the Sports Club/LA.

Close by: Fine dining in the Back Bay and the Ladder District, boutiques and shops on Beacon Hill and in Back Bay; Financial Center, State House and Government Center; convenient access to Expressway, Mass. Pike and Stor-

row Drive

Contact: Barbara Cusack, Millennium Partners-Boston, 172 Tremont St., Boston MA 02111. Phone: 617-542-1555. Web site: www.millenniumptrs.com which has links to all three residential developments – the Phillips Club, The Residences at the Ritz-Carlton Towers and One Charles St., which has a separate site at www.onecharles.com



These condos may be seen by appointment.

