

Boston designer creates a model at 45 Province

BY MARILYN JACKSON
STAFF WRITER

More than 50 percent of the 137 luxurious condominiums at 45 Province at the foot of Beacon Hill have been sold, and counting the homes that are under contract, that number approaches 60 percent, said Wayne Lopez, who is marketing the residences. One buyer is combining two condos to create a four-bedroom home.

“Our traffic is 20 percent higher than it was last year,” he said. That is a signal that the housing market is improving.

Earlier this month, 45 Province unveiled a new model home to showcase one of the designs in the 32-story complex. The building has 85 different floor plans.

It is the second model that well-known Boston interior designer Manuel de Santaren of MDS Inc. has designed at 45 Province.

This home is a three-bedroom, 1,998-square-foot condo with two full baths plus a powder room and an outdoor terrace. Located on the 20th floor, it has three exposures and spectacular views that include Boston Common, the Public Garden, the Charles River and the Zakim Bridge. The panorama continues to the North End, the Charlestown Navy Yard, Boston Harbor and Logan Airport, the Financial District, the Southeast Expressway and beyond to the Blue Hills.

Its list price is \$2.198 million; a similar home on the market, Unit 2205, is available for \$2.398 million. The condo fee for Unit 2005 is \$1,585 per month.

These condos boast premium finishes – bamboo flooring and gourmet kitchens with walnut cabinets, high-end stainless steel appliances and onyx counters.

In the model unit, de Santaren took advantage of the bright space and the views. “The



Designer Manuel de Santaren styled the open living room as a contemporary space that can easily accommodate traditional furnishings.

COURTESY PHOTOS / THE ABBEY GROUP

idea was to create a backdrop that didn’t compete with the urban surroundings,” he said.

“The look has a transitional quality with fresh, modern elements, fusing the traditional with the contemporary. The space was designed with the notion that [residents] could incorporate and combine items from prior homes with modern items in their new urban environment,” he said.

The furnishings and products are not custom-designed but are available in retail shops. He introduced a palette that features calming, subtle colors that enhance the views and surroundings.

Unit 2005 has a large foyer that directs the main traffic toward an expansive living/dining room with huge windows. Pocket doors with frosted glass and walnut frames open from the living room into a third bedroom, which de Santaren furnished as a home office.

The kitchen is open to the living/dining area too, and a large island with a five-burner gas range faces the main living space.

Opposite the Miele range are the sink, a Miele dishwasher paneled with walnut to match the custom cabinetry and a stainless steel Sub-Zero refrigerator. There is a wine refrigerator too.

Behind the kitchen is a powder room with two closets – one for linens and the other for a full-sized, stacked Maytag washer/dryer that is vented to the outdoors.

The guest bedroom is opposite the kitchen. It has an en suite bath with a whirlpool soaking tub, a linen closet and a walk-in closet. A balcony is off this bedroom.

On the other side of the foyer is the master bedroom suite, which is enormous. In addition to double closets, there is a large walk-in closet as well.

The en suite bath tiled with glass and porcelain has a double vanity with a lacquered base and with Robern mirror cabinets. The oversized shower has multiple sprays. The fixtures are polished brass.

This unique layout is available only on three floors, said Audrey Epstein Reny, director of marketing for the Abbey Group, which developed the building. “Buyers will have the opportunity to live in a full-service building with numerous amenities [and] at the same time enjoy owning a special residence,” she said.

The building has valet parking – Unit 2005 has one deeded space – and round-the-clock concierge service.

On the club level is a movie room, a space for resident dining, a catering kitchen and a fireside library and lounge. Province 45 also has an Exhale spa and fitness center that is for residents only and an outdoor heated pool that is available year round.

On the 33rd floor is a spacious common roof deck. “You can see everywhere,” said Lopez.

For more information about this listing or others at 45 Province, call Lopez at 617-742-0942 or at 617-733-4599.

There are studios, lofts, one-, two- and three-bedroom units available, ranging in price from the mid-\$400s to \$5 million. “This is a unique boutique building by design,” he said.



A dining area has been arranged in one section of the open living room, next to the home office.

Talk on Boston abolitionists

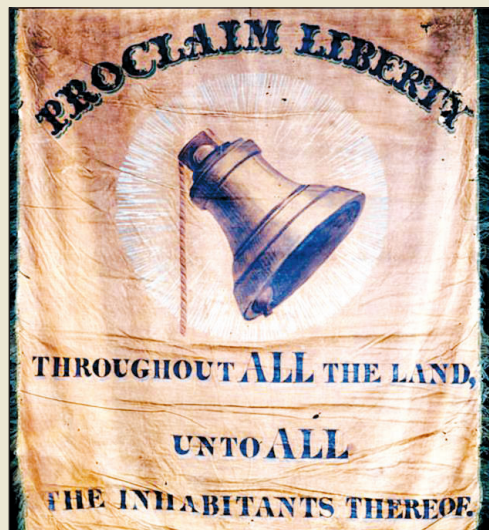
The Nichols House Museum lecture series will feature “The Real Liberty Bell: Boston Abolitionists, 1700 – 1863” at 6 p.m. Tuesday, April 17, at the American Meteorological Society, 45 Beacon St.

Peter Drummey will discuss the leaders of the Abolitionist movement in Boston from the publication of the first antislavery tract in 1700 through the celebration of the Emancipation Proclamation in 1863.

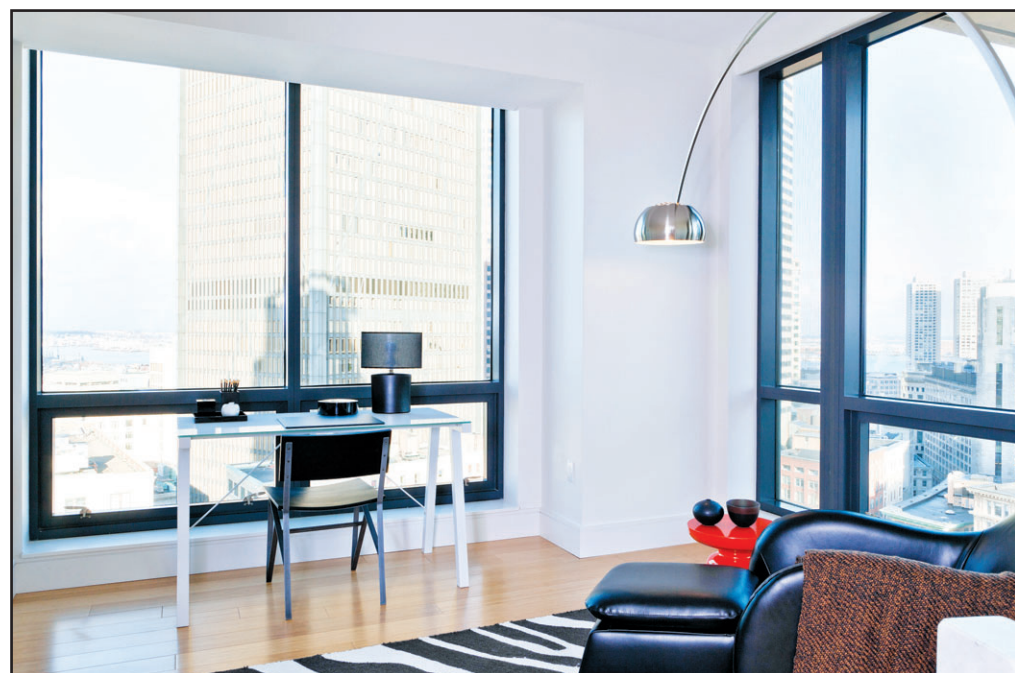
Drummey is the Stephen T. Riley librarian of the Massachusetts Historical Society where he has worked since 1978.

Admission is \$15 for Nichols House members and \$20 for non-members.

Call 617-227-6993 or visit www.nicholshousemuseum.org for further information.



Abolitionist William Lloyd Garrison used this cotton banner at Massachusetts antislavery fairs and festivals. COURTESY IMAGE / MASSACHUSETTS HISTORICAL SOCIETY



A home office with a spectacular view has been created in the third bedroom of this model unit.