

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



A 66-unit condo development is under construction at 248 Meridian St. in East Boston that is scheduled for completion in late spring or early summer. Prices begin in the mid-\$300,000s.

COURTESY IMAGE / ICON ARCHITECTURE INC.

66 new condos are being built in East Boston

BY MARILYN JACKSON
STAFF WRITER

Construction is booming in East Boston. And more is on the way. On New Street, 250 residences will be built, and plans for the massive development of Clippership Wharf off Lewis Street with up to 492 residences in several buildings, have been resurrected and been approved by the Boston Redevelopment Authority. Also approved is Boston East, a 196-apartment development on Border Street.

On a smaller scale is Seville Boston Harbor at 248 Meridian St., which is brand new construction. (Two other condominium developments – Paris Flats, a conversion of the old Diluigi Sausage Factory, and Porter 156, a conversion and addition of an old bra factory – were completed at least eight years ago).

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Waterfront residence is spectacular

BY MARILYN JACKSON
STAFF WRITER

Rowes Wharf is one of the most elegant mixed-use complexes on the waterfront, today encompassing the five-star Boston Harbor Hotel, 71 condominiums and offices.

Designed by Skidmore, Owings & Merrill, the complex maximizes the water views for the residences and the hotel rooms. That is particularly true of Unit 507 at 20 Rowes Wharf, which actually is a double unit that was combined by the developer.

George Jedlin, along with Ruth Ann Bowers, of Otis & Ahearn Real Estate has listed this 3,079-square-foot waterfront residence at \$7.5 million.

Luxury is personified by the doorman at the double glass-door entry and the concierge inside the beautifully appointed lobby with a soaring ceiling with cove lighting, wainscoting and marble floors. Beyond are the elevators to the residences.

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A spacious Waterfront residence at 20 Rowes Wharf, Unit 507, offers spectacular harbor views and outdoor spaces. This three-plus bedroom home is listed at \$7.5 million.

COURTESY PHOTO / OTIS & AHEARN REAL ESTATE

South End penthouse is new, luxurious

BY ELEANOR BOSCHERT
CORRESPONDENT



A new penthouse triplex at 148 West Concord St. in the South End has four bedrooms, three-and-a-half baths and a spacious roof deck. It is listed at \$3.295 million.

COURTESY PHOTO / COLDWELL BANKER RESIDENTIAL BROKERAGE

In the heart of the quintessential South End where tree-lined brick sidewalks and traditional Victorian row houses share streets with world-class restaurants, quaint cafes, parks and playgrounds, new construction adds a fresh face to this rich urban landscape.

At 148 West Concord St., two stunning new units will be introduced in this bow front home.

Rob Kilgore of Coldwell Banker Residential Brokerage has listed Unit 2, a penthouse triplex, at \$3.295 million. Its luxe contemporary lines and sleek modern features define the four-bedroom, three-and-a-half bath home custom renovated by noted developer Kennedy Design Build.

Unit 1, a duplex, is in the final stages of construction and will enter the market within the next month. Outfitted with similar luxury features as the penthouse that will include custom detailing and high-end amenities, it will have three bedrooms and three baths on the garden and parlor levels.

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New condos in East Boston to be ready by summer

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Seville Boston Harbor is a mixed-use project that will comprise 66 luxury condominiums above 15,000 square feet of retail space. The developers are Global Property Developers Corp. and 6M Developers. ICON Architecture Inc. designed the six-story brick building with contrasting trim that will feature one, two and two-plus bedrooms, a huge common roof deck with panoramic views and a 43-car garage. Eight of the condos will be affordable.

One of the developers, Global Property Developers Corp. is also the general contractor.

Other members of the development team are consultant Tina Marie Bacci of RESIS (Real Estate Sales Integration Solutions) and Dawn Beckman and Dara Cipollone of Engel & Völkers Boston, who will be marketing the condos. East Boston Savings Bank is financing the project.

A sales office opened this week around the corner at 225 Border St.

“There has never been a large-scale new construction condominium development in East Boston, and now is the time,” said Steve Callahan of Global Property Developers Corp. “Rents across Boston and the area are

increasing off the charts. We are building condominiums, not rentals, because we believe people value ownership, and we believe home ownership is good for neighborhoods.

“The response in just the last few days has validated our belief that now is the time for East Boston.”

Just to prove his point, Thursday morning the first condominium, a two-bedroom penthouse with approximately 986 square feet of living space and a private deck with water views, went under agreement. It was listed at \$655,000 and represents a price-per-square-foot of \$644.

The development takes its name from the old cinema on the site, the Seville, which closed in the mid-1980s after a 50-year run. The building was razed last year.

The developers had tried to salvage the structure but were unsuccessful. However, some of the artifacts

within were recovered, like old movie posters and Italian newspapers that were used in the walls for insulation. Several theater chairs were retrieved as well, said Bacci.

In fact, four have them been refurbished and are in the sales office. The wrought iron frames were cleaned and the seats were reupholstered, she said.

‘We are building condominiums, not rentals, because we believe people value ownership, and we believe home ownership is good for neighborhoods.’

— Steve Callahan, president
Global Property Developers Corp.



The kitchens will have recessed lighting, high-gloss cabinets, stainless steel appliances and gas ranges.



The sleek baths will have glass shower doors and designer bath fixtures.
COURTESY IMAGES / ICON ARCHITECTURE INC.



A spacious roof deck will be available to all the residents, offering stunning views of Boston Inner Harbor, the Charlestown Navy Yard, the Tobin and Zakim bridges, and the Downtown skyscrapers.

The T-shaped building, which extends to Border Street, will have a beautifully appointed lobby with a desk for a part-time attendant, a single elevator and a residents-only fitness center. The garage will include an electric car charging station, a pet washing area and abundant space for bike storage. The building also will have a large capacity laundry on the first floor, and each unit will have a washer/dryer hookup as well.

The individual condos have been designed with open floor plans and will have 7-inch-wide hardwood plank flooring throughout and ceilings of between 8 and 9-plus feet high. Many will have Juliet balconies or outdoor decks.

All of the kitchens will feature European-style high-gloss kitchen cabinetry, quartz countertops and stainless steel appliances, including French door refrigerators, gas slide-in ranges and microwaves above the ranges. Dishwashers will have paneled fronts.

The baths will have glass-enclosed showers, high-gloss wood cabinets topped with quartz and designer bath fixtures. Because Seville Boston Harbor is across the street from the water, the panoramic views are spectacular of the Inner Harbor, the Charlestown Navy Yard, the city skyline and Logan International Airport.

“This will be the first large-scale new condominium development in East Boston in many decades,” said Bacci.

“We’re on the ‘new’ East Boston waterfront, and Seville Boston Harbor is kicking off the next wave of East Boston construction, soon to be followed by New Street, Clipper-ship, Hodge Boiler, Boston East, etc.”

Bacci added that Seville Boston Harbor offers an alternative to the high prices in Downtown Boston.

“The \$300,000 to \$500,000 condo is disappearing, and many buyers in that target range would be lucky to find a studio apartment.

“Seville Boston Harbor can offer these buyers brand new construction, open concept space with modern finishes, beautiful views, secure access, convenient amenities and a short commute to the Downtown Boston Waterfront, the Financial District, and even Mass. General Hospital via the Bowdoin Street Blue Line stop.”

DETAILS

Address: Seville Boston Harbor, 248 Meridian St., East Boston

One-bedroom units with one bath, starting at 685 square feet, beginning in the mid \$300,000s

Two-bedroom units with two baths, starting at 960 square feet, with parking included, beginning in the low \$500,000s

Two-bedroom-plus units with two baths, starting at 1,020 square feet, with parking includ-

ed, starting in the mid \$600,000s

Age: 2015-2016

Taxes and condo fees: To be determined

Features of building: Brand-new construction of six-story brick building with 66 condominiums; garage parking for 43 cars; fitness center, dog washing facility; pet-friendly.

Features of units: Varying floor plans for one- and two-bedroom

units with open living/dining areas and sleek kitchens and baths; in-unit laundry hookups.

Close by: Liberty Plaza shopping center, Central Square, East Boston Greenway, East Boston YMCA, Maverick Square, Bremen Street Park. Piers Park Sailing Center; local restaurants, easy access to MBTA buses and Maverick Station Blue Line, Logan International Airport, Sumner Tunnel, Routes 1A and 90.

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Website:
www.SevilleBostonHarbor.com



The sales center at 225 Border St., East Boston, is open by appointment only.

