



434 Marlborough Street

by Lise S. Beane

There is nothing like seeing a growing family move into a house that is big enough for all. Spreading out and finding each member's bedroom is a memorable occasion. 434 Marlborough Street in the Back Bay offers a four- to five-bedroom single-family townhouse that has been upgraded to perfection with wisdom and style. This smart, flawlessly renovated townhouse can provide a family with plenty of space and a bright future.

Complete with a one-bedroom, income-producing rental garden apartment, a spectacular roof deck and tandem parking for two cars, the approximately 4,700-square-foot townhouse offers a practical, flexible and sophisticated urban lifestyle.

Big bay windows in almost every room are a special feature of this townhouse. Designed and built in 1885, during the Gilded Age by architect O.F. Smith for the family of George Wheatland, the townhouse also has its original top-nailed oak and pumpkin pine floors.

Stylishly updated for the 21st century by the award-winning firm of Payne/Bouchier, within the last four years upgrades have included a four-zone heating and air conditioning system, a new eat-in kitchen with granite countertops and Viking appliances, Lutron lighting with dimmer switches, wiring and wireless for internet, luxurious marble bathrooms, custom built-ins and new plumbing from the roof deck to the garden apartment. This home is finished from top to bottom.

For a tour, enter the townhouse into a gracious foyer with a high ceiling, wainscoted walls and an oak floor with a rich mahogany marquetry border trim. To the left is a large, airy living

room with a bay window, a gas fireplace, extensive built-in cabinetry and folding French doors, which open to the gourmet eat-in kitchen.

Spacious and well-planned, the kitchen features tall, handsome cherry cabinets, a Viking Pro Series four-burner gas cook top and stove, a 48-inch-wide refrigerator and freezer, a SubZero two-temperature-zone wine cooler and

derful room for dinner parties or family meals together.

A convenient half bathroom and hall closets are also on this first floor.

On the second floor is a fabulous master bedroom suite. It features a romantic bedroom with a gas fireplace, a big, sunny bay window and an en suite luxurious bathroom with a marble floor, a deep soaking tub and a separate glass-

dows and a front room now used as a small home office.

A full-width stairway leads from the third floor to an easily accessible, entertainment-size roof deck with a copper-clad head house featuring a wet bar. This approximately 1,000-square-foot roof deck has fabulous views.

A beautifully renovated one-bedroom rental apartment is at garden



other fine appliances. Its smooth granite breakfast bar is set in a sunny, south-facing bay window.

The adjacent dining room has a dual entrance from the kitchen for serving and from the hall for guest entry. With its niche window, elegant chandelier and back deck for grilling, this is a won-

derful room for dinner parties or family meals together. There is also a large front bedroom, which can be used as a home office, with a bay window and a gas fireplace, plus a versatile adjacent front room, which can be a nursery.

The third floor has a luxurious full bathroom with hidden laundry, two spacious bedrooms with big bay win-

level. It can be used as an au pair or in-laws suite or kept as a real income producer for years to come.

This family townhouse with two parking spaces is exclusively offered at \$3,375,000 by Rob Cohen of Boston Realty Advisors. For a tour, call 962-0142.