

Beacon Hill Homes Head To Auction Block

Yesterday

Two multimillion-dollar homes in Boston's Beacon Hill neighborhood will head to the auction block next month.

Real estate auction firm Great Rock Auctions will auction the luxury homes on March 3. With current conditions in the luxury home market leaving many properties on the market for lengthy periods of time, homeowners have chosen auctions to accelerate a sale, according to a statement from the auction firm.

Sales of single-family homes costing \$3 million and more in the Bay State have dwindled over the past three years, according to The Warren Group, publisher of Banker & Tradesman.

Single-family homes priced at \$3 million or more have dropped more than 33 percent since 2007. In 2007, 165 single-family homes sold at \$3 million or above. In 2008, there were 137 sales and in 2009, there were 110 sales of homes priced at or above \$3 million, according to The Warren Group.

A renovated 1869 townhouse at 20 Brimmer St., which is also known as the John Parkman House, was originally listed for \$8.95 million. At next month's auction, it will be sold subject to a minimum bid of \$4.98 million.

The five-bedroom house has more than 5,700 square feet of living space, including all-level elevator access, custom kitchen, marble baths, paneled library, wine cellar, private roof deck, front and back gardens, smart house technology, green attributes and two-car parking.

The other home, at 25 Lime St., is a new construction triplex home with two bedrooms, a study, home gym room, two and a half baths, chef's kitchen, and a private garden. The home was originally listed for \$2.45 million, and will be sold subject to a minimum bid of \$1.2 million.