

*The Boston Courier*

# Real Estate Guide

FEATURED HOME

## 135 Commonwealth Avenue

by Lise S. Beane

### Steps to Copley Square

Homes between the cross streets of Clarendon and Dartmouth are prime plus. Why? Because they are parallel to Copley Square. This hub of the Hub of the Universe offers businesses, churches, hotels, library, restaurants, services, Travel, buses, commuter rail and Amtrak to Providence, Manhattan and points south. It also offers Copley Place, 75 world-class luxury stores in a glass and marble mall with a waterfall.

A magnificent condominium at 135 Commonwealth Avenue, between Clarendon and Dartmouth Streets, takes its place in one of the historic 19th-century townhouse mansions that line this broad, tree-lined avenue. Its sunny, south-facing orientation and easy access to Newbury Street, Boylston Street and Copley Square earned it a 98 for walkability and a 97 for transit on walkscore.com.

### Opulent Gilded Age Interior

If ever there was a suite fit for royalty, this is it. Offering 1,468 square feet of enhanced living and spectacular entertaining space with soaring 14-foot-high ceilings throughout, fine crown molding and gleaming oak hardwood floors with distinctive contrast border trim, this unique home has a regal air and an opulent, historic Gilded Age interior.

For house hunters who have viewed the new period rooms at the Museum of Fine Arts, seeing the original 19th-century grand wood-paneled library in this home, which is now used as a stunning living room/dining room, will be a thrill. Again and again, we realize that custom rooms like this just cannot be duplicated. A brief tour of the one-of-a-kind residence high-

lights its many special custom-created qualities.

Comprised of the entire second floor of a Gilded Age townhouse mansion, enter into a welcoming center entrance foyer with a cheery fireplace, a double coat closet and a built-in granite-topped cherry wood desk. To the left, thick pocket doors open into a breath-taking baronial size, late-19th-century library with original period detailing. Now used as a stunning living room/dining room, it features warm wood paneling, a huge bay window with a ceiling mural, a grand fireplace with marble surround in the living room, built-in bookcases, a beamed ceiling and an additional floor-to-ceiling window with a balcony in the dining room overlooking Commonwealth Avenue. In this grand period room you can entertain in style, have lovely dinner parties and then stroll on the Commonwealth Avenue Mall. Just three blocks east is the landscaped 24-acre botanical Boston Public Garden, celebrating the intertwining of nature and culture at its best.

The classically updated kitchen is to the right of the foyer. Delineated by a Corinthian column and with black granite countertops and floor, this custom room has cherry cabinets, a stainless steel sink

and fine appliances. Across the room is a pantry and cabinetry. Overhead is extra storage. Next is the powder room with a black granite floor.

Then open thick double doors into the spacious private master bedroom suite with a big bay window, twin set of mirrored-front double closets, a cozy sitting area, a fireplace and a sleek, spa-like ensuite bathroom. The luxury bathroom features a large double-sink black granite vanity and a glass-enclosed oversized, fully tiled shower. A large alcove off the bathroom is used as a laundry room with plenty of cabinets, counter space and overhead storage. The unit includes a direct access parking space in back.

**Designed by Snell & Gregerson in 1878**

The townhouse at 135 Commonwealth Avenue has five floors and eight units. It was designed in the Academic Brick style by the architectural firm of Snell & Gregerson, which designed 29 townhouses in the Back Bay. Known for the Cushing-Endicott House at 165 Marlborough Street, the firm favored architectural exteriors of red brick with classical elements such as portico, columns and balustrade accentuated by contrasting cream-colored Nova Scotia sandstone. Its signature inte-



riors emphasized that the piano nobile, or principal level, be located on the second floor in order to better enjoy the views from grand rooms with soaring 14-foot ceilings.

This magnificent condominium with parking is exclusively offered at \$1,299,000 by Rob Cohen, CRS, ASR, ABR of Boston Realty Advisors. For a tour, call 962-0142.



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