



PHOTO: LISA S. BEANE

by **Lise S. Beane**

Townhouse Mansion with Elegant Living, 6 Bedrooms and Parking

There are townhouses, and then there are townhouse mansions. 407 Beacon Street in the Back Bay tends toward the latter category due to its gracious size, beautifully appointed rooms and fine decorative interior. Built in 1867 by renowned architects Snell and Gregerson, this home in the French Academic style features five floors of elegant living space totaling 5,348 square feet. Artfully restored, renovated and thoughtfully enhanced for today's sophisticated urbanites, the townhouse has some advantages that set it apart. The first is its six bedrooms, which allow plenty of space for family, guests, work or hobbies. On the garden level, a finished suite with a bed, bath, kitchen, laundry, living room and entrance is ideal for au pairs or in-laws, if desired.

The well-planned townhouse has a bathroom on each level (three full luxury bathrooms and two powder rooms in all) and three kitchens (one fabulous eat-in family kitchen, a sleek service kitchen and a state-of-the-art efficiency kitchen) to assure hot food can be served throughout the first three levels. The three lower floors with principal rooms can be closed off from the top two private bedroom floors when hosting a large party.

Beautifully Useful Space Throughout the House

The residence is designed for enjoyable everyday family living and great entertaining. From intimate dinner parties in the formal dining room, musical recitals in the living room to large cocktail parties on the first three floors or Super Bowl get-togethers in the media room, this house has it all ready for you. The media room has a new Samsung 54-inch smart

TV/internet screen installed into a wall of handsome custom wood cabinetry. Pull up a chair; the super-sized TV is included. There is wiring for surround sound throughout the house, and the home has central air conditioning. Nearby, three French doors in the media room open to a refreshing patio/courtyard, a perfect spot for summer luncheons or children's play. Just beyond its garden gate are two big SUV-size parking spaces.

A Tour Highlights Layout and Amenities

The north-facing townhouse has a keystone above its front door, emblematic of a Snell and Gregerson design. Enter into a vestibule with a wood-paneled coat closet. Open a second set of double front doors into a welcoming reception hallway with high ceiling, lustrous crown molding and a marble floor with a mosaic tiled border trim. A variety of luxurious materials is seen throughout the house. There are six marble fireplaces. The first is to the right in a magnificent formal dining room with floor-to-ceiling windows, period built-ins and detailing and a rich hardwood floor. In between the dining room and living room is a sleek Pullman-shaped service kitchen. The adjacent living room has lustrous crown molding, tall windows and a marble fireplace. A powder room is off the hall.

On the second floor is a fabulous eat-in kitchen



with marble fireplace and high-end appliances. Across from it is a lounge on the landing. Next is the huge family room overlooking Beacon Street. The kitchen and family room have their original brass chandeliers. The third floor is configured into the ultimate master suite with a huge master bedroom with a marble fireplace, an en suite luxury master bath with separate shower and contoured tub, and a wardrobe dressing room/bedroom. A second bedroom is also here. Three more bedrooms are on the top floor, plus a full skylighted luxury bath with a laundry closet. A second full laundry room is on the garden level. Here we also find the 21st century media room, kitchen, bedroom and full bathroom.

This remarkable townhouse with a patio and two parking spaces is offered at \$4,850,000 by Cheryl Marsh of Marsh Properties. For a tour or more information, call 797-5781.