

# BOSTON HOMES

## THE COMPLETE GUIDE

JULY 14 - 20, 2012

SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER &amp; EAST BOSTON

## Beacon Hill townhouse is exquisite

*It has seven fireplaces,  
lovely hidden garden*

BY JUNE ALBRITTON  
CORRESPONDENT

A magnificent single-family home at 98 Mount Vernon St. on the South Slope of Beacon Hill between Louisburg Square and Cedar Street has just been listed at \$4.7 million by Tim Marsh of Marsh Properties.

The property runs from Mount Vernon Street to Acorn Street, one of the most photographed Beacon Hill lanes with its cobblestones, attached row houses and a long wall on the north, punctuated by doors.

One of those doors opens to the beautiful hidden gardens of 98 Mount Vernon St.

In 1998 and 1999 the home was renovated but the wonderful details of the Beacon Hill mansion were kept. In 2002 a roof deck was added. Every part is now close to perfect.

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The 42-foot-long living room of the townhouse at 98 Mount Vernon St. on Beacon Hill, listed at \$4.7 million, features matching wood-burning fireplaces, wainscoting, picture and crown molding. COURTESY PHOTO / MARSH PROPERTIES

## South Boston condo has two bedrooms

BY BARBARA FORSTER  
CORRESPONDENT

Nestled in a nearly brand new South Boston building that was constructed from the ground up six years ago, this elegant corner condominium is a stunning example of how to do contemporary – and do it well.

Three-inch-wide bamboo floorboards and recessed lighting installed throughout the entire unit are two memorable highlights. This home also has high ceilings and picturesque city views.

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The living room of Unit 11 in this South Boston condo at 321 West Second St. is open and features a gas fireplace with a marble surround and a Juliet balcony. The home is listed at \$549,000. COURTESY PHOTO / WILLIAM RAVEIS REAL ESTATE



The five-bedroom townhouse at 17 Rutland Square, which has a two-story living room, is among three spectacular sales in the South End in June.

## SPECTACULAR SALES IN THE SOUTH END

BY MARILYN JACKSON  
STAFF WRITER

Last year, when the South End townhouse at 24 Rutland Square was offered for sale, Brad Sprogis of Sprogis & Neale Real Estate presented the three-unit building as an opportunity for a developer to create three condominiums or restore it to its 19th century glory.

The brick rowhouse was on the market for 40 days before developers David Goldman and Dennis Kanin of New Boston Ventures decided to buy it and convert it to two exquisite residences – a parlor- and garden-level duplex and a penthouse triplex.

Both are among June's spectacular sales. Unit 2, which comprises four bedrooms, three-and-a-half baths and 3,563 square feet of living space, sold for \$2.9 million. Sprogis was the selling broker, and John Neale was the listing broker.

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