

Luxurious Back Bay condo has incredible river views

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conveniences, including a 24/7 concierge, on-site management, a live-in superintendent and direct access garage parking. There is private storage, central air and complimentary washers and dryers.

The center bank of three elevators leads to the substantial private vestibule of the home, which opens to a grand foyer entrance.

Designed and decorated by noted designer William Hodgins, the residence displays many unique touches, including hand-stenciled and painted oak floors.

The circular floor plan wraps around the entire sixth floor, extending left and right of the foyer. The stunning living area overlooks the river.

"This side of the unit was once four defined areas but now expands wide enough for entertaining but still offers distinct private spaces," said Marsh. At the far end, a mural painted by renowned artist Robert Jackson adorns the dining area.

The cook's kitchen off the dining area features a hand-stenciled and painted checkered green and white floor. Divided into double breakfast nooks and the cooking areas, it has granite counters, custom cherry cabinets, wood-paneled double Sub-Zero refrigerators, a Miele dishwasher and cook-top range.

There are two ovens within a bank of cabinets near an oversized cut out "window" above a breakfast nook where you can sit and gaze out to the water. In another nod to



A hand-painted mural by Robert Jackson covers two walls of the dining room, which has a hand-painted and stenciled oak floor.

COURTESY PHOTOS / MARSH PROPERTIES

the view, the cabinets above the second breakfast nook are glass-paned, allowing for river views while cooking.

From the kitchen, a hall leads to the first carpeted family bedroom with access to a handicap-accessible full bath, a walk-in shower and marble-topped vanity. Stone-colored tiles encase the space. The second and third family bedrooms lie to the right and across the hall from two mirrored double door closets.

Currently functioning as a library and study, these rooms feature built-in bookshelves and storage and are separated by double pocket doors with windows. The

library boasts a one-of-a-kind built-in unit with hand-painted doors highlighting titles from literature's finest authors. A gorgeously outfitted wet bar featuring a wine cooler, granite counters and cabinets is nestled off the study.

A powder room sits off the hall and contains a marble-topped custom vanity with a circular stainless sink. The half bath has creamy wainscoting that runs throughout the residence.

Coming full circle to the entryway foyer, the sweeping artisan wrought iron and brass staircase leads up to the seventh floor where the south-facing rooms are drenched in sun-

light. The top of the stairs opens to a landing that includes access to a private vestibule and a walk-in closet.

The dressing room for the fourth family bedroom sits across from the stairs and houses a large built-in bureau. A hanging closet abuts the bedroom on the right and the en suite bath on the left that features elegant stone tiles throughout the walk-in shower and walls. A vanity with a marbled counter is located next to the shower.

Directly ahead of the stairs the spacious master suite overlooks Beacon Street and includes an entertainment center underneath deep cornice molding. Its adjacent dressing room has mirrored double door closets and ample space to set a desk and chair in front of the window. As with all the windows with southern exposure in the unit, the window is angled to allow for fullest sunlight. There is a wall of built-in drawers and storage abutting the master bath.

The luxurious master bath includes a marble walk-in shower with a seat. A whirlpool tub sits at the far side, past a floor-to-ceiling mirrored closet and a lengthy marble-topped vanity. Circling around, a hall with a double bank of closets and a mini-refrigerator leads back to the stairs.

While Unit 63/64 at 330 Beacon St. presents a rare opportunity for fine luxury living in the Back Bay, it is the unheard of 54-foot span of water views combined with 35 feet of balcony that makes this home on two floors one of Boston's most desirable places to live.



The lagoon and the Charles River Esplanade are part of the view from the living room and dining room as well as from the balconies. In the distance is the Bunker Hill Monument.



The entry to the 15-story building at the corner of Beacon and Fairfield streets is quite contemporary with a nod to art nouveau design. The glass doors lead into a lovely, spacious lobby.



The kitchen boasts granite counters, custom cherry cabinetry and high-end appliances, plus a hand-stenciled and painted checkered green and white floor.

DETAILS

Address: 330 Beacon St., Unit 63/64, Back Bay

BR/BA: Five bedrooms, three-and-a-half baths

Size: 3,737 square feet

Age: 1962

Price: \$5.5 million

Taxes: \$34,401

Condo fee: \$3,770 per month

Features of building: Eighteen

story building with 77 units; full service 24/7 concierge; on-site property manager and superintendent; garage parking; central air conditioning, private storage.

Features of unit: Stunning duplex designed by William Hodgins with 54-foot expansive glass in living/dining room facing the Charles River, and 35 feet of balcony; direct access with private vestibule; 40-foot living room with hand-painted oak floors and dining room with a mural by Robert Jackson; cook's kitchen with high-end

appliances, granite counters, custom cabinets and painted floors; bedroom with handicap-accessible bath; study/bedroom with wet bar, library/bedroom with built-ins and southern exposure; wrought iron and brass staircase; spacious master bedroom, large dressing room, marble accent whirlpool tub and shower stall; guest bedroom with dressing area; en suite baths; two garage spaces.

Close by: Back Bay restaurants, Newbury Street shops,

Boston Public Library; near MBTA's Green Line at Hynes Convention Center or at Copley Square; MBTA Orange Line, commuter rail and Amtrak at Back Bay station; easy access to Route 90.

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This property may be seen by appointment.

