

Back Bay home has landscaped patio, deeded parking

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In 1867 the esteemed Boston-based architectural firm of Snell & Gregerson designed an elegant French Academic-style single-family at 407 Beacon St. Today, this impeccably renovated and maintained residence remains an exquisite example of the quintessential Back Bay home.

Cheryl Marsh of Marsh Properties has listed this remarkable home with six bedrooms at \$4.85 million.

The vestibule has a marble mosaic tile floor and a custom coat closet with a built-in storage bench for gloves, etc. Triple-crown molding begins here and continues almost throughout the entire first floor. Double doors lead to an open foyer that also has a marble floor.

The large formal living room with 12-foot ceilings and an oak floor with a walnut stain features the original marble fireplace with a detailed mantel and a double chair rail. The hinges on the door are original too.

Nearly floor-to-ceiling bookcases with overhead display space flank a fireplace with a decorative surround in the generously sized formal dining room that could serve eight easily. A period-appropriate chandelier highlights the original ornate ceiling medallion that is surrounded by triple-crown molding. Enormous one-over-one floor-to-ceiling windows are impressive too.

A fully equipped butler's pantry has granite counters, a Kohler sink, a Sub-Zero wine fridge and GE Profile equipment, including warming drawers, an under-counter refrigerator and a dishwasher.

A powder room has a contemporary twist on a classic decorative feature: wide bead board tile wainscoting.

The family room and the kitchen on the second floor are as impressive as the formal rooms below. The ceiling soars to 13 feet, and three sets of massive 10-foot double doors lead to the kitchen, the family room and, for added privacy, to the staircase to the bedrooms on the floors above.

With the exception of a few period elements including the outstanding millwork, a magnificent marble fireplace, two grand-sized south-facing windows and the original but electrified chandelier and an intricate ceiling medallion, the kitchen is a sleek sophisticated example of contemporary styling.

Custom floor-to-ceiling cabinets flank the fireplace, and one side has a drop-down desk area. The kitchen proper on the other side of the room has a huge center island that seats at



The elegant dining room has floor-to-ceiling shelves for china built on either side of a Carrara marble fireplace.

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least four. High-end appliances include a gas cooktop, Miele double ovens, a Sub-Zero refrigerator and a Bosch dishwasher. Glass tile inserts are in the backsplash.

The family room/parlor on the other side of the second floor foyer has a natural oak floor and an ornate brass chandelier with an original ceiling medallion. This room, too, has a marble fireplace.

A powder room snuggled behind a pocket has a round sink and tile wainscoting with glass tile inserts. This floor even has a hidden old-fashioned broom closet.

The master suite, which occupies the entire third floor, has four vast double customized closets with closed storage above. A marble fireplace is the focal point in the king-size sleeping chamber.

A pocket door opens to the dressing room – this was formerly a bedroom – with additional custom closet space with drawers, open shelving and hanging space, plus a spacious lounge area that has a distinctive floor-to-ceiling one-over-one window.

Accented with marble, the en suite bath boasts a soaking tub, a shower stall, toilet and a bidet. The twin sink vanity has a Corian countertop.

A spacious sitting room, which could be an office or another bedroom, has a fireplace.

The refinished banister is noticeably silky as you move up through the house, but this mundane element earns second and third looks with the addition of brass trim (some in a sunburst design) all the way to the fourth floor.

A rooftop skylight with etched patterned glass panes reflects on nearby walls, the stairwell and the landing.

Three bedrooms on this light-filled level include crown molding and extra wide windows. One of the bedrooms is king-sized and would be an ideal guest room. A shared full bath with a double sink has a skylight above the tub/shower combination.

For added convenience, this large room has a full-size stackable laundry and a linen closet.

Sufficient afternoon light floods the smallest of the bedrooms – even this is generously large – that making it a studio could be a viable option.

On the garden level, the grand finished space offers multiple uses. Ideal as an au pair suite or guest quarters, this area, which has a tile floor and excellent ceiling height, could also be a second family room or playroom. It has a kitchenette with stainless steel appliances – a gas range, microwave, dishwasher and full-size refrigerator. And it has a built-in 56-inch flat screen “smart” TV with surround sound in a home theatre flanked by maple cabinetry.

Three sets of full-pane glass doors open to a large, fully fenced, landscaped patio that includes a striking red maple tree.

This urban outdoor getaway also has a storage shed, water and electricity, and the stairs to the parking area with two deeded spaces are lighted.

Back inside, a pocket door opens to the spacious bedroom with recessed halogen lighting. Another set of pocket doors leads to a dressing room with a wall of floor-to-ceiling closets.

The tiled shower in the full bath has a full glass door. The single rectangular Kohler sink complements the large, tumbled subway-style tiled floor.

DETAILS

Address: 407 Beacon St., Back Bay

BR/BA: Six bedrooms; three full baths, two half baths

Size: 5,391 square feet

Age: 1867; 2003; recent updates

Price: \$4.85 million

Taxes: \$47,998 (with residential exemption)

Features of home: Impeccably renovated, well-maintained single-family townhouse with principal rooms with 12-foot ceilings; six fireplaces; gourmet kitchen; butler's pantry; master bedroom with dressing room, study and en suite bath; separate in-law or au pair suite on garden level; spacious landscaped brick patio with outdoor storage; two deeded parking spaces; central air conditioning; all draperies included.

Close by: Charles River and Esplanade; Back Bay restaurants, Newbury Street shops, Prudential shops and Copley Place; easy access to MBTA's Green Line at Hynes Convention Center or Copley station, Orange Line, commuter rail and Amtrak at Back Bay station; Storrow Drive, Routes 90 and 93.

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This property may be seen by appointment.



A spacious sitting room on the third floor, which could be an office or another bedroom, has a fireplace.



The formal living room with a 12-foot-high ceiling with triple crown molding features a handsome original marble fireplace.

