

275 MARLBOROUGH STREET



SUNNYSIDE MARLBOROUGH STREET TOWNHOUSE



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**Desirable Sunnyside Marlborough Street
Oversized (6 story) Brick Bowfront**

**South Facing
Flooded with Light
Beautiful Views of Hancock Tower, Tree-Lined
Marlborough Street & Prudential**

**Currently Configured as 11 apartments:
7 studios – 4 one bedrooms**

**2 car parking in rear of building
with direct access**

**Victorian Detail including
11 fireplace mantels, original hardwood floors,
and ornate moldings**

**Original Staircase
High ceilings**

Fully Sprinklered Building

**Potential for 2 Roofdecks
Ideal for Owner Occupant or Investor**

Delivered Vacant



HISTORY

275 Marlborough Street was designed by Carl Fehmer, a landmark architect whose prolific masterpieces include MGH, the Telephone Building, the Oliver Ames Mansion, and the Massachusetts State House. This iconic Victorian townhouse was built as a single-family home for G.H. Binney in 1886. The nearby Fairfield Street landing means you can be on the Esplanade in minutes. From libraries, restaurants and world-class shopping to swan boats, magnolias and July 4th fireworks, this is your neighborhood.

LOCATION

Quintessential central Back Bay location puts you steps away from the Commonwealth Avenue Mall, the shops of Newbury Street, and Boston Public Garden. The nearby Fairfield Street landing means you can be on the esplanade in minutes. From libraries, restaurants, and world-class shopping to swan boats, magnolias, and July 4th fireworks, this is your neighborhood.

Back Bay is an invitation to walk, whether along the river for exercise or over a block or two for dinner. From 275 Marlborough Street you are also within close proximity to the hospitals and uni-

versities for which Boston and Cambridge are known. The property's central location also means it is within easy access of the financial district, Symphony Hall, The Museum of Fine Arts, and of course, Fenway Park.

Review the features and details, then plan to see Five Fairfield Street for yourself. You will soon realize that this is a rare opportunity indeed.

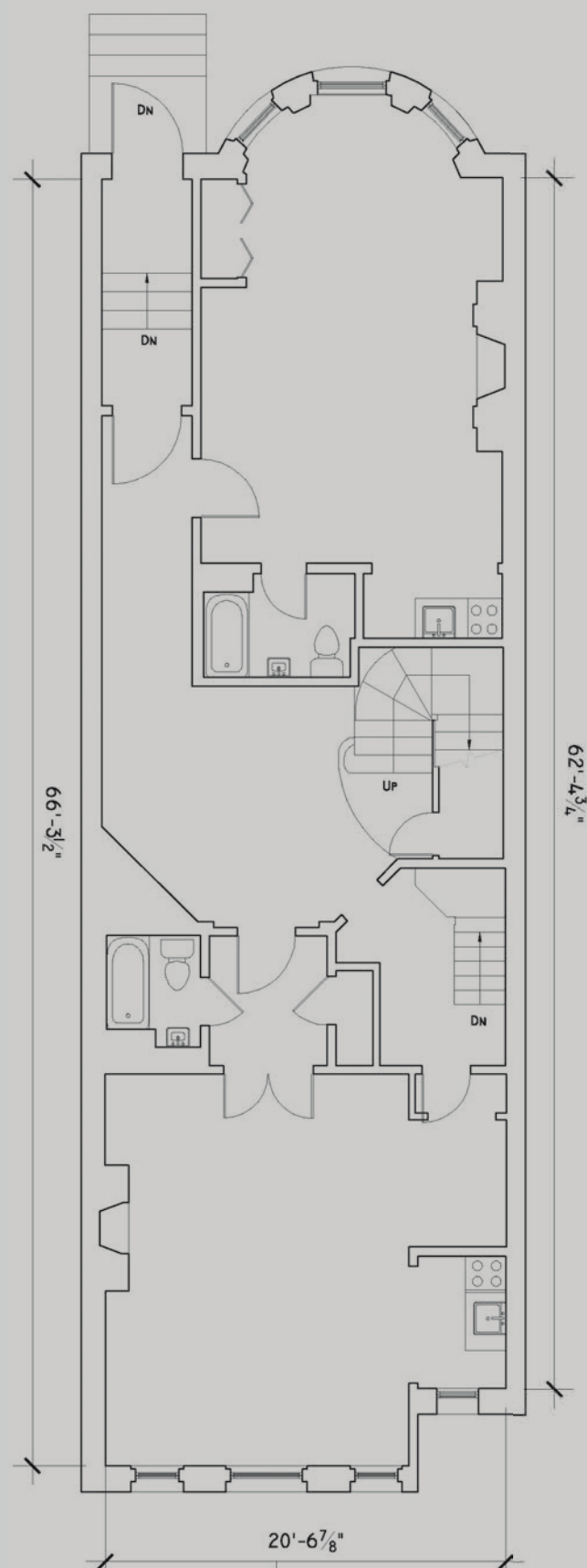
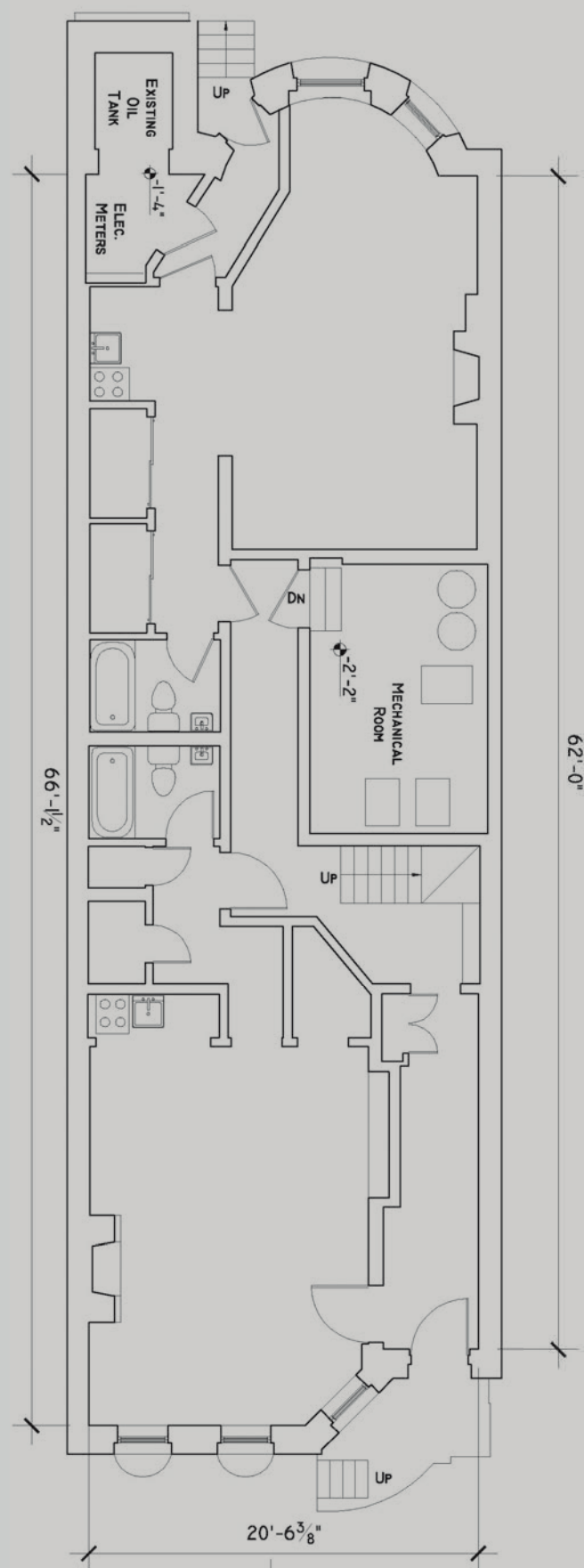
CUSTOMIZE YOUR DREAM HOME OR OWN A PIECE OF HISTORY

275 Marlborough Street is a rare and exclusive opportunity to own an entire Back Bay townhouse and customize the interior to meet your specifications.

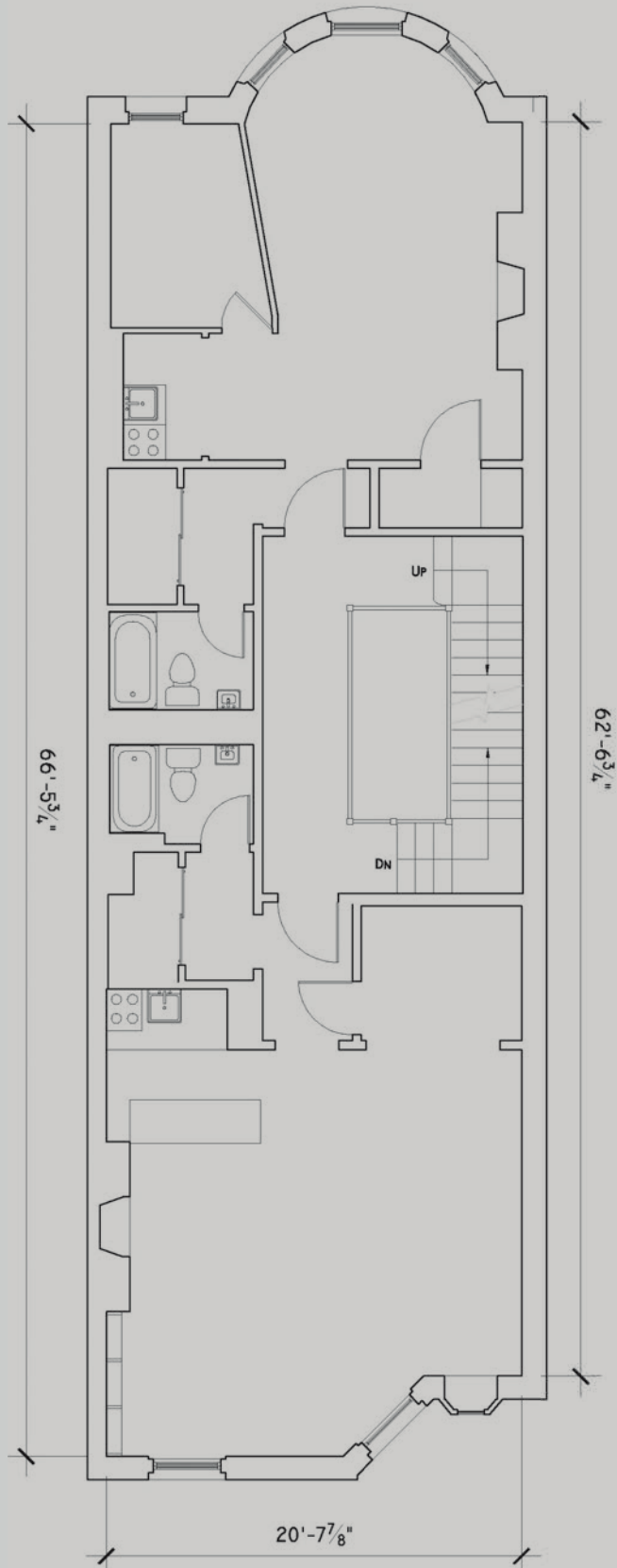
A new owner has the option to convert to luxury condominiums, lease 11 units as executive furnished rentals, or restore to the building to a luxurious and expansive single-family residence.

GARDEN LEVEL

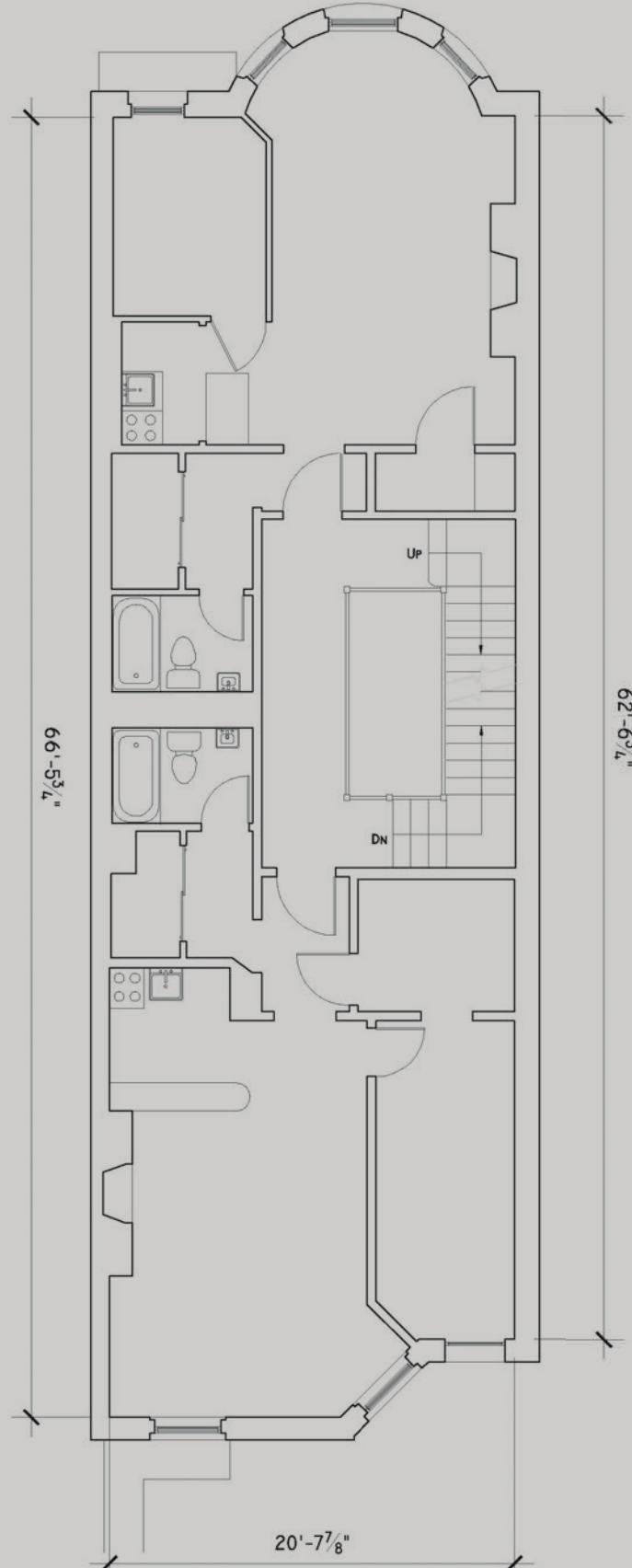
FIRST FLOOR



SECOND FLOOR

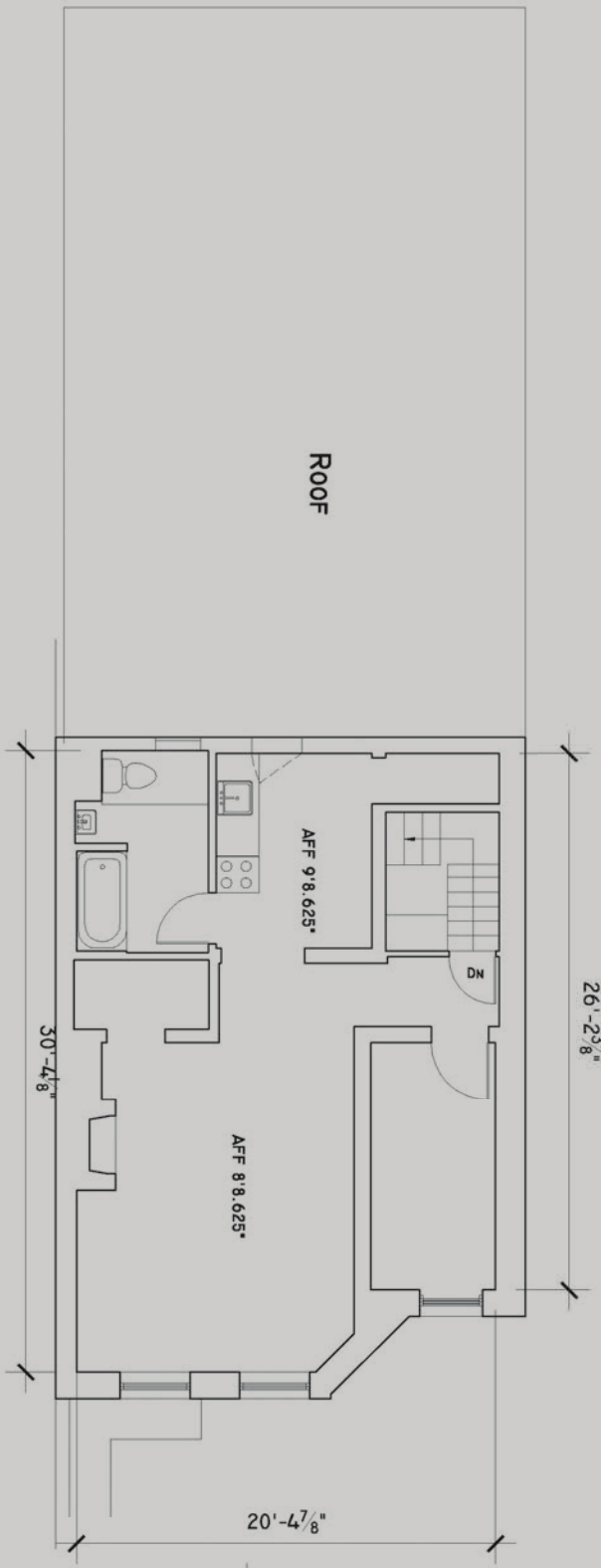
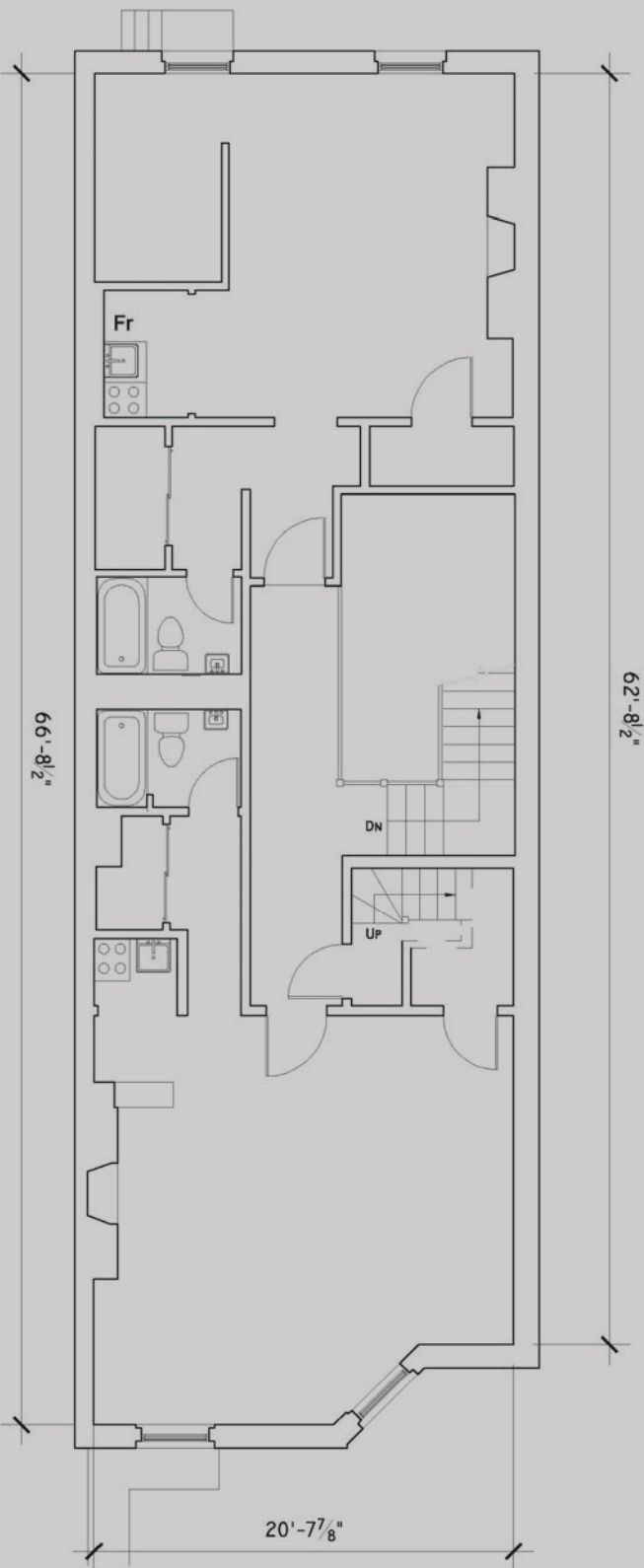
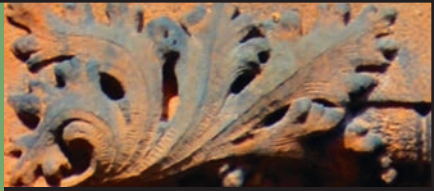


THIRD FLOOR



FOURTH FLOOR

FIFTH FLOOR



275 MARLBOROUGH STREET



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Real Estate Taxes FY 2013	\$22,811
Gross Square Footage:	8658
Lot Size:	2460
Use & Occupancy:	Eleven Apartments
Purchase Price:	\$5,995,000



SHOPPING ♦ RESTAURANTS ♦ HISTORY

Abe & Louie's
Atlantic Fish Company
Ben & Jerry's
Capital Grille
Equinox
La Voile Restaurant
Sonsie

CVS Pharmacy
Deluca's Market
Shaw's Supermarket
Starbucks
Towne Stove & Spirits

Mandarin Oriental Hotel
Taj Hotel

Boston Public Library
Copley Square
Fenway Park
Museum of Fine Arts
Symphony Hall

Apple Store
Cartier
Chanel
Copley Place
Emerge Spa & Salon
Gucci
Neiman Marcus
Niketown
Prudential Center Shops
Saks Fifth Avenue
Valentino

T Stops:
Back Bay/Amtrak
Copley
Hynes
Symphony

Harvard
MIT
Kingsley Montessori School
Learning Project Elementary School



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213 Newbury Street, Boston, MA 02116 • 617-262-6200

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SHELAGH BRENNAN
Exclusive Listing Agent
shelaghpbrennan@gmail.com
617-840-6168 cell
617-896-5002 office

