

Jonathan P. Radford is pleased to present

ZERO MARLBOROUGH, RESIDENCE #8

6 ARLINGTON STREET, BOSTON MASSACHUSETTS

Offered at \$7,400,000



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Located in the heart of the Back Bay, with stunning views of the Public Garden and the sweeping Boston skyline – from the Financial District to Fenway Park – this 13-story Art Deco building was originally constructed in 1929. Rebranded in 2009 as “Zero Marlborough”, this boutique condominium building is the result of the conversion of an Emerson College dormitory into 12 luxury residences: a 4,700sf penthouse, seven 3,319sf floor-through residences and four smaller units on the lower three floors.

Upon entering the building, the quality of construction is evident. The stunning guest/owner lounge has a modern design aesthetic and features floor-to-ceiling wood paneling, tray ceilings with intricate detailing, a fireplace, and marble floors, all complimented by contemporary furnishings. There is a concierge desk from which building residents enjoy a full range of services 24 hours a day, seven days a week (full description below).

The developer of Zero Marlborough was Sea-Dar Real Estate, a specialist in luxury residential condominium development in Boston. As a result of thoughtful planning, sensitivity to the building's historic architectural value and attention to all details of the renovation/conversion process, The Boston Preservation Alliance awarded the project the “2009 Preservation Achievement Award” in the category of Significant Rehabilitation and Restoration.



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II. Description of Residence #8

The new owners of this residence will have, no doubt, made their purchase decision based on some of these notable features: the 8th floor location and 22 windows and two French doors that provide an abundance of light and stunning views from all principal rooms; the height of this home within the building allowing residents to enjoy Public Garden and Marlborough Street views in the foreground and see over the homes on Marlborough Street, thereby providing an uninterrupted skyline view from the Financial District to Fenway Park; the rare offering of 3,319sf of living space on one floor; and four bedrooms each with an ensuite bathroom. Additional highlights include the climate controlled 1,000+ bottle wine cellar, parking (see description below) and storage.

- **Gracious Foyer (8'11" x 7'4"*)**. The elevator opens directly into the large foyer with its guests' coat closet. The oak floor is laid in a herringbone pattern with a contrasting hardwood border detail.



- **Elegant Living Room (17'5" x 35'2"*)**.

The size and proportions of the formal living room allow for the creation of both sitting and dining areas (this layout is replicated in the kitchen and family room). The living area (17'5" x 24'0"*) and dining area (17'5" x 15'2"*) are separated by Tuscan columns (decorative, not structural) and delineated by tray ceilings. The room has hardwood floors laid in a herringbone pattern and each area is further defined by a contrasting hardwood border detail. Each area has a gas fireplace with a taupe colored stone mantle and pilasters, and an Absolute Black

hearth and surround. A door in the dining area opens to a 1,000+ bottle temperature controlled wine cellar. The living room has seven windows, five overlooking the Public Garden and two facing Marlborough Street and the Back Bay skyline.



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- **Kitchen & Family Room.** The kitchen (10'3" x 11'6"*) and family room (18'9" x 18'0"*) are open plan and separated by a breakfast bar. The dimensions of the room allow for a casual dining area between the kitchen and the sitting area. The kitchen has an extensive range of cabinetry; most base cabinets have fully extending shelves and drawers, and the wall cabinets have frosted glass doors. The countertops are stone and there is a stainless-steel sink with an In-Sink-Erator. The kitchen appliance package includes a Wolf gas five-burner cooktop, Zephyr Savona vent hood, Bosch microwave/convection oven, Bosch electric convection oven, Sub-Zero 642 refrigerator/freezer and Bosch dishwasher.



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- **Master Bedroom (15'11" x 18'0"sf*)**. The large master bedroom has a tray ceiling and a fireplace (for decoration only) with a taupe colored stone mantle and pilasters, and an Absolute Black hearth and surround. There are fabulous views of the Back Bay skyline and extended views down Marlborough Street all the way to Fenway Park and beyond. There are two walk-in closets (6'10" x 7'4"sf* and 7'2" x 11'8"sf*), the larger of which has a window and is currently furnished as a home office. The focal point of **Master**

Bathroom (13'7" x 11'10"sf*) is the double French doors to the second balcony. The bathroom is furnished with a Kohler soaking tub, a large fully tiled steam shower with bench seat and a floating vanity with two sinks. Above the vanity, the fully mirrored wall incorporates two medicine cabinets. The marble floors have radiant heat and there is a heated towel rail. The wainscoting is also marble. There is a separate WC with additional cabinets.



- **Bedroom 2 (13'6" x 14'2"*)** has a large double closet and an ensuite bathroom (9'0" x 6'3"*)). The bathroom has a shower with a seamless glass surround, vanity with single sink set into a stone countertop and a toilet. There is a tray ceiling, marble subway tiles and marble floor. The bedroom and bathroom have Back Bay skyline views.

- **Bedroom 3 (12'3" x 11'6"*)** has a large double closet and an ensuite bathroom (7'10" x 6'6"*)). There are two windows providing great light. The bathroom has a shower with a glass door, vanity with single sink set into a stone countertop, a toilet and a window for natural light. The shower walls, vanity counter and floor are all Jerusalem stone.



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- **Bedroom 4 / Den (15'0" x 9'9"*)**. Bedroom 4 is currently used as den and has access to a balcony. This room was designed as the 4th bedroom and has an ensuite bathroom (7'1" x 5'11"*) with shower with glass door, single vanity and toilet. The bathroom is finished in marble.



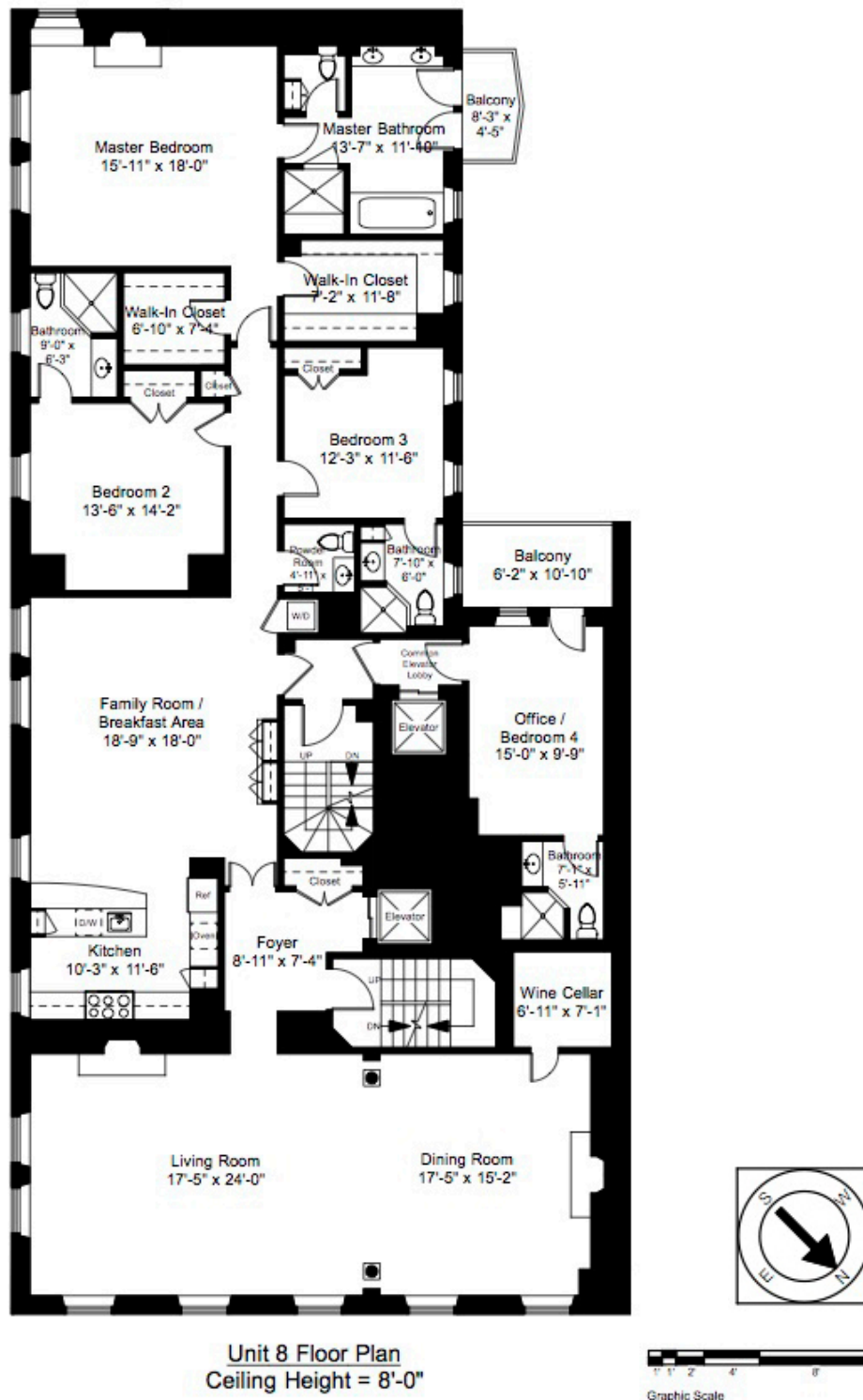
- **Powder Room (4'11" x 5'1"*)**. The large powder room has a floating single vanity, toilet and a marble floor with decorative tile border.
- **Laundry Closet** fitted with a Frigidaire Affinity washing machine and dryer. There is a separate linen closet.

III. Observations

- Flooring throughout the home is quarter-sawn oak hardwood with the exception of bathrooms which have stone/marble. Quarter sawn wood has an amazing straight grain pattern that lends itself to design. Quarter sawn lumber is defined as wood where the annular growth rings intersect the face of the board at a 60 to 90-degree angle. When cutting this lumber at the sawmill, each log is sawed at a radial angle into four quarters, hence the name. This process makes quarter-sawn wood a more attractive and more expensive product.
- Niles audio control system with touch screens in living room, family room, den (bedroom 4) and master bedroom. There are recessed speakers in the living/dining room, kitchen and family room, den, master bedroom, master bathroom and the master walk-in closet that serves currently as a home office.
- There are recessed lights in all principal rooms.
- There is crown molding in all principal rooms, with the exception of the kitchen and family room (the family room has a picture rail). Picture frame molding enhances the living room and powder room.

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IV. Floor Plans





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V. Building Amenities

The building handbook describes the services offered at Zero Marlborough as:

“The residents of Zero Marlborough Street will be pleased to receive quality and consistent service by their onsite concierge staff 24 hours per day, including conveniences such as:

- Full valet services See note below.
- Residents will be greeted and assisted with the loading and unloading of vehicles upon departure and arrival.
- All visitors will be logged and announced upon arrival.
- Coordination of laundering and dry-cleaning programs with the residents.
- Package, newspaper, and magazine delivery directly to units.
- Arrangement of taxi or chauffeur services, as needed.
- Assistance with the delivery of special items, such as groceries, to resident units.
- Liaison between residents and building management.
- Coordination of any desired maintenance, cleaning, or client service request.
- Provide access to all authorized contractors and guests through units and common areas.
- Development of resident rapport which will assist in identifying the tendencies of each resident, allowing staff to deliver a customized service approach.
- Continuous building and grounds inspections, acting as the property's eyes and ears in the anticipation of all property and resident needs.”

Note on valet services. Relative to parking, the concierge/valet will park two cars for the owner of this unit up to a 1/2 mile from the building. Included with the sale of this condominium is one single exterior space behind 124 Beacon Street. Several unit owners rent parking in the Boston Common Garage.

VI. Property Statistics

Number of Rooms:	7
Number of Bedrooms:	4
Number of Bathrooms:	4.5
Living Space:	3,319sf* (per the developer)
Parking:	1 exterior parking space located at 124 Beacon Street, Space #4
Condominium Fees:	\$6,489
Property Taxes:	\$59,248 for fiscal year ending 2018 (inc. residential exemption of \$2,538)
Price:	\$7,400,000



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VII. Notices

* All measurements are approximate.

To Potential Purchaser(s)

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VIII. Buyer Notes

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