



Jonathan P. Radford is pleased to present

SOUGHT-AFTER COLUMBUS COURT CORNER RESIDENCE

20 TILESTON STREET, RESIDENCE 2J, BOSTON MASSACHUSETTS

Offered at \$1,395,000



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COLUMBUS COURT, RESIDENCE 2J**I. An Introduction to Columbus Court**

Columbus Court is a 32-unit boutique building that is handicap accessible and offers many amenities including a fabulous common roof deck with outstanding views, a caretaker/concierge, an elevator to all floors and the garage, a bicycle storage room and parking. The building's location is at the heart of one of the city's most vibrant neighborhoods with its many restaurants and specialty stores. The North End offers ease of access to all the city has to offer and is in close proximity to its public transportation, highway infrastructure and airport.



An excerpt from the Columbus Court Condominium Association Handbook reads:



“The Columbus Court Building was constructed in 1903 and was a public grammar school for the City of Boston from 1903 to 1943. From 1903 to 1917, the Columbus School was connected by a large wooden bridge to the Elliot School which, built in 1713, was one of the first public schools in the United States. In 1943, the Columbus School was closed and the building was used to house American army troops and Italian and German prisoners of war during World War II. In 1945, the building was sold for \$1 to the Archdiocese of Boston, who reopened it as the Christopher Columbus High School.

“First opened on October 12, 1945, the Christopher Columbus High School was the first central high school for the Archdiocese of Boston. The school was co-educational, but boys and girls were kept apart in separate wings until 1981. Students were divided into two academic tracks: the college program, which had either a scientific or classical emphasis, and the terminal program which emphasized business courses. Both programs had a core curriculum of English, history, math, science and physical education. The school operated in much the same fashion from 1945 to 1990, when falling enrollment and operational deficits of more than \$100,000 per year forced the Archdiocese to close the school in January, 1990.

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“Sometime in 1995 or 1996, the Archdiocese decided to sell the building to the ACS Development Corporation, a developer whose founder, Mr. Anthony Simboli, had North End roots. ACS Development engaged the architectural firm of Grazado Velleco, and the construction firm of A.J. Martini to design and construct 34 luxury condominiums in the building. Most of the interior of the building was gutted and new plumbing, electrical, and mechanical systems were installed. The roof was heightened to accommodate 6 penthouse units and the building's air conditioning equipment. The basement, which served as the former school's cafeteria, was enlarged to accommodate 21 indoor parking spaces. The exterior grounds of the building were graded, landscaped, and made more attractive with the addition of a wrought iron fence. The former school yard was also landscaped and converted into a 22 space parking lot for the building's residents.

“The developer completed a model unit on the first floor, and condominium sales began briskly in early 1997, during the early construction stages. As testament to the perceived quality and value of the project, all but a few the units were sold before the project was completed. Most unit owners moved in to the building at the end of 1997.”



COLUMBUS COURT, RESIDENCE 2J

II. An Introduction to Condominium #2J

The most coveted condominiums in any building are those that occupy a corner position. Corner residences provide a wider panorama of views and greater light. This is certainly the case at Columbus Court. The J unit floor plan, of which there are only three, is the most sought-after corner residence in the building. The J unit is also the only floor plan in the building with a separate dining room.

The home provides an expansive living room with two Juliette balconies facing the city, a dining room facing Boston's famed Old North Church, a renovated kitchen from which both city and Old North views can also be enjoyed, a principal bedroom with renovated ensuite bathroom, and a guest bedroom and guest bathroom. The home is completed by one garage parking space, accessed via the building's elevator, and a storage room.

III. Description of Condominium #2J

- **Central Foyer (10'9" x 9'0"*)** with guest coat closet.
- **Elegant Living Room (27'9 x 19'4"*)**.

Upon entering the living room one is immediately struck by the soaring 13' ceilings which amplify the abundance of natural light. The eye is drawn to the two sets of French doors, with their Juliette balconies, and a 10' tall picture window all facing west towards the city and the magnificent Boston skyline.



COLUMBUS COURT, RESIDENCE 2J

There is a perfect location near the French doors for a small table to enjoy the views at a breakfast for two, or an intimate dinner facing the illuminated city. An additional feature of the living room is the fireplace with gas insert. Fireplaces at Columbus Court are generally limited to the building's corner units and not all corner units have fireplaces.

- **Renovated Kitchen (11'2" x 12'2"*)**. The kitchen is furnished with European-style cabinetry, granite counter tops, a full height glass tile backsplash, and quality appliances. The appliance package comprises a GE Profile stove, a GE microwave (with convection oven capability), a KitchenAid KFC022EVBL5 refrigerator/freezer, and a GE dishwasher. The Kohler porcelain sink is fitted with an In-Sink-Erator. The kitchen has a large window with direct views of the Old North Church. There is an opening in the wall between the kitchen and living room allowing for city views through the living room French doors and picture window.



COLUMBUS COURT, RESIDENCE 2J

- **Dining Room**
(11'8" x 8'9"*)).

The three J unit floor plans are the only layouts at Columbus Court that offer a separate dining room. This dining room has two large windows facing the Old North Church and North End roof tops. It should be noted that, during these "work from home" days, when an office may be needed, the living room has an ideal dining area and the dining room could be converted to a home office.



- **Principal Bedroom** (19'0" x 13'7"*)). This spacious bedroom has a 10' tall picture window facing the city and two double closets. The room is large enough to incorporate a sitting area at the window.



The luxurious **ensuite bathroom** (10'1" x 9'7"*) was recently renovated and features an oversized glass enclosed shower with glass tile walls, mosaic glass tile floors and a marble bench seat. The wide vanity has a marble counter and a stunning glass sink. A floor-to-ceiling built-in closet incorporates a laundry hamper.

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- **Guest Bedroom (9'5" x 13'0"*)**. The guest bedroom is ideally located at the opposite end of the condominium from the principal bedroom. Its 10' high picture window faces the Old North Church and North End roof tops and provides generous amounts of natural light. The room is equipped with a large double closet.



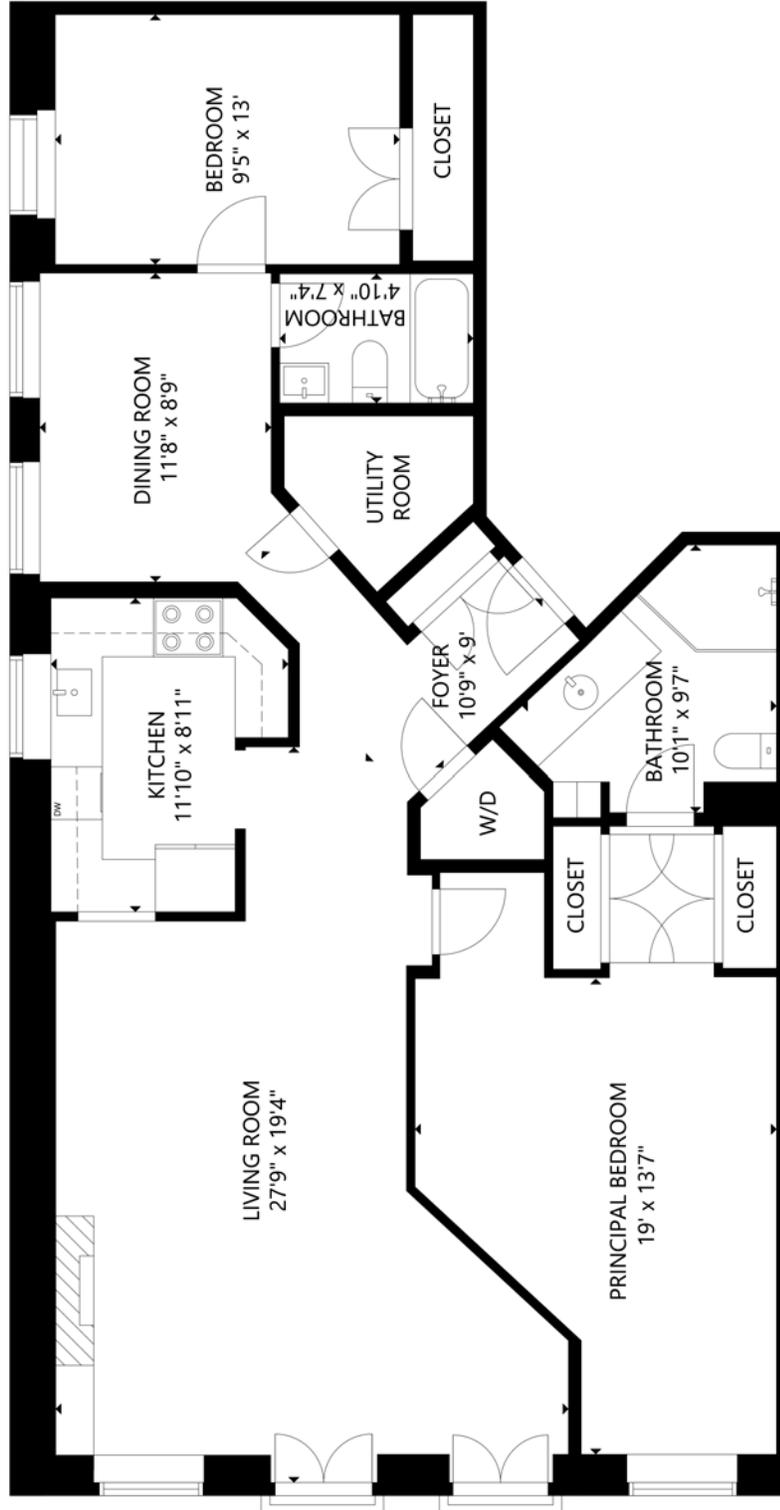
- **Guest Bathroom (4'10" x 7'4"*)**. The guest bathroom is equipped with a bathtub with shower assembly, a vanity with single sink, and a toilet.



- **The utility room** houses the furnace and water tank and has ample room for in-unit storage. This home is additionally served by its own storage room on the garage level.
- **Laundry Closet** equipped with a GE Spacemaker laundry unit (stacked washer and dryer).

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IV. Floor Plans





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V. Observations

- **Ceiling Height.** One of the most striking features of this exceptional condominium is the ceiling height of approximately 13ft in all main rooms. These dramatic ceiling heights increase the sense of space and allow an abundance of natural light to enter the home through the 10' tall windows. In addition, the expansive walls that result from the ceiling heights are ideal for hanging both large and small pieces of art. Crown moldings in these rooms are deep and compliment the ceiling height.
- **Flooring.** This home has hardwood floors throughout, with the exception of the bathrooms which have ceramic or marble tile and the utility room which has linoleum.
- **Heating & Air Conditioning.** Heating is provided by a gas fired Burhnam furnace that is also linked to the indirect Superstor Ultra water heater. The home is fully air conditioned. The unit systems are specific to the home, putting the owners in control of their energy consumption.
- **Storage.** In addition to in-home storage, this condominium has a storage room on the garage level of the building, close to the bicycle room.

VI. Building Amenities

- **Caretaker/Concierge.** Columbus Court has a caretaker/concierge who is on-site from 7AM to 3PM, Monday to Friday.
- **Common Roof Deck.** Condominium owners can enjoy views from the Old North Church to the Leonard P. Zakim Bunker Hill Memorial Bridge, and glimpses of the financial district and waterfront from the furnished common roof deck.
- **Bicycle Storage.** There is a bicycle storage room on the garage level of the building. This room is also used for storing children's strollers, tricycles, etc. Nearby is a book deposit for book sharing between residents.



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VII. Property Statistics

Number of Rooms:	5
Number of Bedrooms:	2
Number of Bathrooms:	2 full
Living Space:	1,234sf*
Parking:	1 garage parking space
Condominium Fees:	\$1,127
Property Taxes:	\$10,467.26 (this figure includes the residential exemption amount of \$2,879 for fiscal 2020)
Price:	\$1,395,000

VIII. Notices

* All measurements are approximate.

To Potential Purchaser(s)

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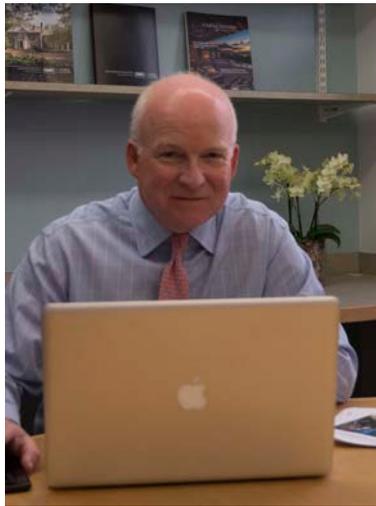


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IX. Buyer Notes



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Notable Achievements

Record for highest price sale in MA in 2018 (\$25,000,000)
Record for highest price company sale (\$62,000,000)
#1 Coldwell Banker agent for entire New England Region
Ranked in top 100 of all US agents by the Wall Street Journal

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