

Jonathan P. Radford is pleased to present

PRINCE STREET PENTHOUSE WITH BALCONY & CITY VIEWS

44 PRINCE STREET, PENTHOUSE 504, BOSTON MASSACHUSETTS

Offered at \$1,995,000



**GLOBAL
LUXURY****PENTHOUSE 504, 44 PRINCE STREET****I. An Introduction to 44 Prince Street**

Constructed in 2005, 44 Prince Street is a 55-unit luxury boutique building in the heart of the North End, one of the city's most vibrant neighborhoods with its many restaurants and specialty stores. The building's location, within a few blocks of the waterfront, offers ease of access to all the city has to offer, and is in close proximity to its public transportation, highway infrastructure and airport (including via the water taxi).

Residents at 44 Prince Street enjoy the lifestyle amenities of a concierge/superintendent, an elegantly furnished common reception area complete with gas fireplace and adjacent caterer's kitchen for entertaining in the private courtyard, an elevator, garage parking and additional storage.



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LUXURY****PENTHOUSE 504, 44 PRINCE STREET****II. An Introduction to Penthouse 504**

Penthouse 504 is unique within this complex. From the building's inception, Penthouse 504 was designed as the largest residence* in the building. With approximately 1,645sf, this is the only home in the building to offer three bedrooms, or two bedrooms and a library/study* depending on how the new owners wish to use the space. With such outstanding features, it is not surprising that Penthouse 504 was positioned in the best location to capture the finest city views from all principal rooms and from its balcony facing the Boston skyline.

The new owners of this penthouse will appreciate that the home is ready for immediate occupancy and enjoyment, having been entirely repainted and its floors refinished/polished when the current owners moved out.

NOTE: * As part of the complex, there is a stand-alone townhouse with a larger living area and three bedrooms, however Penthouse 504 is the largest condominium "in the building".



PENTHOUSE 504, 44 PRINCE STREET**III. Description of Penthouse 504**

Like many fine homes in Italy, France, Spain and other Mediterranean locations, the daytime rooms of this penthouse are on the highest floor to benefit from the best views. The upper level of this home incorporates the living/dining/kitchen areas, the principal bedroom suite and a balcony facing the city. The lower level of the home has the entrance hallway with a large walk-in closet (a “mini mudroom”), the second bedroom (or library/study), the third bedroom, a full bathroom and a laundry closet.

Upper Level

The open plan living/dining/kitchen area measures approximately 17’8” by 34’3” for more than 600sf of entertaining space that opens to a balcony of 17’0” by 5’0” facing the city.

- **Spacious Living Room (17’8 x 14’1”*)**. Upon entering the upper level of the home, guests are immediately struck by the abundance of natural light and the expansive city views from the living room and kitchen windows. This generously proportioned living room has a central gas fireplace with wooden mantel and surround, flanked by windows and doors that open to the balcony. The panel above the fireplace is the ideal location for a favorite piece of art, and has also been wired for a television.



PENTHOUSE 504, 44 PRINCE STREET

- **Balcony (17'0" x 5'0"*)**. The prime location of this home within the complex is apparent from the balcony. Magnificent views of the city and its skyline are to be enjoyed during the day and at night with all the buildings illuminated.



PENTHOUSE 504, 44 PRINCE STREET

- **Dining Area (17'8" x 10'0"*)**. The dining area is central to the room: a location that allows guests to enjoy the views and keep the hosts company in the kitchen.



- **Kitchen (14'0" x 12'2"*)**. The kitchen has a large skylight, a window with city views, a center island with a breakfast bar, a full range of cabinetry featuring rolling shelves, spice drawers, glass fronted wall cabinets and a built-in wine rack. The GE Monogram appliance package features a dual fuel stove (gas 4-burner cook top with griddle and an electric convection oven), a vent hood that exhausts to the exterior, a 36" refrigerator and a dishwasher. The stainless-steel sink is equipped with a GE Disposall. The counters are a dark granite to compliment the cherry cabinetry.



PENTHOUSE 504, 44 PRINCE STREET

- **Principal Bedroom.** The main bedroom is located on the upper floor to benefit from the best views.



- **Bedroom (15'2" x 12'9").** This spacious bedroom has two full walls of windows and an entire wall of closets fitted with custom closet furniture.
- **Ensuite Bathroom (9'10" x 6'8").** The bathroom is equipped with a large steam shower, a vanity with two sinks, and a toilet. The bathroom is finished in marble and has a window providing natural light and fresh air.



Lower Level

- **Entrance hall (8'0" x 14'2").** The entrance to this home has a large walk-in closet (7'3" x 5'9") which serves as a "mini mudroom". A staircase leads to the upper level. The hallway leads to bedrooms 2 and 3, to bathroom 2, to a laundry closet, and to multiple storage closets.
- **Bedroom 2 or Library/Study (17'8" x 12'5").** This generously proportioned room can serve as a bedroom, or the ideal work-from-home study away from the activity of the main floor. The room has two walls with floor to ceiling windows. There is a gas fireplace with a wooden mantel and surround. The panel above the fireplace is the ideal location for a favorite piece of art, and has also been wired for a television. If used as a bedroom, there are two closets in the hallway, or closets could be added within the room. The following digitally staged photographs show how the room can look as either a bedroom or a study.

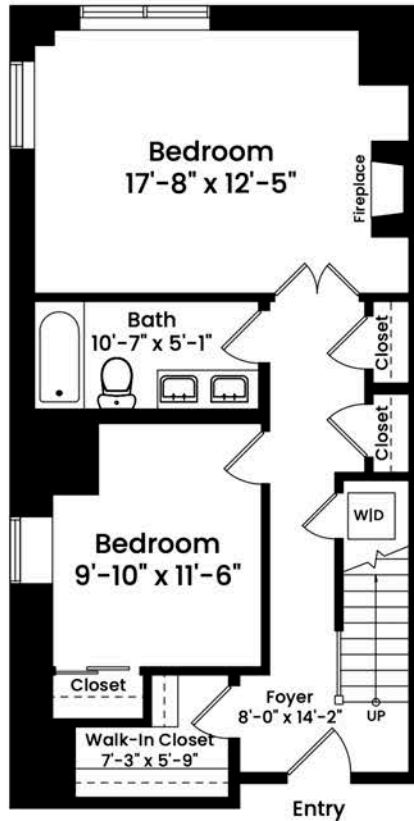
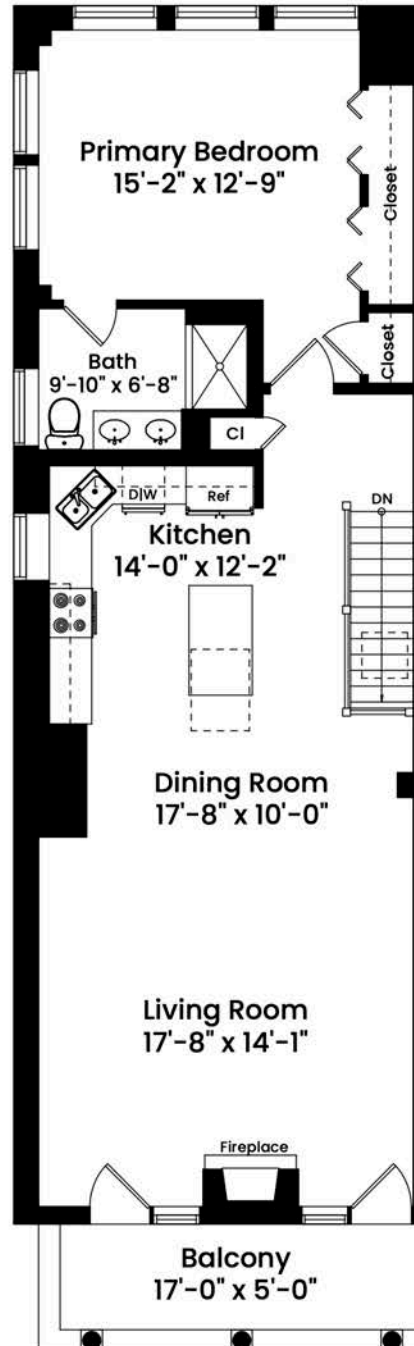
PENTHOUSE 504, 44 PRINCE STREET



- **Bedroom 3 (9'10" x 11'6"*)**. This bedroom has a large floor to ceiling window and a double closet with custom closet furniture.
- **Bathroom 2 (10'7" x 5'1"*)**. The guest bathroom is equipped with a bathtub with shower attachment and sliding glass doors, a vanity with two sinks, and a toilet.



- **Laundry Closet** equipped with a stacked washer and dryer.

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PENTHOUSE 504, 44 PRINCE STREET
IV. Floor Plans
FIRST FLOOR
CEILING HEIGHT 8'-0"

SECOND FLOOR
CEILING HEIGHT 8'-2"

Area Calculations

First Floor	623 SF
Second Floor	982 SF
Total Interior Unit Area	1,605 SF
Balcony	86 SF
Total Area	1,691 SF
(Excluding Unit Demising Walls)	



1 1 2 4 8
Scale 1/8" inch = 1 foot

Architecturally drafted in June 2021 by:
National Floor Plans
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

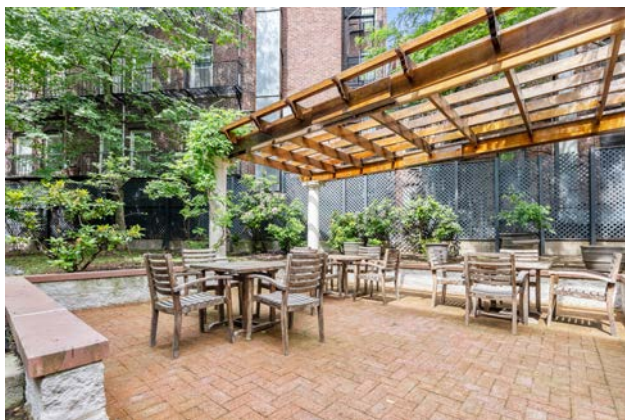
Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

PENTHOUSE 504, 44 PRINCE STREET**V. Observations**

- **Flooring.** This home has wood floors throughout, except for the bathrooms which have ceramic or marble tile. The hardwood floors on the upper level have been refinished and on the lower floor have been polished returning them to their original new construction luster.
- **Heating & Air Conditioning.** Heating and air conditioning is provided by the building's common systems. There are thermostats in all principal rooms. The principal bedroom has a ceiling fan for those who prefer the movement of fresh air.
- **Hot Water.** Hot water is provided by the building's common systems.
- **Lighting.** There is custom recessed lighting throughout the home.
- **Private Storage.** Penthouse 504 has a private storage area on the garage level.

VI. Building Amenities

- **Concierge/Superintendent.** The many advantages of living in a building with a concierge/superintendent cannot be understated. The front desk hours of operation are as follows: Monday through Friday 8:00AM to 8:00PM, Saturday 10:00AM to 8:00PM and Sunday 4:00PM to 8:00PM.
- **Private Courtyard, Caterers' Kitchen and Reception Area.** Perfect for entertaining in the warmer months is the private courtyard. A kitchen adjacent to the building's reception area is convenient for caterers.



- **Security Systems.** 44 Prince Street is equipped with a digital security camera system that monitors the front and rear entrances of the building, the first-floor common areas and the garage. An electronic fob system operates building outer doors. At the front and rear door there is an entry-phone system via which residents can open the door for their guests.





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VII. Property Statistics

Number of Rooms:	6
Number of Bedrooms:	3 (as assessed by the City of Boston)
Number of Bathrooms:	2 full
Living Space:	1,645sf*
Parking:	1 garage parking space
Condominium Fees:	\$1,333
Property Taxes:	\$18,028.03 (this figure does not include the residential exemption amount of \$3,153.02 for fiscal 2021)
Price:	\$1,995,000

Notes: 44 Prince Street charges a "Move-Out" fee of \$250.00.

VIII. Notices

* All measurements are approximate. All photographs showing furniture are digitally staged.

To Potential Purchaser(s)

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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

Watch my movie resume at www.JonathanRadford.com