



**COLDWELL  
BANKER**

Jonathan P. Radford is pleased to present  
**TWENTY TWO LIBERTY, RESIDENCE 11F**  
**22 LIBERTY DRIVE, BOSTON, MASSACHUSETTS**  
Price Upon Request



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I. An Introduction to Twenty Two Liberty

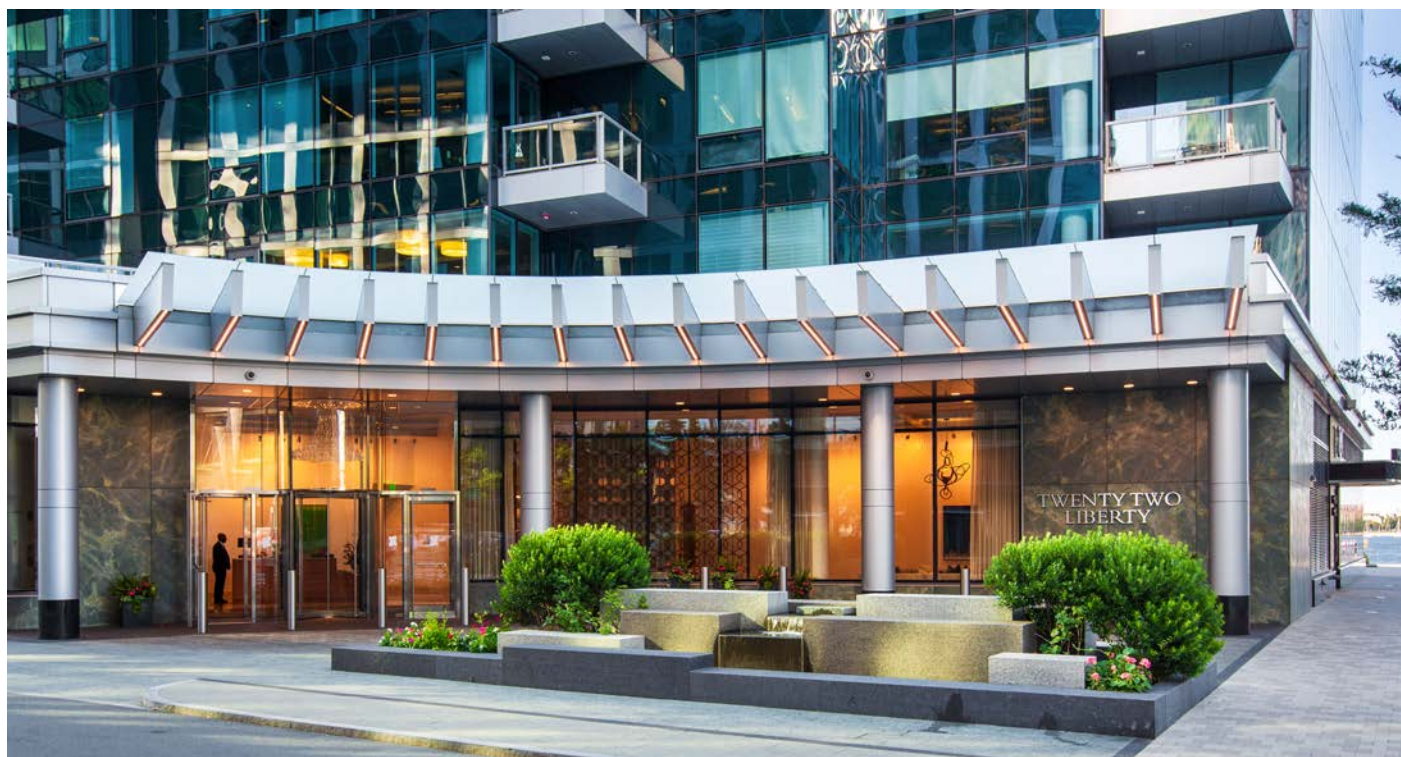
Completed in December 2015 by the Fallon Company, one of the premier developers of transformational, urban mixed-use environments on the East Coast, Twenty Two Liberty set the standard of excellence for residential developments in Boston's newly emerging Seaport District. Twenty Two Liberty was designed by internationally renowned, Boston-based, CBT Architects and the interiors were created by HOK.

In original marketing materials, the Fallon Company described Twenty Two Liberty as follows:

*"Beginning with its phenomenal Fan Pier location on the waterfront, Twenty Two Liberty offers an unprecedented urban living experience. Its 108 architecturally striking homes range from studios to three bedrooms with window walls of glass and dramatic ceiling heights, many with spacious balconies that overlook Boston's iconic harbor."*

*"Twenty Two Liberty is a building as thoughtfully designed as it is stunning. It is uniquely terraced to bring the water, sky, and expansive views to residents without compromising their privacy. The breathtaking water and city vistas couple with an unparalleled location to make Twenty Two Liberty a coveted address in Boston's ultra-luxury real estate market."*

Twenty Two Liberty became that coveted address and the building won a LEED Silver sustainability award. The building's attentive concierge staff offers a wide range of services to its residents. This staff is assisted by an on-site building management team. Building amenities include an owners' lounge/library with comfortable seating and viewing areas, a waterfront terrace and a board room. Residents can reserve these spaces for private events and their caterers have access to a well-equipped kitchen. Morning coffee and afternoon tea are provided each day. For the fitness enthusiasts, the residents' gym has a full complement of work-out equipment.





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## II. An Introduction to Residence 11F

With 2,674sf of living space on the 11<sup>th</sup> floor, high ceilings and floor-to-ceiling windows revealing panoramic views of Boston's harbor and waterfront, this is one of the finest homes at Twenty Two Liberty. The residence is dominated by a large open plan kitchen, dining area and living area that combine to provide the ultimate entertainment space. The library with its harbor views is a much appreciated amenity for those requiring a home office. This sought-after condominium is one of a rare few that offers 3 bedroom suites. Step out to the large private terrace for a breath of fresh air, a morning coffee, or dinner al fresco. From both the interior and the terrace, be constantly entertained by the ever-changing activity on the waterfront and harbor. This home is completed by 2 garage parking spaces and a storage room.

## III. Description of Residence 11F

The interior design for Residence 11F was created by Gary McBournie and his team. More information about Gary McBournie can be found on his website [www.gmcbin.com](http://www.gmcbin.com).

- **Entry foyer (11'10" x 6'1"\*)**. The entry foyer, with its guest coat closet, leads into a **gallery (19'4" x 6'2"\*)**. This combined area has expansive walls for art and is the ideal space for setting the tone of the home. Off the gallery space is the **powder room (4'4" x 9'1"\*)** which is finished in a striking blue Venetian plaster.



- **Spacious Living Room and Dining Area (20'0 x 29'6"\*)**. The open plan living/dining/kitchen area provides a phenomenal entertaining space of approximately 850sf facing the harbor and opening to a private waterfront terrace measuring 12'8" by 9'9". Upon entering this space, guests are immediately struck by the abundance of natural light and the panoramic city, waterfront and harbor views that stretch all the way to the outer islands. Due to the home's privileged corner location in the building, the living room is wrapped by floor to ceiling windows on three sides. The walls in this living, dining and





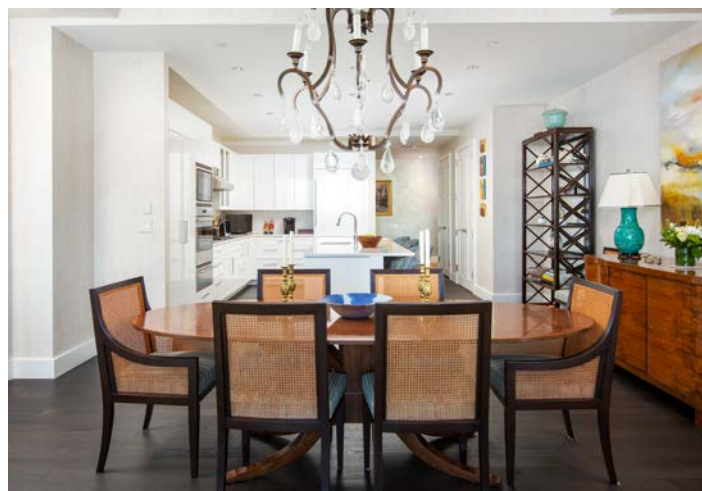


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kitchen area of the home are finished in a neutral shade of Venetian plaster which shimmers during the changing daylight and provides the perfect background to display all art. The dining area is sufficiently large to accommodate 10 to 12 people.

- **Terrace (12'8" x 9'9"\*)**. The prime corner location of this home within the complex is apparent as soon as you step out to the private terrace. Whether furnished as a sitting area, or a dining area, from sunrise to sunset many enjoyable moments are to be spent here in the fresh air.



- **Kitchen (9'4" x 17'11"\*)**. The kitchen is anchored by a large center island with bar seating for 4 to 6 people. The island has plenty of storage, a Miele Futura Diamond dishwasher, a stainless-steel sink with gooseneck faucet and In-Sink-Erator disposal, and a 24-bottle Sub-Zero wine refrigerator. The kitchen has a full array of base and wall cabinets. Several wall cabinets have glass doors allowing for the display of fine china and glass. Under-cabinet lighting highlights the quartz countertop and full back splash. In addition to the aforementioned dishwasher in





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the island, the superior appliance package comprises a Wolf five-burner gas cooktop with ventilation hood, Wolf convection microwave, convection wall oven and a warming drawer. Refrigeration is provided by a 36-inch Sub-Zero refrigerator with two integrated freezer drawers. Innovative storage solutions include a Kessebohmer Tandem Chef's Pantry and a Hafele shelving unit for blind corner cabinets. Multiple drawers have inserts for flatware and cooking utensils. Near to the kitchen is a large double closet for storing household products.

- **Library / Home Office (12'0" x 14'1"\*)**.

A necessary addition to all homes has become a comfortably-sized library or office. Located behind double doors off the gallery, and slightly distanced from the main part of the home, this room fulfills all necessary criteria for those who need a home office, including a fabulous view of the harbor from floor to ceiling windows. For those no longer working from home, this room has the ideal location for a quiet read away from the hustle and bustle, or can be a cozy television room.







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- **Primary Bedroom Suite.** The main bedroom is located on a corner with two walls of floor to ceiling windows facing east and south, overlooking the harbor and outer islands. The primary bedroom is distanced from the two guest bedrooms to provide maximum privacy.

**Bedroom (14'10" x 18'5"\*)**. This spacious bedroom has a walk-in closet and a double closet, both fitted with California Closets furniture. An additional closet with shelves is used to store linens and towels.



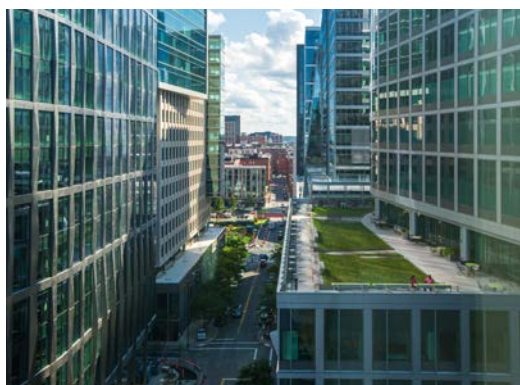
**Ensuite Bathroom (9'5" x 12'1"\*)**. The bathroom is equipped with large Kohler soaking tub, a frameless shower with both wall-mounted and hand-held shower heads and a built-in bench. There is a large vanity with two Kohler sinks and multiple drawers, and there are recessed medicine cabinets. A floor to ceiling window provides natural light and fresh air. The floors and walls around the tub and shower are finished in marble. The floor has radiant heat.





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- **Bedroom Suite 2** is located off the gallery to give distance and privacy from the primary suite.



**Bedroom (13'5" x 16'5"\*)**. This spacious bedroom has two full walls of floor to ceiling windows. Windows face south towards the harbor and west into the Seaport District. This bedroom has a double closet. The room is currently furnished with two twin beds, however, it could accommodate a queen or king-sized bed.

**Ensuite Bathroom (9'10" x 6'9"\*)**. The bathroom is equipped with a Kohler bathtub with a wall-mounted shower head, a large vanity with drawers and a single Kohler sink, and double built-in medicine cabinets. The floor and walls around the bathtub are tiled.

- **Bedroom Suite 3** is also located off the gallery to give distance and privacy from the primary suite.

**Bedroom (13'0" x 16'2"\*)**. Like the other two bedrooms, this bedroom has great light and there are wonderful westerly views into the Seaport District. The room has two deep double closets.

**Ensuite Bathroom (8'4" x 6'0"\*)**. The bathroom is equipped with a Kohler bathtub with a wall-mounted shower head, a large vanity with drawers and a single Kohler sink, and a built-in medicine cabinet. The floor and walls around the bathtub are tiled. This bathroom has great light and a window with westerly views into the Seaport District.



- **Laundry Closet**. The laundry closet is equipped with a stacked Maytag Commercial Technology Maxima steam washing machine and dryer. The dryer is vented to the exterior. There is ample space for storage.



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IV. Floor Plans

THREE BEDROOM PLUS







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V. Observations

- **Flooring.** This home has wood floors throughout, except for the bathrooms which have ceramic or marble tile. The bedrooms have wall-to-wall carpet over the wood floors.
- **Heating & Air Conditioning.** Heating and air conditioning is provided by the building's common systems. There are thermostats in all principal rooms for a total of seven zones that can be individually set the comfort levels of the occupant of that room.
- **Hot Water.** Hot water is provided by the building's common systems.
- **Interior Design.** The interior design for Residence 11F was created by Gary McBournie and his team. More information about Gary McBournie can be found on his website [www.gmcbinc.com](http://www.gmcbinc.com). The wallpapers used were by Phillip Jeffries, Cowtan and Tout, and Peter Fasano. There are custom wall finishes in the living room and powder room (Venetian plaster), library (cross glaze), and primary bedroom (stipple). All of the paint colors were individually created for the home.
- **Lighting.** There are recessed lights in many rooms and the dining room chandelier is included in the sale of the home.
- **Window treatments.** All windows are fitted with electric shades and certain windows are additionally fitted with drapes or Roman blinds. These window treatments are included in the sale of the home.

VI. Building Amenities/Notes

- **Bicycle Storage.** There is a storage area for bicycles on P2 of the garage.
- **Building Communications.** Communications between the building manager, concierge staff and residents is via an internet app called BuildingLink.
- **Concierge/Superintendent.** The many advantages of living at Twenty Two Liberty include the presence of concierge staff 24 hours a day, seven days a week. This staff is supported by an on-site manager and maintenance staff.
- **Parking and Guest Parking.** Twenty Two Liberty is a self-park building. Unit 11F has two garage parking spaces (#28 and #29) on the P1 level of the garage. The residents' garage is accessed through the public Fan Pier Garage. With the permission of a resident, guests may have their public garage parking fee applied to the resident's account. Whether parking in the residents' area, or guests' area, of the garage, there is an elevator lobby with an elevator that leads directly up to the Twenty Two Liberty lobby.
- **Pet Policy.** Two dogs of no more than 35lbs are permitted per unit. Consult the building condominium documents for further information.
- **Private Storage.** Residence 11F has a private storage space (#22) on level P1 of the garage.



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- **Move-ins / Move-outs.** Move-ins and move-outs, and deliveries to, residential units are restricted to the hours between 8AM and 5PM, Monday through Saturday, excluding legal holidays. The loading berth area, the loading dock and the service elevator are located within the common elements and shall be used for such moves. There is a fee of \$1,000 per move in and out, and all moves are to be coordinated through the building manager.
- **Owners' Library/lounge and board room.** Residents may reserve these areas for private functions. For this to be an equitable program, limits apply and there are associated cleaning fees.
- **Rental Information.** An owner may rent out their home for a period of no less than 12 months. Any lease following a 12-month lease must be for a minimum of 24 months. As of March 2022, the owner occupancy rate of the building is 92%.
- **Social Program.** There is a Social Committee formed of residents that plan resident events.

## VII. Property Statistics

Number of Rooms:	6
Number of Bedrooms:	3
Number of Bathrooms:	3 ensuite bathrooms and one powder room
Living Space:	2,674sf*
Parking:	2 garage parking space
Condominium Fees:	\$3,891 (including the fee of \$90.14 for each parking space)
Property Taxes:	\$57,268.24 (this figure does not include the residential exemption amount of \$3,305.20 for fiscal 2022)

**Price:** **Upon Request**

## VIII. Notices

\* All measurements are approximate.

### To Potential Purchaser(s)

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### Notice To Brokers/Salespersons

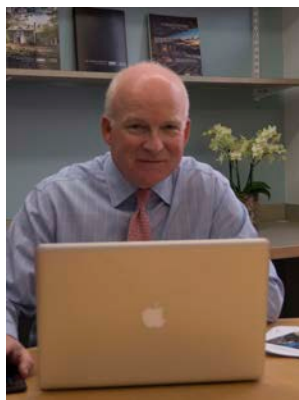
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IX. Buyer Notes



## Jonathan P. Radford

Representing Private Clients and Family Offices

### 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