

*Jonathan P. Radford is pleased to present*

## **SOUGHT-AFTER COLUMBUS COURT CORNER RESIDENCE**

**20 TILESTON STREET, RESIDENCE 3J, BOSTON MASSACHUSETTS**

*Offered at \$1,595,000*





**GLOBAL  
LUXURY****COLUMBUS COURT, RESIDENCE 3J****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.”*





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LUXURY****COLUMBUS COURT, RESIDENCE 3J****II. An Introduction to Condominium #3J**

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. Unit 3J is the highest floor on which the J floor plan is available, and consequently has the most light and the best views.



Residence 3J is completely renovated to the highest standard and a superior level of craftsmanship is evident. Thirteen-foot-high ceilings, 10' windows and Juliette balconies with views of the city skyline and Boston's famed Old North Church, and custom built-ins throughout, are just some of the notable highlights of this home. The condominium provides an expansive living room with gas fireplace, a dining room, a kitchen with a quality appliance package, a principal bedroom with an ensuite bathroom and a very generous amount of closets, and a guest bedroom (or home office) with a built-in Murphy bed and an ensuite guest bathroom. The home is completed by one parking space in the gated courtyard, accessed via the building's elevator, and one of the largest storage rooms in the building.



Columbus Court is handicap accessible and offers many amenities including a fabulous common roof deck with outstanding views, an extremely attentive caretaker/superintendent, an elevator to all floors and the garage, and a bicycle storage room. 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.

*"I have completed 24 transactions at Columbus Court, and I can attest that this is one of the finest condominiums in the building and an opportunity not to be missed!", says listing agent Jonathan Radford.*

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## COLUMBUS COURT, RESIDENCE 3J

III. Description of Condominium #3J

- **Central Foyer (10'9" x 9'0"\*)** with guest coat closet.

- **Elegant Living Room (18'0" x 13'8"\*)**.

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 French doors, with Juliette balcony, and a 10' tall picture window both facing west towards the city and the magnificent Boston skyline. An entire wall features custom millwork. At its center is a gas fireplace with wood paneled mantel, surround, and overmantel for the display of art. The fireplace is flanked by cabinets, glass shelves for the display of one's favorite objets d'art, a niche for the television, and bookshelves for an extensive book collection. Additionally, there is a built-in dry bar with a 48-bottle, dual zone, U-Line wine refrigerator, and glass-fronted cabinet for fine glassware. It should be noted that fireplaces at Columbus Court are rare and generally limited to the building's corner units (and not all corner units have fireplaces). This Heat & Glo fireplace was replaced in 2019.



- **Renovated Kitchen (13'5" x 9'1"\*)**. During the renovation of the kitchen, the space was completely reimagined from its original design. The stove was moved to an outer wall to allow the wall between the kitchen and dining room to be opened to provide multiple additional sightlines, including from the dining room through the kitchen and living room to the city skyline. These openings also allow the chef to stay connected with guests in the living and dining rooms. The kitchen is furnished with





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custom cabinetry, granite counter tops, a full-height tile backsplash, and quality appliances. The appliance package comprises a GE *Cafe* stove, a GE refrigerator/freezer, a GE dishwasher and an LG microwave. The relocation of the stove had the additional benefit that a Zephyr Typhoon vent hood could be installed with ductwork venting to the exterior. The stainless-steel sink is fitted with an In-Sink-Erator and a touchless gooseneck faucet. The kitchen has a large window with direct views of the Old North Church.

- **Dining Room (11'2" x 8'5"\*)**. 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. The dining room has a magnificent light fixture that will be included in the sale.



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- **Principal Bedroom (17'8" x 14'3"\*)**. This spacious bedroom has French doors with a Juliette balcony, and a 10' tall picture window, both facing the city skyline. During the renovation, the bedroom was reconfigured to create more closet space (three double closets and one single closet)



and custom millwork was added to the entire length of the bed wall. The room is large enough to incorporate a sitting area or home office area. The luxuriously renovated **ensuite bathroom (10'3" x 10'6"\*)** features an oversized glass enclosed shower with tiled walls and river stone floor. The wide vanity has a marble counter and porcelain sink.



- **Guest Bedroom (9'6" x 12'7"\*)**. 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. During these days when working from home is prevalent, owners of this condominium will be delighted with the guest bedroom which has a full wall of custom built-in office furniture. Allowing for total flexibility of this space, there is a custom-made Murphy bed which is included in the sale. The room has a large double closet.





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- **Guest Bathroom (4'8" x 6'5"\*)**. The guest bathroom is ensuite to the guest bedroom and is equipped with a bathtub with shower assembly, a vanity with single sink, and a toilet.
- **Utility Room**. 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) which was new in 2019.

### IV. Unit 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 which was replaced in 2011. The home is fully air conditioned. The unit systems are specific to the home, putting the owners in control of their energy consumption. The HVAC unit (including condenser) was replaced in August 2017.

**Inclusions & Exclusions.** Included in the sale are all windows treatments, the dining room pendant chandelier and the living room picture light, and the Murphy bed in the guest bedroom / home office. Excluded from the sale is the living room television.

**Millwork.** One striking feature of this home is the amount and quality of the custom millwork which was added by these owners during the renovation.

**Renovations.** The unit was completely renovated in 2011 and kitchen appliances were replaced at that time. The kitchen, living room, dining room and primary bathroom were repainted in 2021.

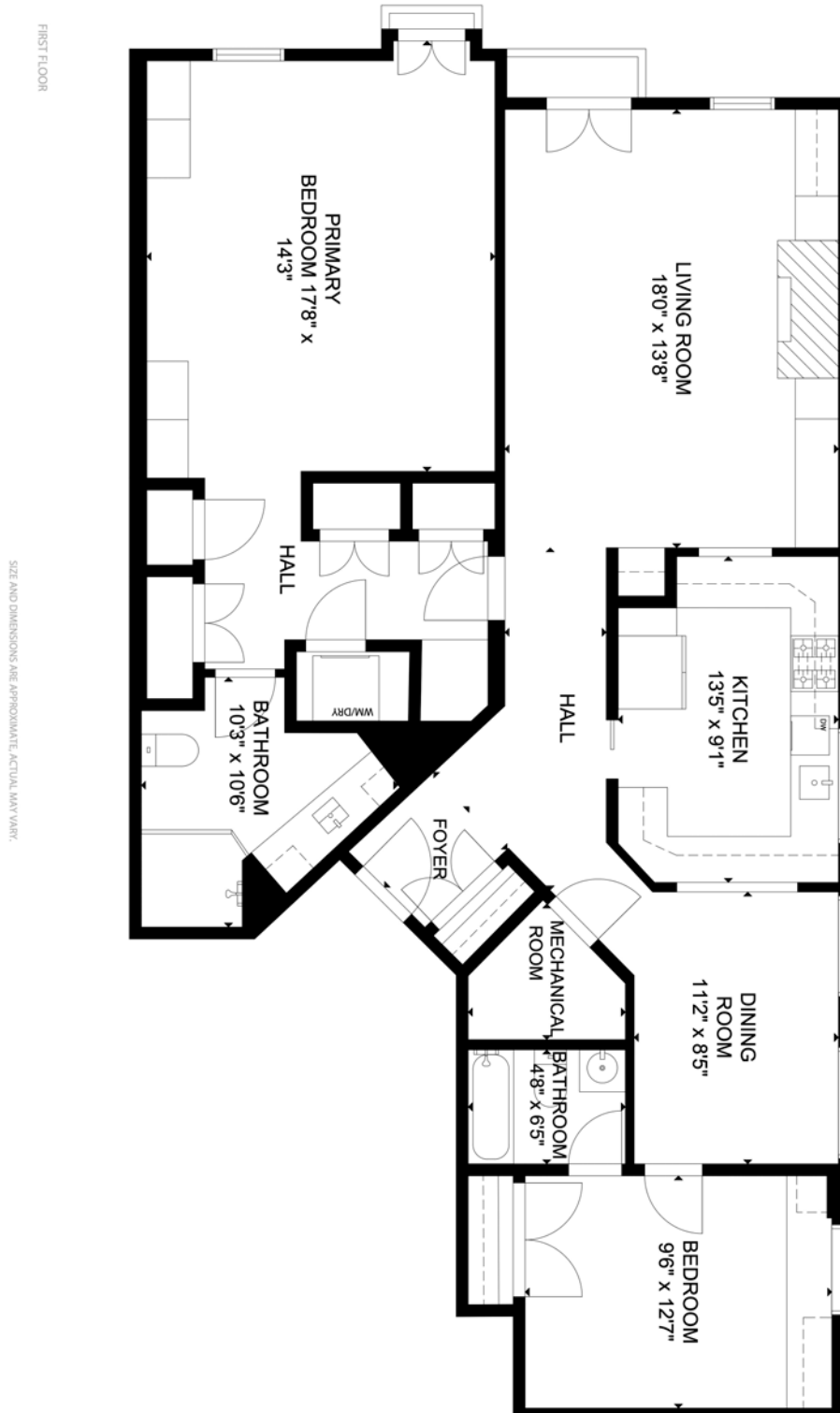
**Storage.** In addition to in-home storage, this condominium has one of the largest private storage rooms on the garage level of the building, close to the bicycle room.

**Windows.** With the exception of the two sets of French doors, all windows were replaced in 2017 with double-pane windows to improve sound insulation and energy efficiency.



## COLUMBUS COURT, RESIDENCE 3J

### V. Floor Plans





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### VI. Building Amenities

**Caretaker/Concierge.** Columbus Court has an extremely attentive caretaker/ superintendent who is on-site Monday and Thursday from 5:00AM to 2:00PM, and Tuesday, Wednesday and Friday from 8:00AM to 5:00PM.

**Security.** The building is equipped with a fob entry system and a ButterflyMX entry system. The ButterflyMX system is connected to an owner's mobile telephone and allows the owner to see who is at the front building door and allow access. The system also allows delivery people to enter the outer lobby and leave packages. There are cameras at building doors and in the garage.

**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.

### VII. Property Statistics

Number of Rooms:	5
Number of Bedrooms:	2
Number of Bathrooms:	2 full
Living Space:	1,234sf*
Parking:	1 exterior parking space in the gated courtyard
Condominium Fees:	\$1,139
Property Taxes:	\$8,873 (this figure includes the residential exemption amount of \$3,305 for fiscal 2022)
<b>Price:</b>	<b>\$1,595,000</b>





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### VIII. Notices

\* All measurements are approximate.

#### To Potential Purchaser(s)

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### IX. Buyer Notes



**Jonathan P. Radford**

***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*

*Watch my movie resume at [www.JonathanRadford.com](http://www.JonathanRadford.com)*