

South Boston condos have stylish, high-end kitchens

BY MARILYN JACKSON
STAFF WRITER

Avenue 152 is a sleek new development along Old Colony Avenue in South Boston, near D Street, and takes its name from its address. It comprises 24 residences — one-, two- and three-bedroom units — plus a first-floor commercial space earmarked for retail or office use only.

The steel-framed building of brick and cream-colored composite, was constructed on a 15,168-square-foot lot and features an interesting design that steps back from the street like the base of two lower-case Ws, creating an opportunity to provide glass-enclosed terraces with two exposures that don't look directly into the neighboring condo. The effect also interrupts the massing. Closer to D Street, the building rises four stories; otherwise, it is three stories high with a large common roof deck that residents can walk out to from the fourth floor.



+ The master bedroom suite in this two-bedroom unit has a large closet, built on an angle, and an en suite bath with a glass-enclosed shower.

The first floor facing Old Colony Avenue boasts lots of glass, and the entrance to the residential units opens into a large lobby with a ceramic tiled floor. The elevator to the upper floors is up a few stairs. To the left of the lobby is a large windowed room that has been designated as a residents-only fitness center, equipped with several cardio-vascular machines and free weights. Three wall-mounted flat-screen television sets will be added, said Maryann Crush McLeod of MCM Properties who is marketing the units.

More than half of them have been sold or are under agreement, she said. The remaining ones are priced from \$385,000 to \$525,000.

A third floor model unit, No. 18, was staged to demonstrate how a buyer could furnish the 1,107-square-foot space. It's a two-bedroom home with two baths, listed in the high \$400,000s, and it recently has gone under agreement.

While the floor plans in the units vary, some of the elements in every unit are consistent. Step inside and you will find a small foyer with a large coat closet. The kitchens are open to the living area, and the bedrooms are away from the rest of the condo. The master bedroom has an en suite bath; a second bath is in the passageway between the living room and bedrooms so that it is easily accessible to visitors.

In the model unit, the foyer flows into a large room that has been furnished as a living/dining area. Like all the condos, it has a 10-foot ceiling and bamboo flooring. Beyond the living room are single-pane French doors with sidelights that open onto a terrace. Originally con-



The open kitchen in the model unit showcases the granite counters, nutmeg cabinetry and stainless steel appliances.

PHOTOS BY MARILYN JACKSON

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The new development at 152 Old Colony Ave. in South Boston comprises 24 residences, a below-ground garage and a first-floor commercial condo for a shop or an office. The complex also includes a residents-only fitness center.

ceived as an open-air deck, the developer, Patrick McDevitt, enclosed this area with 8-foot windows, thus expanding the living room further. From this room you can enjoy city views that include Back Bay skyscrapers in the distance. This unit faces Old Colony Avenue, a busy thoroughfare through an industrial area, yet the double-paned insulated windows block out street sounds.

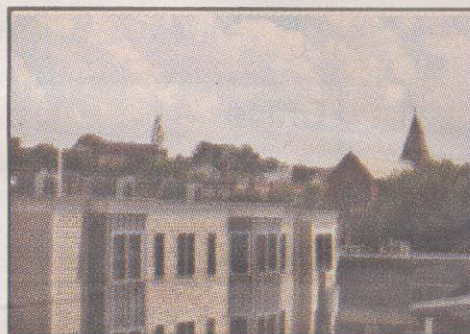
"One of the buyers will use the terrace as his office," she said.

The kitchen is open to the living/dining area, with a golden brown granite-topped counter set on an angle to serve as a breakfast bar. The nutmeg-colored cabinets, some with glass fronts, provide lot of storage space, and there even is a pantry closet. Most of the stainless steel appliances are by KitchenAid – the refrigerator with counter-depth French doors, the four-burner gas stove and the dishwasher. A GE Profile microwave is wall-mounted, and the chimney hood is by Broan. The kitchen has recessed lighting plus task lighting beneath the wall cabinets.

In the other units, the kitchens vary in size and finishes. In some of the other units, the cabinets are birch and the counters are honed absolute black granite. Others have Carrara marble countertops and black cabinetry. The bamboo flooring may be a natural color or carbonized.

She described the three color palettes in the condos as sleek and edgy or sophisticated and traditional or as European modern.

The en suite master bath features a glass-enclosed shower with subway tiles, a white china-topped vanity and a vessel sink. It has been outfitted with a stacked Frigidaire wash-



The view from the common roof deck includes the Georgian Revival tower of Dorchester Heights, commemorating the 1776 victory against the British.

er/dryer; laundry hookups are in all the units, and washer/dryers can be purchased through the developer, said the broker.

The second bath, tiled with marble, has a whirlpool tub with a rain forest showerhead. Each home also has a linen closet.

She said the four penthouse units on the fourth floor have roof rights to build their own decks, with city approval. The first floor condos face West Ninth Street, a road that has undergone a renewal on a smaller scale. These four units have small gardens in front, and a white fence will be erected to provide privacy, she said.

Access to the garage is from Old Colony Avenue, and each condo will have a deeded space. Also on the first floor are individual storage units for each condo. Another interesting design feature is that the hot water heater and HVAC system for each unit is accessed from the hall corridor, rather than inside the home. That's a real convenience, she said.

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Week of July 12 - 18, 2008

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DETAILS

Address: Avenue 152, 152 Old Colony Ave., South Boston

Eleven units available: One-, two- and three-bedroom units, all with two baths, except for one one-bedroom and one two-bedroom unit

Size: Ranging from 798 to 1,286 square feet.

Age: 2007-2008

Price: Ranging from \$385,000 to \$525,000

Taxes and condo fees: To be determined

Features of building: New 24-unit elevator brick and paneled mixed-use building with garage parking; central air conditioning; pet-friendly.

Features of units: Open floor

plans with sleek European-style kitchens, stainless steel appliances, including four-burner gas range; custom cabinets with contrasting granite counters, including a breakfast bar; bamboo flooring; wired for surround sound; laundry hookups; enclosed terraces, common roof deck.

Close by: West Broadway shops and cafes, easy access to MBTA

Red Line at Andrew Square and Broadway stations and to bus routes to Downtown and City Point, and by car to Route 93, Mass. Turnpike, Logan Airport.

Contact: Maryann McLeod Crush, MCM Properties, 917 East Broadway, South Boston, MA 02127. Phone: 617-268-5181. Web sites: www.mcm.properties.com or www.avenue152.com.



An open house at this property will be held Saturday, July 12, noon to 2 p.m. and Sunday, July 13, from 11 a.m. to 1 p.m.

