



SIX EDGERLY PLACE, APARTMENT 504, BOSTON, MA 02116, USA

An Elegant Penthouse in Historic Bay Village

For Sale By Owner: \$1.49 million

Duplex Rooftop Condominium

Bedrooms: 2 • Baths: 1 full, 1 half

Living Area: 1,208 Square Feet

Private Outdoor Terrace • Communal Roof Deck

Rental Parking Available at Front Door

TO ARRANGE A SHOWING AND FOR MORE INFORMATION

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THE LOCATION AND LIFESTYLE: BAY VILLAGE

Central city location in Boston's beautiful and historic Bay Village.

Safe, peaceful and friendly village lifestyle in one of the city's most sought-after neighborhoods.

Ideally located between Back Bay, the South End, Theater District and Chinatown; easy walk to T stations (Green and Orange lines); two blocks from the Public Garden, Boston Common and the boutiques, restaurants and cafes of Newbury Street and Boylston Street.

Walkability Score: 98 out of 100 for proximity to city amenities, shops and public transport (source *walkscore.com*). Whole Foods: 5 blocks.

Rental parking available at the front door; resident and visitor parking in the village also available; garage parking option within 2 blocks.

THE BUILDING: SIX EDGERLY PLACE

- Landmark six-floor building (c.1910) with elevator
- Nine luxury residential apartments and penthouses (Levels 4 & 5)
- Executive suites - accountants, architects and attorneys (Levels 1-3)
- Professionally managed condo association
- Secure main front entrance (keypad)
- Formal tile-and-wood entrance lobby
- Elevator with secure key lock for each level
- Secure entry lobby (refurbished 2014) to penthouses 501-505
- Large common roof deck with spectacular city skyline views
- Secure common storage area in basement
- Secure individual private storage space

THE APARTMENT: 504

Elegant and beautifully appointed duplex penthouse with two bedrooms, one full bath, one half-bath, formal entrance hall, open plan living and dining room with floor-to-ceiling windows, working fireplace, screened office niche and galley kitchen.

Upper-level hallway, with separate laundry, main bathroom with radiant floor heating, spa-jet tub and rain shower. East-facing private terrace offers panoramic Bay Village and Financial District views. Direct access from apartment to a large common roof deck with Back Bay and city skyline views.

Quality appointments throughout; designed to appeal to classic or contemporary tastes. Filled with natural light with a leafy aspect.

- Indoor living space: 1,208 sq. ft.
- Private outdoor deck (30 sq. ft.) plus large communal roof deck
- HVAC unit: Heating and AC (replaced 2014)
- Limestone and polished hardwood floors throughout
- Adjustable recessed lighting throughout
- Built-in music system throughout (new 2015)
- Apartment repainted 2014
- First-floor windows replaced 2010

FIRST FLOOR

Entrance Hall

- Elegant entrance hall with limestone floor
- Curved staircase with custom iron railing
- Designer chandelier
- Coats and boots closet
- Under-stair storage closet

Powder Room

- Half-bath with antique Chinese vanity
- Contemporary bowl sink
- Limestone tile splash-back
- Display cabinet
- Kohler toilet

Living and Dining Room

- Light-filled and open-plan living and dining room
- Floor-to-ceiling picture windows with insulating sun shades
- Working fireplace with mantelpiece
- Recessed cabinet containing flat-screen TV and upper display shelves
- Screened office niche and storage cabinets
- Formal breakfast and dining setting
- Screened pass-through to kitchen

Kitchen

- Well-appointed galley kitchen
- Honed granite countertops
- Limestone tile floor and backsplash
- Cherry wood cabinets with brushed steel handles
- Quality brand name stainless steel appliances, all new 2015

- Electric range, cooktop and double oven
- Stainless steel fridge, dishwasher and built-in microwave

Additional Hall Storage

- Large, cool and dry under-stair storage space for tools, logs, suitcases, cleaning and household products, wine, etc.

SECOND FLOOR

Upper-Level Hallway

- Large closet containing Electrolux washer and dryer (replaced 2015) and storage for cleaning supplies, sheets, towels, etc.
- Full-length mirror concealing door access to large common roof deck with dramatic Back Bay and city skyline views

Bedroom 1

- East-facing master bedroom
- Floor-to-ceiling French windows opening to a private outdoor terrace
- Large built-in closet
- Handcrafted full-length wall unit featuring wide-screen TV recess, five cabinets, seven bookshelves, and flip-down compact office niche

Bedroom 2

- East-facing loft-style guest bedroom with skylight windows
- Large built-in closet and additional built-in storage
- Built-in cabinet containing flat-screen TV

Full Bathroom

- Limestone tile floor, porcelain wall tiles
- Radiant under-floor heating
- Vanity with large sink and storage cabinet
- All Kohler polished stainless steel fixtures
- Anti-mist mirrors (one with a concealed vertical toiletries cabinet)
- Deep tub with glass sliding doors
- Rain shower, hand-held shower and spa jets in tub
- Hand rails, towel shelf and display cabinet

Private Terrace

- Pretty east-facing terrace (off master bedroom)
- Panoramic Bay Village and Financial District views
- Morning sun and reflected afternoon sun
- Intimate dining setting with seasonal plantings
- Outdoor lighting and power outlets