

Renovated Beacon Hill condo has skylights, roof deck

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A large central foyer, which could easily handle a hall table or chest, flows into a graciously large living room with shadowbox paneling on each wall. A fireplace with a marble surround and pretty mantel is a definite focal point in this room that accommodates any number of conversation areas. Strategically placed recessed ceiling lights double as spotlights for artwork and add to the ambient lighting.

Built-in open- and closed-shelved cabinets are on each side of the wide arch that leads into the dining room.

However, the scene-stealer is what you can't see: disappearing pull-down screens on the six-over-one windows.

Any meal in the large, light-filled dining room becomes a special occasion, whether formal or casual. Every wall has shadowbox paneling and a chair rail, and double crown molding lines the room that is comfortable for two and yet easily seats 10 or more.

Even if the wide galley kitchen is at the back of the house, this chef's domain is bright all year long with a little help from a multi-paned window. Beautiful custom cabinets that extend to the ceiling have under-cabinet task lighting, and the Sub-Zero refrigerator and Fisher & Paykel two-drawer dishwasher have integrated panels for a cohesive look. A tumbled tile backsplash, honed granite countertops and a Shaw's ceramic farmer's sink enhance the timelessness of this room. A built-in desk is incorporated into the layout too.

Beadboard wainscoting – it's 4 feet high on one wall – and a long line of overhead glass-front cabinets with under-cabinet lighting are



The copper-framed skylight/hatch that opens onto the roof deck is motorized.

practical and beautiful features in the adjacent butler's pantry. A mini rectangular stainless steel sink is at one end of the honed granite countertop; swinging doors connect to the kitchen and the dining room.

The foyer also separates the public living spaces from the private ones. Here multi-paned French doors open into a two-bedroom wing.

Although these two large spaces are similar in size and share common features like shadowbox paneling on the walls and double crown molding, each has its own persona.

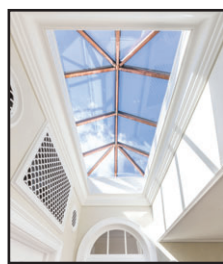
For example, one is a bedroom suite that overlooks the Charles River. Two deep closets are in the sleeping chamber

while the en suite bath reflects past eras with a clawfoot tub with a shower. This room has beadboard wainscoting and a window to draw in natural light.

The front bedroom with four six-over-six windows and a single deep closet could be a comfortable sitting room. A linen closet is in the hallway.

Not even a glimmer of its former self, a.k.a. the attic, the top level of this home has one remarkable feature after another, beginning with a huge multi-paned skylight/roof window with copper trim overlooking the open central staircase.

The master suite is memorable. An arched fanlight above the door hints at the surprises ahead, like its expansiveness.



A peaked skylight framed with copper bathes the open central staircase with natural light.



The master bedroom has a huge, stunning, arched skylight, plus a second skylight above the king-size bed.

Two skylights – a rectangular one with more copper trim is above the king-size bed, and a massive arched one is directly opposite the bed – are other treats. Both have remote-controlled shades, and you can choose between regular or blackout versions.

A third skylight/roof window is almost hidden within one of twin-arched niches flanking the main roof window.

The large custom walk-in closet has specialized hanging space on two walls, and the en suite bath has a vaulted ceiling with another skylight and, like the master sleeping chamber, another arched alcove.

A fully tiled walk-in shower with a frameless glass door is set within this bath, which has radiant heat. Additional stylish fixtures include a Kohler sink and Toto commode.

For added convenience, the laundry room, which has built-in lighting on an angled ceiling (the better to see, m'dear), with a full size washer and dryer, is also on this level along with a spacious en suite bonus room. This room runs front-to-back and has a deep single closet. Ideal as a study/library or office, oak flooring and an angled ceiling add visual interest and pizzazz.

A skylight is a prominent feature in this bath that also has a walk-in shower with a frameless glass door and a single sink.

The roof deck, however, is the crowning glory (no pun intended) of this classy urban residence and, like the rest of this home, no detail was overlooked. The curved stairwell with curved crown molding and detailed baseboards includes a full-size staircase that leads to the quintessential outdoor space with views of the Charles River and the city.

On a practical note, this home has four heating and four cooling zones.



The formal dining room, adjacent to the living room, includes crown molding, a chair rail and shadowbox paneling.

COURTESY PHOTOS / BRIGGS JOHNSON



The galley-like kitchen features honed granite-topped counters, high-end appliances and custom cabinetry. A butler's pantry includes even more cabinets.

DETAILS

Address: 132 Charles St., Unit 3, Beacon Hill

BR/BA: Three bedrooms, three baths

Size: 2,408 square feet

Age: 1923; 1982; 2010

Price: \$3,250,000

Taxes: \$19,566 (Taxed as two units)

Condo fee: \$275 per month

Features of building: Four-story brick building converted to condos in 1982; central air conditioning; pet-friendly.

Features of unit: Fully renovated duplex with private roof deck and Charles River views; custom kitchen and butler's pantry; formal living room with marble fireplace, formal dining room; spacious top-floor master suite with copper arched roof window; quarter-sawn oak floors; custom millwork throughout; laundry room and four zones

heating/cooling.

Close by: Beacon Hill shops, restaurants and galleries on Charles and Cambridge streets; Charles River Esplanade, Boston Common and the Public Garden; Massachusetts General Hospital; easy access to MBTA Red Line at Charles/MGH station and Green Line at Arlington Street, Storrow Drive, Route 93.

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An open house will be held Sunday, June 12, from 1 to 2 p.m.

