

BOSTON HOMES

THE COMPLETE GUIDE

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SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER & EAST BOSTON

INSIDE

THREE NEW CONDOS IN SOUTH BOSTON



The main focal point in the living room of three South Boston condos at 3A Telegraph St. is the gas fireplace. New units are priced between \$479,000 and \$535,000. See page 40 for details.

COURTESY PHOTO / DEMETRI PRODUCTIONS LLC.

24 DNA LOFTS TO BE AUCTIONED



Twenty-four DNA Lofts at 944 Dorchester Ave. in Dorchester will be auctioned Oct. 6. The kitchens in these units have stainless steel appliances, including gas ranges, stone counters and glossy cabinetry. See page 44 for details.

COURTESY PHOTO / VELOCITY MARKETING SERVICES

PENTHOUSE SALE IS SPECTACULAR



A 4,421-square-foot Midtown penthouse at the Residences at the Ritz, Boston Common, sold for \$5.55 million. See page 4 for details.

FILE PHOTO

Battery Wharf residences are stunning

BY MARILYN JACKSON
STAFF WRITER

Boston is a fabulous city that is known for its fine cultural and educational institutions, its financial services, its medical facilities, research and development firms and biotech companies.

Now imagine living on Boston's waterfront in absolute luxury.

Battery Wharf can provide that. The mixed-use development of 104 condominiums and the 150-room Fairmont Battery Wharf Hotel offers a lifestyle of genteel comfort.

Elaine Dolley and Patrick Cutter of Otis & Ahearn Real Estate are marketing the residences here and recently gave a tour of three outstanding properties in one of the four buildings in the complex.

Unit 4404 is the largest home, featuring two bedrooms and a study. Listed at \$2.15 million, it has an interesting layout, as the living space is grand at 2,451 square feet.

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One of the elegant residences at Battery Wharf, listed at \$2.15 million, has an expansive living and dining area, beyond which is a master bedroom suite.

COURTESY PHOTO / SAM GRAY

South End condo enjoys lots of light

BY CINDY BAILEN
CORRESPONDENT



A two-bedroom condo at 202 West Brookline St. in the South End is on the market for \$989,000. Its living room has a wood-burning fireplace with a carved white marble mantel-piece.

COURTESY PHOTO / BOSTON VIRTUAL IMAGING

The South End has more than its share of beautiful streets. West Brookline Street is especially scenic with the Concord Baptist Church on the corner, plenty of mature trees and a charming little fountain with a koi pool in front of a bed and breakfast inn in one of the many bow front, high-stoop Victorians lining the street.

Although the homes are similar from the outside, it's the detail inside that makes each distinctive. Enter through the big double doors at 202 West Brookline St. to see an example. You'll have a chance to admire the Ralph Lauren wallpaper in the foyer, so reminiscent of Victorian style, before you pay a visit to Unit 2.

The original parlor doors are the unit's front doors now. They lead to a welcoming front parlor, now the unit's 25-foot-long living room. Sumptuous green and gold draperies hang at the bow windows, com-

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24 DNA Lofts in Dorchester to be auctioned Oct. 6

BY MARILYN JACKSON
STAFF WRITER

Twenty-four new condominiums at DNA Lofts at 944 Dorchester Ave. in Dorchester will be auctioned at 7 p.m. Thursday, Oct. 6, at the Colonnade Hotel, 120 Huntington Ave.

The minimum bid, starting at \$115,000, is for a 655-square-foot unit and includes an outdoor parking space.

Topping out at \$275,000, the starting bids are between 49 and 60 percent below their last asking price.

The Davis Companies acquired the property for \$6.5 million in March, completed the unfinished units and added the amenities that were planned by the original developers.

Just 17 had been sold, and about two dozen had not been completely built out before the Davis Companies took it over. In addition to the two dozen lofts to be auctioned, there are seven other market-rate lofts available.

(There are also eight lofts designated as affordable that will be sold at a later date.)

This is the second time that the Davis Companies purchased a property at auction with the intent to auction it again shortly thereafter. Last year the Davis Companies bought the Fenway development called Audubon Park and sold it six months later.

Velocity Marketing Services (VMS), which managed that auction, is handling the DNA Lofts auction as well; Ken Cullum will be the auctioneer.

The project began four years ago, when two new four-story buildings were constructed at the north and east ends of a three-story brick building on Dorchester Avenue, that was constructed in 1929.

The historic building originally housed the Meisel Press Manufacturing Company, which produced printing presses and gears.

The DNA Lofts comprise 59 units in three connecting buildings. They share the same roofline, and the new



The model unit A4 with a mezzanine has 1,361 square feet of space and two baths. The starting bid will be \$265,000. There is one other loft with a mezzanine; it has one bath.

COURTESY PHOTOS / VELOCITY MARKETING SERVICES



The bright blue parapet and light blue cornice partially frame the Downtown Boston skyline.

COURTESY PHOTO / LUCY COBOS / COBOS PHOTOGRAPHY

structures have a bright blue parapet and light blue cornice to give the development a distinctive character. Atop one of the new buildings is a roof deck.

The lofts to be auctioned are scattered among the three buildings and range in size from 655 square feet to 1,648 square feet, and all are ready for immediate occupancy.

They offer a mix of 30 different layouts, and for additional fees the owner is offering upgrades, such as a

dividing wall, a kitchen island, a glass shower door or a washer/dryer. Two of the homes have mezzanine lofts. The ceiling height ranges from 10 to 16 feet, and huge windows let in abundant natural light. The flooring is vertically cut bamboo, smoky oak or polished concrete.

Several lofts boast exposed bricks and beams. The kitchens are contemporary with granite countertops, glass mosaic backsplashes, glossy European-style cabinetry and GE stainless-steel appliances, including gas ranges.

All the baths have oversized ceramic-tiled showers; many of the washer/dryer hookups are in a laundry closet inside the bathroom.

In addition, most of the condos have private terraces or balconies, and all have access to the roof deck, furnished with outdoor tables and chairs along with flowering plants and containers. The views include the tower of Blessed Mother Teresa Church, Downtown Boston, the

Dorchester Heights Monument and the Bayside Expo and Pleasure Bay.

Other amenities include a large community room with access from Dorchester Avenue and a private courtyard off Crescent Avenue, created by the U-shaped complex and enclosed by a black iron fence. New landscaping added evergreens and shrubs and colorful chrysanthemums.

The outdoor parking and garage parking are accessed from Crescent Avenue.

An outdoor parking space is included with each unit, but a garage parking space can be purchased for \$25,000 and is offered on a first-come basis.

The outdoor spot would have to be forfeited though.

"We purchased DNA Lofts at a price point that gave us the ability to completely update and reprogram the amenity spaces and to finish unit improvements at a luxurious level," Jonathan Davis, founder and CEO



Many of the condos overlook a landscaped courtyard, and they also have private balconies.

of the Davis Companies, said in a prepared statement.

"Even after making these upgrades and transforming the property, we believe we are still offering a once-in-a-lifetime purchasing opportunity in a consumer-oriented buying process where prospective homeowners will determine market value."

"With prices as high as they are in Greater Boston right now, and with such limited inventory of newly developed condominiums, the auction for DNA Lofts brings a truly rare opportunity to prospective homeowners looking for affordable luxury alternatives in close proximity to Downtown Boston," said Sue Hawkes, president and CEO of VMS.

Year-to-date, the median condo sale price is \$181,500 in Dorchester; in Boston proper, it is \$545,000, according to Banker & Tradesman.

"The location – a six-minute walk from the JFK/UMass MBTA station – will also be a great draw for buyers who want to live in South Boston or the South End but don't want to pay the premium price."

Financing is available to prequalified buyers, said Hawkes. The preferred lender is Wells Fargo Home Mortgage, and a representative is on site during the open house hours, she said.

The development has both FHA and Fannie Mae approval, which would allow for writing mortgages at a low interest rate. A \$1,000 credit toward closing costs will be given to buyers who use the preferred lender, Hawkes said.

Today's low interest rates and the low down payments give buyers an opportunity to obtain housing for lower than their rental costs, she added.

Barkan Management Company manages the complex. The condo fees, which range from \$277 to \$645 per month, include gas heat and hot water. All the homeowner pays is the electricity.

Model units are open daily for a preview between noon and 6 p.m. Monday through Friday and from noon to 5 p.m. Saturday and Sunday through Oct. 6. Thursday hours will be extended to 7 p.m.

Advance registration for the auction is required. To register, visit www.dnabostonauction.com, send an email to info@dnabostonauction.com or call 617-436-4949.



The model unit C38 has 1,332 square feet of space and one bath. The starting bid will be \$225,000. The entire space is open, defined by the arrangement of the furniture.



All the residents of DNA Lofts have access to a large roof deck that has been supplied with outdoor tables and chairs and flowering plants.