

# BOSTON HOMES

THE COMPLETE GUIDE

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## Port45 will offer sophisticated style in 105 condos

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STAFF WRITER

One of the newest residential developments in South Boston will be Port45, a sleek, contemporary five-story building at 45 West Third St. with state-of-the-art technology.

The site is at the corner of A Street, in close proximity to the Seaport and the South End and is very walkable.

Plans for the mixed-use development had been in the works for years. For decades a two-story light-industrial building was on the site, along with a one-family house. Those buildings were razed to make room for Port45, which will include 105 condos and about 3,400 square feet of retail space.

Metric Corporation is the developer and general contractor for this project. The development team includes Icon Architecture, landscape architect Michael D'Angelo and interior designer Alina Wolhardt of Wolf in Sheep Design.

Ricardo Rodriguez of Coldwell Banker Residential Brokerage is marketing the condos, which will be a mix of one-, one-and-a-half-, two-, two-and-a-half-, three- and three-and-a-half-bedroom units, although just three will have three bedrooms. Five of condos will be two-story townhouses with private entrances on West Third Street.

The façade will have metallic gray tones that will shimmer, capturing the light, said Rodriguez, and the lobby will offer a signature design.



The living rooms of the condos at Port45 will feature floor-to-ceiling windows, many with views of Downtown Boston. The hardwood flooring will have a whitewash finish.

Its ceiling will soar two stories, and the flooring will be tiled with white marble. A concierge desk will be marble as well. One wall will feature a dramatic, backlit sculpture by Wolhardt.

Beyond the concierge desk will be two elevators and access to the garage.

The garage will include parking for 109 cars and a charging station for electric vehicles, plus a large space for the building's bike sharing program. In one corner section

will be a pet spa, and outside will be a dog run.

Almost all of the units will have decks, terraces or patios, says Rodriguez. The residences will be built around two courtyards, which will be on the second level of the building, above the garage. The green space can help reduce urban heat.

Pre-construction prices begin at \$599,000 for a one-bedroom, one-bath condo with 658 square feet of living space. The condo fee would be \$333.

A dozen condos will be released for sale this week, and the most expensive one is a two-bedroom, two-bath residence with 1,210 square feet of space, listed at \$1,130,000.

Rodriguez said the highest priced unit would be \$1,500,000 for a condo with three-plus bedrooms. Occupancy is slated for late fall next year.

Each of the condos

will feature a sophisticated design with high ceilings and hardwood floors with a white-wash finish. Rodriguez describes the color palette as tone-on-tone, and the kitchens will have custom-designed white wood-grain wall cabinets with a backsplash of hexagonal glass and marble tiles.

The Caesarstone counters and center islands will have a high gloss finish, and the appliances will be by Bosch. They include a four-door stainless steel refrigerator, a four-burner backless gas range and a dishwasher paneled to match the cabinetry.

The master baths will be luxurious with oversized tile with Calcutta veining, oversized, glass-enclosed showers and high-gloss white Caesarstone-topped vanities. The guest baths will have a deep soaking tub and gray porcelain floor tiles. The vanities will have white Caesarstone tops.

The individual condos will have separate water, heating and air conditioning units, and each home will have Nest smart house technology, with a wall-mounted iPad, through which residents can control lighting, sound and climate.

Other amenities will include a gym and a lounge or amenities room that will open to a common outdoor terrace.

A vignette has been created at the Coldwell Banker sales office at 137 Newbury St., and Room & Board has furnished the space to give would-be buyers an idea of how to outfit a new condo. The company also will furnish the lobby and common spaces of Port45.



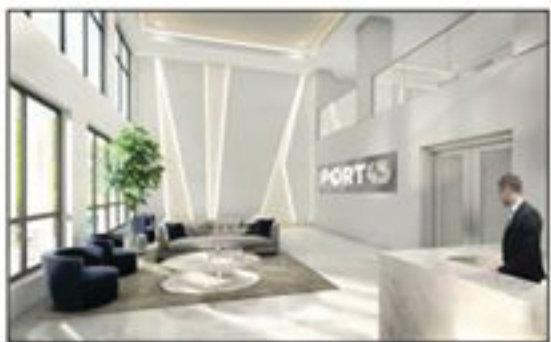
Port45 will be built at 45 West Third St. at the corner of A Street in South Boston, close to the Seaport and the South End.

COURTESY IMAGES / COLDWELL BANKER RESIDENTIAL BROKERAGE

# PORT45



The sleek kitchens will have Caesarstone countertops, flat, custom-built cabinetry and high-end Bosch appliances.



The two-story lobby will include a marble concierge desk and marble-tiled floor. A large sculpture on one wall will be backlit.

### DETAILS

**Address:** Port45, 45 West Third St., South Boston

**BR/BA:** Condos range from one bedroom and one bath to three-plus bedrooms and two baths

**Size:** Ranging from 658 to 1,500 square feet

**Age:** 2017

**Price:** Starting at \$599,000 and continuing upward to \$1,500,000

**Taxes:** To be determined

**Condo fee:** Starting at \$333 per month or approximately \$0.60 per square foot.

**Features of building:** Brand new, five-story 105-unit building, LEED-certifiable; concierge in two-story marble lobby; two elevators; gym, amenity room and common terrace; garage parking for 109 cars, bicycle sharing program and storage; pet wash and dog run.

**Features of units:** Sleek, contemporary finishes in all units; chef's kitchens with Caesarstone counters, custom cabinetry and high-end Bosch appliances; luxury baths; smart home technology with iPads to control lighting and climate; one parking space for each unit.

**Close by:** The South End, Fort Point Channel HarborWalk, Seaport, the Financial District, South Boston, many restaurants; easy access to Broad-

way MBTA Red Line Station, Routes 93 and 90.

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