

The Boston *Courant*

Real Estate Guide



FEATURED HOME

FP3

by Lise S. Beane

Exciting Space in a Happening Setting

Just a short walk over the Congress Street Bridge from Boston's high-end Harbor Front is a hip and happening water's edge neighborhood brimming with art galleries, development and restaurants. At the heartbeat of this revitalized Fort Point Channel area, FP3 is an American Institute of Architects' (AIA) award-winning, new 92-residence condominium conversion and extension with sophisticated penthouses that evoke the new Institute of Contemporary Art. The building's name, Fort Point Three or FP3, comes from the fact that it is comprised of two totally renovated historic warehouses conjoined with a brand new structure, then topped with penthouses.

Imagine an exciting, one-of-a-kind living space with soaring ceilings, expansive walls of glass showcasing skyscraper views of Boston and extraordinary private decks, so close to the ocean you can see and hear the seagulls. Each penthouse offers its own unique loft-style design.

Located at 346 Congress Street, the setting is at once past, present and smartly positioned for the future. Named a Historic Landmark District, it is also part of the Seaport Area Innovative District and new Water Sheet Activation Plan. Aside from its cutting-edge culture, the neighborhood is friendly, fit and fun. And it is ideal for commuters and travelers. Walk to the Financial District and Downtown. Take the T, commuter rail, buses or Amtrak from nearby South Station. Hop ferries and cruise ships from local piers. Or catch a plane from adjacent Logan.

Penthouse Tops Everything for Space and Light

Especially for homebuyers who want to be inspired by big picture vistas every day,

this extraordinary two-bedroom, two-and-a-half-bathroom duplex will have special appeal. Offering 2,178 square feet of brilliant new construction with 1,032 square feet of outdoor terrace space, this residence is a contemporary classic. Its main rooms are united in a large, inviting open design on the first level. Restful bedrooms are privately located upstairs on the second level. Both levels have high ceilings, smooth maple floors, extraordinary window walls and outdoor terraces.

A tour of the first level reveals an open-design living room, dining room and kitchen with added ample closet space and a stylish half bath. The excitement of its design comes, in part, from its sharp angles, precise multi-corners and sensational glass walls.

In the Italian Arclinea-designed gourmet kitchen are a Miele five-burner gas range, a wall oven, a SubZero refrigerator/freezer, a Marvel wine cooler and other fine appliances. Counters are smooth Silestone quartz. Drop crystal pendant lights over an island add a special sparkle, and the big sky views are phenomenal. Across the room the half bath's sculptural fixtures are by Duravit.

A stairway leads to the second level landing. Off of it is a concealed laundry closet and sliders to a magnificent deck. In either direction from the landing is a spa-



cious bedroom with an en suite luxury bathroom. The romantic master bedroom suite features a walk-in closet and a large designer bathroom. A white, oval-shaped Canadian Wetstyle soaking tub, a separate shower and twin sinks create a perfect urban retreat. The sunny second bedroom has a tiled bathroom with a glass shower.

Building Home to Gallery and Leading Restaurants

In keeping with the creative neighborhood, which is home to more than 300 artists, this impressive eight-story building designed by Hacin + Associates features

an art gallery in its lobby. FP3 has also partnered with Art New England to produce Salon Nights, and the building features rooftop yoga. There is a helpful Tillinger's concierge at the front desk. Two ground-level eateries by famed restaurateur Barbara Lynch, Drink and Sportello, keep the atmosphere congenial. This is a great building to be as private or as social as you like.

This spectacular penthouse, one of only four penthouses, is offered at \$1,850,000. For more information, call Danielle Meade, sales director, at 350-7410.



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