

*Jonathan P. Radford is pleased to present*

## **MILLENNIUM PLACE RESIDENCE 8C**

**580 WASHINGTON STREET, BOSTON MASSACHUSETTS**



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## MILLENNIUM PLACE, RESIDENCE 8C

### I. An Introduction to Millennium Place

Millennium Place is one of Boston's premier full-service luxury residences, ideally located in the heart of Midtown between the Boston Common, Back Bay, Beacon Hill, the Theater District, and Downtown Crossing. This boutique condominium offers an exceptional lifestyle centered around attentive service, sophisticated design, and an unparalleled collection of resident amenities. A 24-hour concierge, doorman, and professional management staff provide seamless daily service, while an extensive amenity level



functions as a private residents' club. Whether enjoying a morning workout, working remotely, entertaining friends, attending a resident social event, or relaxing by the fire, Millennium Place delivers a level of convenience and luxury rarely found in the city.

### **Residents' Amenity Reception**

The private amenity level is accessed through its own reception, creating an exclusive club-like experience reserved for residents and their guests. This area serves as the gateway to Millennium Place's impressive collection of recreational, wellness, and social spaces.

### **Owners' Lounge & Breakfast Bar**

The expansive Owners' Lounge is thoughtfully designed as an extension of your home, offering multiple beautifully appointed spaces for relaxing, entertaining, socializing, or working remotely. Rich wood paneling, custom millwork, designer furnishings, and floor-to-ceiling windows overlooking the landscaped courtyard create a warm yet sophisticated atmosphere. Multiple conversation areas are arranged around a dramatic stone fireplace, while quieter seating areas provide ideal spaces to read or enjoy a cup of coffee.

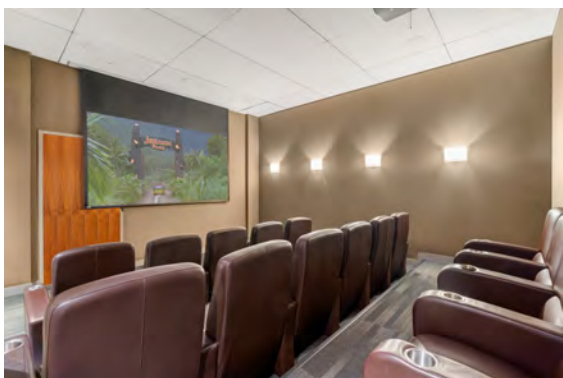


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Adjacent to the lounge is a beautifully appointed bar where residents enjoy complimentary morning coffee. Throughout the day, the space serves as a casual gathering place to meet neighbors, work remotely, or simply unwind.

**Private Dining & Conference Room**

Located adjacent to the Owners' Lounge, the private Dining and Conference Room is an elegant, multi-purpose venue designed for both business and entertaining. Ideal for board meetings, presentations, private dinners, celebrations, and catered receptions, the space offers flexible seating arrangements, contemporary lighting, and serving counters that make hosting effortless. Residents may reserve the room for private events and bring in their own caterer, who has access to the adjoining caterer's kitchen, or enjoy seamless catering from Legal Sea Foods, conveniently located next door with direct access to the kitchen. This thoughtfully designed venue provides a sophisticated setting for everything from intimate gatherings to larger social occasions.

**Private Cinema**

Millennium Place features its own private screening room, complete with tiered rows of oversized leather theater seating, integrated cupholders, professional-quality projection, and surround sound. Residents regularly gather here for movie nights, sporting events, and special presentations, bringing the theater experience home without ever leaving the building. Residents can reserve this space for private parties.

**Fitness & Wellness Center**

The state-of-the-art Fitness & Wellness Center rivals many of the area's finest private health clubs, offering an exceptional array of cardio equipment, strength-training machines, free weights, functional training equipment, and dedicated stretching areas. Expansive mirrors, contemporary lighting, and striking mural artwork create a bright, motivating environment suited to every level of fitness.

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Dedicated Pilates and yoga studios may be reserved for private use, and residents are welcome to bring in their own personal trainers for customized workouts. The wellness experience is further enhanced by private changing rooms and a dedicated massage treatment room, where residents may arrange treatments with their own massage therapist. Together, these thoughtfully designed amenities provide a comprehensive fitness and wellness experience, all within the comfort and convenience of Millennium Place.

### **Children's Playroom**

Families will appreciate the thoughtfully designed children's playroom, a bright and cheerful space filled with educational toys, games, books, arts and crafts stations, and imaginative play areas. Comfortable seating allows parents to supervise while children enjoy a safe, engaging environment designed specifically for younger residents.



### **Landscaped Courtyard Terrace**

Extending directly from the Owners' Lounge is a beautifully landscaped outdoor courtyard that serves as a peaceful urban retreat. Surrounded by mature trees, lush plantings, and elegant hardscaping, the terrace offers multiple seating and dining areas where residents can enjoy morning coffee, work outdoors, entertain friends, or simply relax amidst the greenery. It is an exceptionally tranquil setting in the heart of downtown Boston.



### **La Vie® Social Program**

Millennium Place is renowned for its exclusive **La Vie®** lifestyle program, one of the building's defining amenities. La Vie creates a vibrant sense of community through a year-round calendar of resident events, educational programs, wellness activities, and social gatherings.

Residents enjoy everything from wine tastings, holiday celebrations, and cocktail receptions to movie nights in the private cinema, guest speakers, and seasonal events held in the Owners' Lounge and courtyard. Rather than simply offering luxury amenities, La Vie transforms Millennium Place into a true community where neighbors become friends and every season brings new opportunities to socialize, learn, and enjoy an exceptional urban lifestyle.

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## MILLENNIUM PLACE, RESIDENCE 8C

### II. An Introduction to Residence 8C

Located on the eighth floor of Millennium Place, this exceptional residence enjoys one of the building's most desirable attributes – 10-foot ceilings, exclusive to the 8<sup>th</sup> floor and penthouse level, creating a remarkable sense of volume and light throughout. Thoughtfully designed with approximately 1,420 square feet of elegant living space, this two-bedroom, two-bathroom home combines refined contemporary finishes with an exceptionally functional floor plan.



The gracious foyer opens to expansive living and entertaining spaces where floor-to-ceiling windows frame captivating city views and flood the home with natural light. The open-concept living and dining rooms flow seamlessly into a beautifully appointed chef's kitchen featuring premium appliances, custom cabinetry, and generous workspace, creating an ideal setting for both everyday living and sophisticated entertaining.

Privately situated, the serene primary suite serves as a luxurious retreat with a spacious walk-in dressing room featuring custom built-ins and a spa-inspired ensuite bathroom. A generously proportioned guest bedroom offers exceptional comfort and abundant closet space, while the adjacent full bath – also serving as an elegant powder room for daytime guests – provides flexibility for both residents and visitors.

### III. Description of Residence 8C

- **Foyer (17'5" x 4'9"\*)**. The welcoming entrance gallery sets the tone for the residence with its clean, contemporary design and exceptional functionality. A striking custom built-in shelving installation creates an architectural focal point while providing abundant display and storage space. Warm wood flooring, recessed lighting, and a full-height mirror enhance the sense of light and openness. Thoughtfully designed for everyday living, the foyer also includes a spacious coat closet and a separate laundry closet (with a Bosch Axxis washing machine and dryer), seamlessly combining style with practical convenience before opening to the home's expansive living and entertaining spaces.



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- **Elegant Living Room (21'7" x 23'11"\*)**. The spacious living room is wrapped in dramatic floor-to-ceiling corner windows that flood the space with natural light while creating a striking architectural statement. An elegant linear gas fireplace serves as the focal point, complemented by a custom media wall that provides both style and functionality. The open layout offers generous seating and effortless flow to the dining area and kitchen, making it equally suited to intimate evenings or larger gatherings.

Perfectly positioned beside the walls of glass, the **dining area** enjoys abundant natural light and an inviting urban backdrop. With ample room for both casual meals and formal entertaining, it seamlessly connects to the living area and kitchen, reinforcing the home's open-concept design while maintaining a distinct space for dining.



- **Kitchen (10'0" x 19'9"\*)**. The chef's kitchen combines timeless design with exceptional functionality. Rich cherry cabinetry is paired with granite countertops, a full-height tile backsplash, and a premium appliance package featuring a GE Profile refrigerator/freezer, Bosch four-burner gas range, Bosch free-standing microwave, Bosch dishwasher, Miele vent hood, and a U-Line 20-bottle wine refrigerator. A large center island with seating serves as both a casual dining area and the heart of the home, while extensive cabinetry and pantry storage provide exceptional organization. Open to both the living and dining areas, the kitchen is thoughtfully designed for everyday living as well as effortless entertaining.



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- **Primary Bedroom (18'2" x 12'1"\*)**. The spacious primary bedroom offers a tranquil retreat with generous proportions and floor-to-ceiling windows that fill the room with natural light. A dedicated



sitting area beside the windows provides the perfect place to read, relax, or enjoy morning coffee. The room easily accommodates a king-size bed and additional furnishings while maintaining an open, airy feel. Automated blackout blinds ensure comfort and privacy throughout the day and night.

A large walk-in closet provides excellent storage with abundant hanging space and room for seasonal wardrobes, luggage, and accessories. Conveniently located between the bedroom and bathroom, it creates a functional dressing area while offering exceptional organization.

- **Primary Bathroom (9'8" x 10'1"\*)**. The luxurious ensuite bathroom is finished in marble and designed for both comfort and functionality. A double vanity with stone countertop is complemented by a large, framed mirror and generous storage below. The spa-like bathroom features a deep soaking tub, a separate glass-enclosed shower with marble surrounds and accent tile, and contemporary fixtures, creating an elegant retreat for everyday living.



- **Guest Bedroom (10'9" x 13'1"\*)**. The guest bedroom is generously proportioned and filled with natural light from a floor-to-ceiling window that frames attractive architectural views. Large enough to comfortably accommodate a queen-size bed and additional furnishings, the room offers ample space for extended stays while maintaining a calm, inviting atmosphere. A double-door closet provides excellent storage, making the room equally well suited as a guest suite or a private home office.

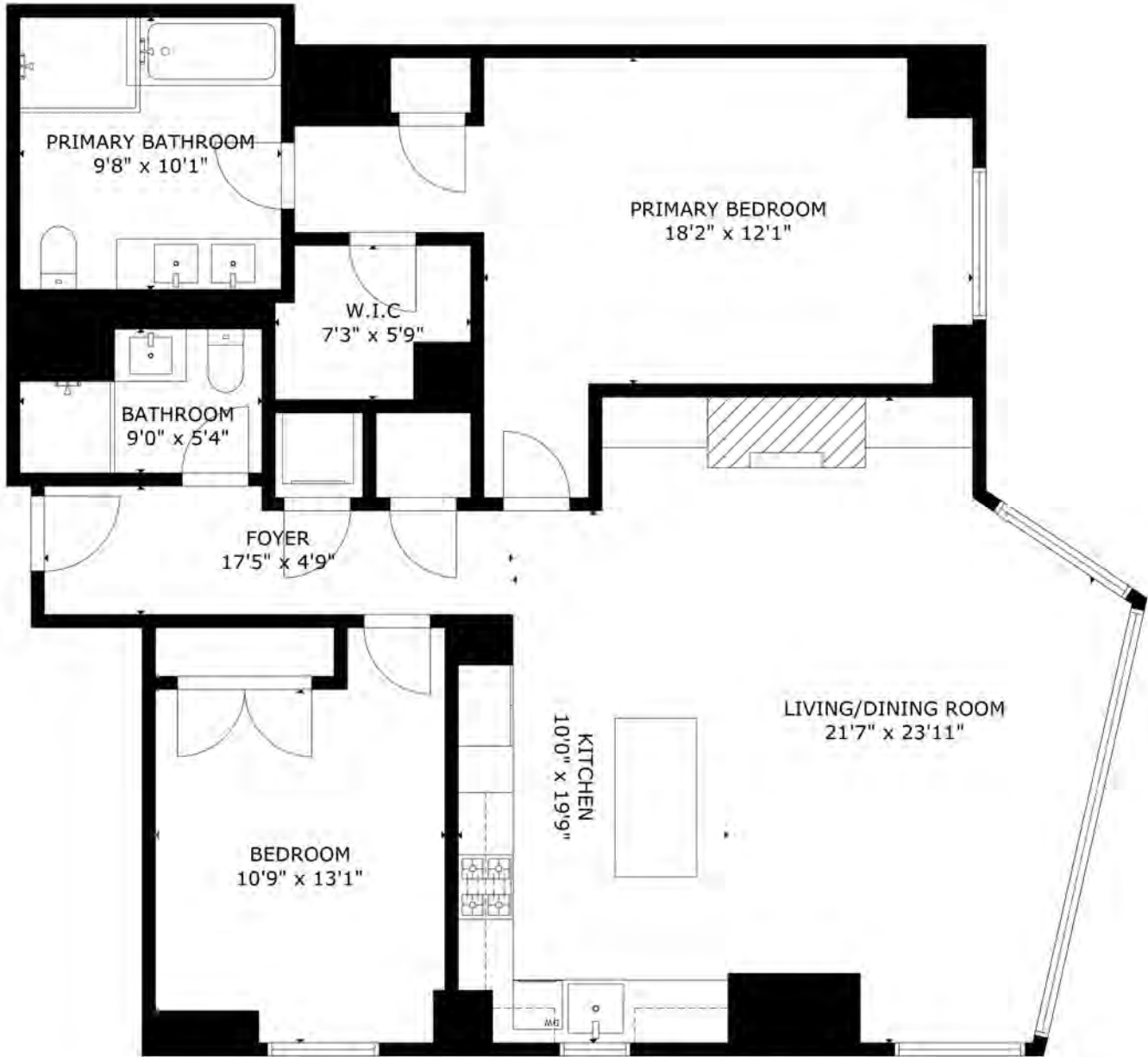
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- **Guest Bathroom (9'0" x 5'4"\*)**. Conveniently accessed from the front hall, the guest bathroom serves the dual role of a full bathroom for overnight guests and an elegant powder room for everyday entertaining. Contemporary in design, it features a wood vanity with a stone countertop, a large, framed mirror with integrated lighting, and a glass-enclosed walk-in shower finished with oversized porcelain tile and chrome fixtures. Its location provides privacy for the bedroom while allowing guests to use the bathroom without entering the private bedroom.



# MILLENNIUM PLACE, RESIDENCE 8C

## IV. Floor Plan





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### V. Observations

- **Automated Blinds.** All windows are fitted with automated light-filtering blinds to ensure comfort and privacy throughout the day and night.
- **Ceiling Height.** This exceptional residence enjoys one of the building's most desirable attributes – 10-foot ceilings, exclusive to the 8<sup>th</sup> floor and penthouse level.
- **Flooring.** This home has hardwood floors in the living areas, wall-to-wall carpets in the bedrooms and ceramic tile in the bathrooms and in the laundry/utility closet.
- **Heating & Air Conditioning.** Heating and air conditioning are provided by building systems. The unit owner pays for the electricity used by the air handler to distribute the hot and cold air.

### VI. Property Statistics

Number of Rooms:	4
Number of Bedrooms:	2
Number of Bathrooms:	2 full
Living Space:	1,420sf*
Parking:	1 valet garage parking space
Condominium Fees:	\$ 2,236.29
Property Taxes:	\$4,565.07 – Fiscal Year 2027 First half estimated net tax (This figure includes the residential exemption amount of \$4,353.74 for fiscal 2025/6)



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### VII. Notices

\* All measurements are approximate.

#### To Potential Purchaser(s)

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### VIII. Buyer Notes



**Jonathan P. Radford**

***Notable Achievements***

*Record for highest price sale in MA in 2018 (\$25,000,000)  
Record for highest price company sale (\$62,000,000)  
#1 Coldwell Banker agent for entire New England Region  
Ranked in top 100 of all US agents by the Wall Street Journal*

*Watch my movie resume at [www.JonathanRadford.com](http://www.JonathanRadford.com)*