



Jonathan P. Radford is pleased to present

THE BELVEDERE, RESIDENCE 6H
100 BELVIDERE STREET, BOSTON MASSACHUSETTS
Offered at \$2,950,000





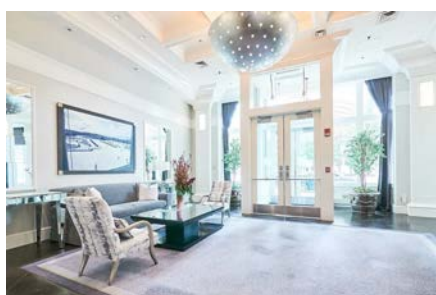
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I. An Introduction to The Belvedere

The Belvedere is likely the most sought-after boutique full-service residential building in Boston. This mid-rise eleven-story architectural masterpiece offers only 61 homes. Resales are rare, averaging two sales per year over the last ten years. The opportunity to purchase one of the six homes with the desirable H floor plan is even more elusive, with the last sale being seven years ago. What makes this home so coveted are the captivating direct views over the reflecting pool of the Christian Science mother church. Designed by I.M. Pei, the pool has been described as “a silver tranquility, ... reflecting clouds and sky by day or stars and city lights by night”. This ever-changing spectacle can be enjoyed from all principal rooms of this two-bedroom, two- and one-half bathroom, 1,743* square foot residence. An added benefit to this home is the private storage room.



Thanks to its concierge staff and building manager, The Belvedere has built a stellar reputation of providing to its residents 24-hour exceptional service. Highlights of the building's amenities include the residents' library and dining room, where one can enjoy daily a complimentary Continental breakfast from 7:00AM to 12:00PM, and afternoon tea with neighbors and friends. Once a month there is a hot breakfast buffet, and once a month the staff assists in organizing a “Wine Night”. The dining room and library can be reserved for private events, with access for caterers to the adjacent caterers' kitchen. A fabulous common roof deck with panoramic views is a popular destination from late spring through early fall. The covered auto court drop off area and secure garage parking, with both valet and self-park options, facilitate resident and guest arrivals and departures.

The Belvedere is located in the heart of the Back Bay. There is no finer setting from which to explore the world-class restaurants, shopping and entertainment possibilities this city has to offer. For the ultimate convenience of its residents, there is private direct access from The Belvedere to the Prudential Center.



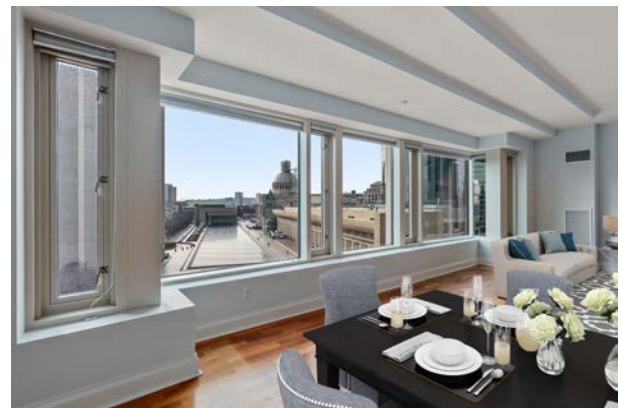
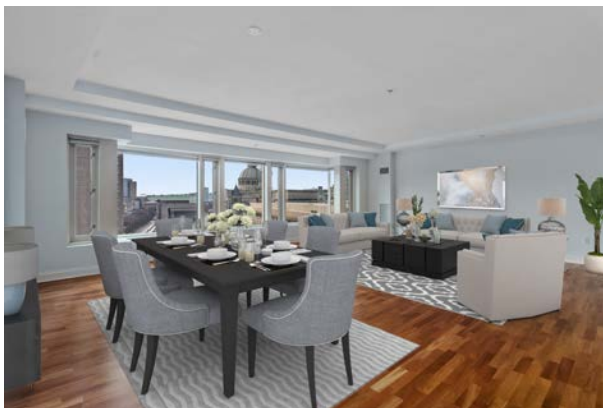
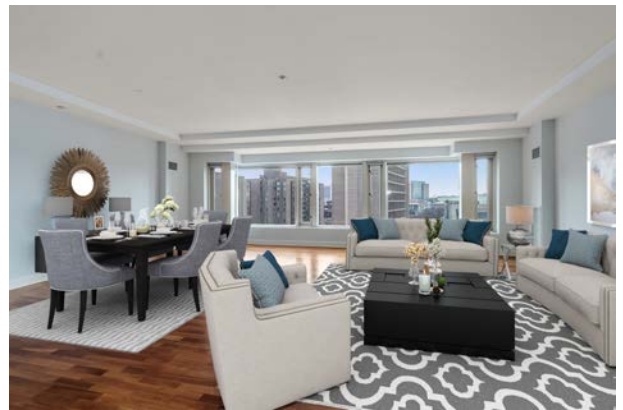
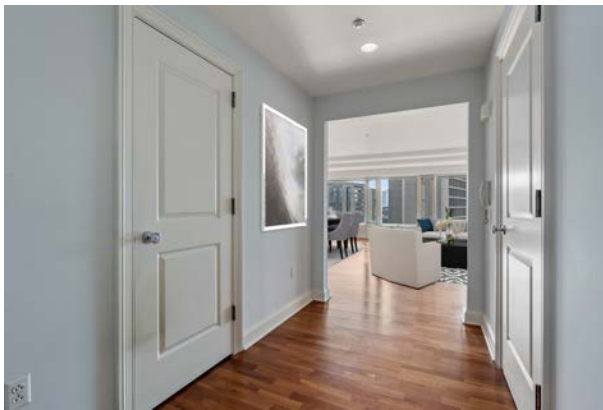
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II. Description of Residence 6H

- **Foyer (12'0" x 6'0"*)** with guests' closet and powder room.
- **Elegant Living/Dining Room (24'6" x 22'6"*)**. Immediately upon entering this room it is apparent that the H floor plan provides some of the most magnificent views in the building. An entire wall of windows faces the reflecting pool of the Christian Science mother church. The generous dimensions of this room allow for sizable sitting and dining areas and multiple furniture configurations. The dining area can accommodate a table for 10+ people for those special occasions.





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- **Kitchen (12'0" x 10'0"*)**. The kitchen has European-style cabinetry, granite counter tops, and a quality appliance package featuring two Thermador ovens, stove and extractor hood, a Sharpe Carousel microwave, a Gaggenau Aqua Sensor dishwasher and a Sub-Zero refrigerator. A nook in the kitchen could accommodate a small high console table and two bar stools.



- **Principal Bedroom (16'0" x 12'0"*)**. This spacious bedroom has fabulous views, a luxurious ensuite bathroom and a large walk-in closet of which many city dwellers would be envious. The bathroom is finished in marble and furnished with a wide vanity with two sinks, a bath, a separate shower, and a linen/medicine closet.





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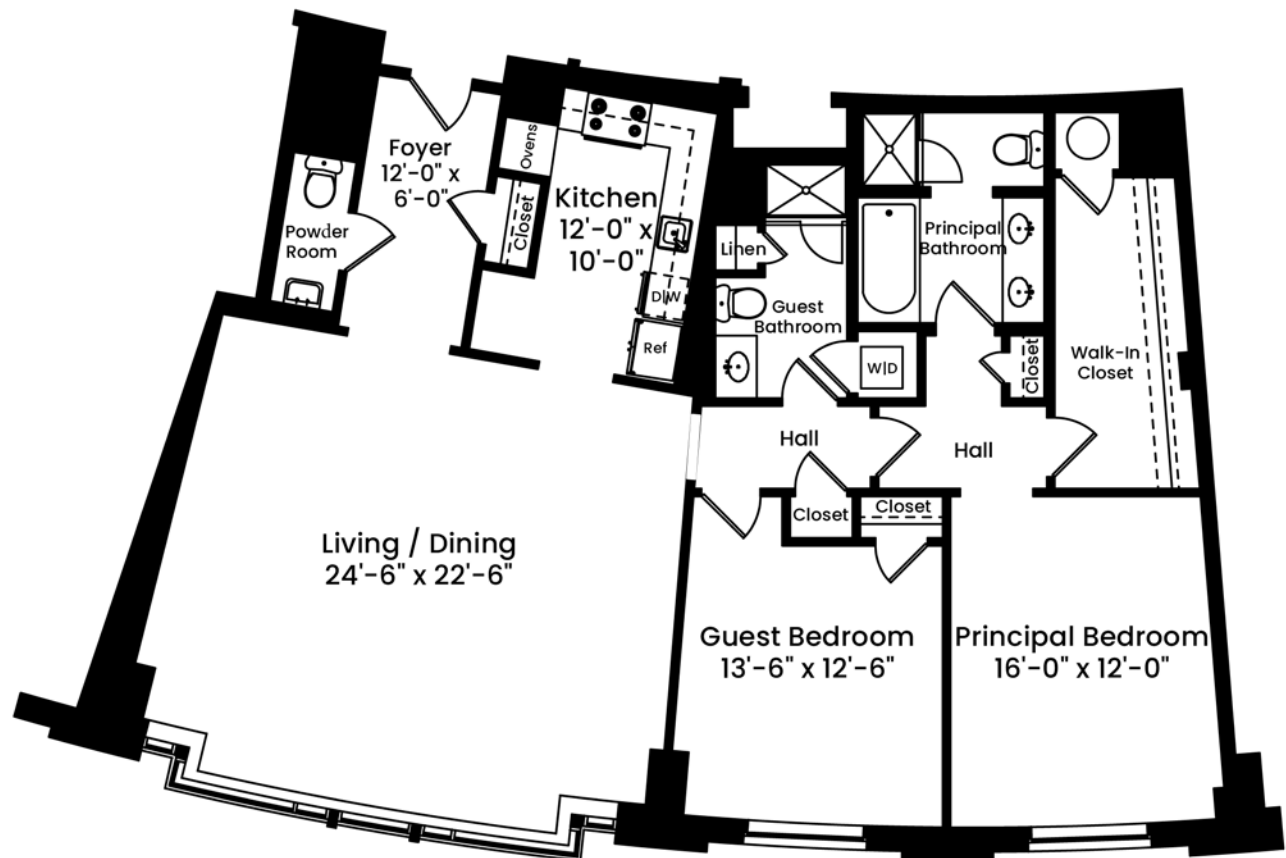
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- **Guest Bedroom (13'6" x 12'6"*)**.
Guests will be delighted with the views from this bedroom. The bedroom can accommodate two twin beds or a queen-size bed, and has a good size closet.
- **Guest Bathroom (4'8" x 6'5"*)**.
This bathroom is finished in marble, has a vanity with single sink, a large shower, a linen/medicine closet and a closet with a stacked washing machine and dryer.



III. Floor Plan



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IV. Observations

- **Ceiling Height.** The home features 9'4" ceiling heights in all main rooms. These ceiling heights increase the sense of space and allow an abundance of natural light to enter the home. In addition, the expansive walls that result from the ceiling heights are ideal for hanging both large and small pieces of art.
- **Flooring.** This home has wood floors in the living/dining room, foyer, kitchen and hallway to the bedroom area. There is wall-to-wall carpet in the bedrooms and walk-in closet, and marble tile in the bathrooms.
- **Heating & Air Conditioning.** This home has multiple zones of heat and air conditioning. Heat and air conditioning is provided by the building's central systems and is included in the monthly condominium fee. Air handlers in the unit that circulate the hot and cold air are powered by electricity, the cost of which is covered by the owner on their unit electricity bill.
- **Storage Room.** This condominium has a private storage room on the garage level of the building.

V. Building Amenities

- **Concierge Staff and Building Manager.** Thanks to its concierge staff and building manager, The Belvedere has built a stellar reputation of providing to its residents 24-hour exceptional service. Staff can facilitate many services, such as car detailing, dry cleaning, etc.
- **Common Roof Deck.** A fabulous furnished common roof deck facing the reflecting pool of the Christian Science mother church has panoramic city views. This is a popular destination from late spring to early fall.
- **Covered Auto Court and Garage.** The Belvedere is one of the very few buildings in the city that offers a covered auto court drop off area. During inclement weather, this is greatly appreciated by residents. It is also one of the few buildings that offers both valet and self-park garage parking options. Both amenities facilitate resident and guest arrivals and departures.
- **Library and Dining Room.** The residents' private library and dining room provides daily a complimentary Continental breakfast from 7:00AM to 12:00PM, and afternoon tea to be enjoyed with neighbors and friends. Once a month there is a hot breakfast buffet and a once a month the staff assists in organizing a "Wine Night". The dining room and library can be reserved for events. Residents can contract with their own caterers, who have access to the adjacent caterers' kitchen.





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VI. Property Statistics

Number of Rooms:	4
Number of Bedrooms:	2
Number of Bathrooms:	2 full and one half bathrooms
Living Space:	1,743sf*
Parking:	1 garage parking space #65 (self park and valet service)
Additional Space:	1 storage room
Condominium Fees:	\$3,562
Property Taxes:	\$29,485 (this figure includes the residential exemption amount of \$3,456 for fiscal 2022)
Price:	\$2,950,000

VII. Notices

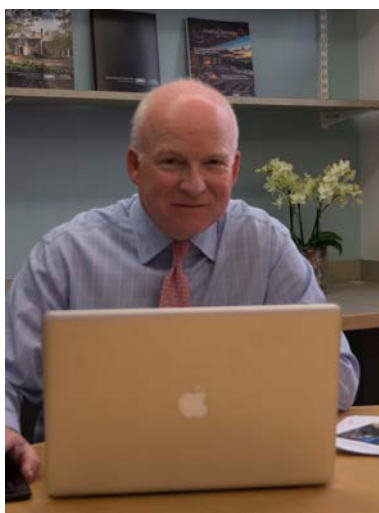
* All measurements are approximate.

To Potential Purchaser(s)

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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