

Jonathan P. Radford is pleased to present

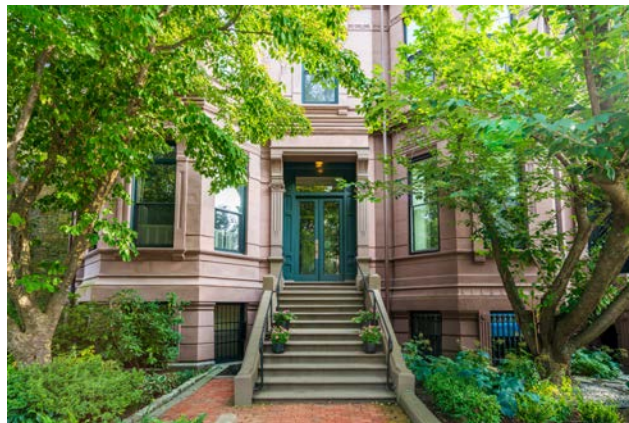
EXCEPTIONAL RENOVATED BACK BAY RESIDENCE
114 COMMONWEALTH AVENUE, RESIDENCE 3, BOSTON MASSACHUSETTS

Price Upon Request



**GLOBAL
LUXURY****114 COMMONWEALTH AVENUE, RESIDENCE 3**I. Introduction

Located in the heart of the Back Bay, within three blocks of Boston's Public Garden and striking distance from all the attractions Boston has to offer, this exceptional Commonwealth Avenue condominium residence offers approximately 1,538 square feet of single-level living space on the 2nd floor of a magnificent brownstone townhouse. High ceilings and multiple over-sized windows emphasize the light and views of the tree-lined mall.



Highlights of the recent renovation (completed at the end of 2020) include a to-the-studs reconstruction of the kitchen and two bathrooms, the leveling of all floors and installation of hardwood flooring throughout, the installation of a marble mantel/surround for the living room fireplace, the restoration of antique decorative molding, and the creation of a large laundry closet.

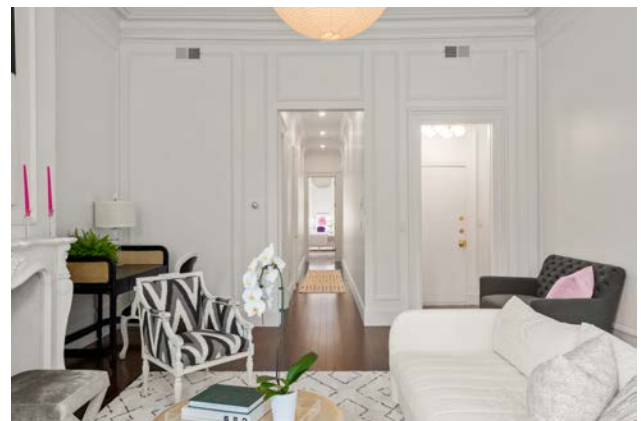
The home comprises a generously sized living room, a large kitchen with a well-defined dining area that can comfortably accommodate eight people, two bedrooms each with space for a sitting or study area, and an abundance of in-unit storage space. Amenities with this home include one exterior parking space, large enough for an SUV such as a Range Rover, a storage closet close to the parking area and a common laundry room.

II. Building History

Upon entering the townhouse and admiring the grand staircase, from the original single-family home design by Samuel D. Kelley, one is drawn to the history of this home. This rich history can be explored in detail on the Genealogies of Back Bay Houses website at this link: <https://backbayhouses.org/114-commonwealth/>. According to this website, the townhouse was built ca. 1880 by building contractor William Seavey Rand. William Rand is shown as the owner on the original building permit application, dated August 5, 1879, however, the house was built on land owned by Henry Lefrelet Daggett, a leather and shoe merchant, who lived at 116 Commonwealth Avenue. This apparent partnership between Rand and Daggett resulted in a final sale of the land and the house in March 1880 to attorney David Hill Coolidge. David Coolidge and his wife, Isabella (Shurtleff) Coolidge, made 114 Commonwealth their home until 1903. On May 31, 1904, 114 Commonwealth was purchased from David Coolidge by Francis Blackwell Forbes. He and his wife, Isabel (Clarke) Forbes, made it their home. Francis B. Forbes had been a partner in the Boston shipping firm of Russell & Company, and had spent a significant amount of his career in New York and China. He was also a dedicated botanist and, with William Botting Hemsley, authored a book on the plants of China. Various members of the Forbes family lived at the property until February 1942 when the property was sold to Robert Adams Edson and his wife, Elizabeth (Gunther) Ford Edson. They subsequently made 114 Commonwealth their home and also operated it as a lodging house. Robert Edson died in June of 1954. Elizabeth Edson continued to live at 114 Commonwealth and to accept lodgers until about 1977. On June 19, 1978, 114 Commonwealth was purchased by Frederick C. Gleason, Jr., and his wife Ann (Drucker) Gleason, both architects, from Frances G. Colby, conservator of Elizabeth Edson's estate. In June of 1978, the Gleasons filed for (and subsequently received) permission to legalize the occupancy as five units. On February 13, 1979, the Gleasons converted the property into five condominium units. The buyers of Unit 3 will create their own history as the new custodians of this wonderful Commonwealth Avenue residence.

114 COMMONWEALTH AVENUE, RESIDENCE 3**III. Description of Residence #3**

- **Entrance** with bench seating and area for coats/shoes. Direct access to the living room and kitchen.
- **Elegant Living Room (26'3" x 16'6"*)**. The size and proportions of the living room, its 11'11" ceiling height and its large bay with oversized windows overlooking Commonwealth Avenue mall, leave no doubt about the magnificence of the original townhouse. Natural light fills the room and highlights include deep crown molding, detailed picture molding, and a fireplace with newly installed marble mantel/surround and Absolute Black granite hearth.



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- **Dining Area (14'7" x 9'0"*)**. Designed to be open plan to the kitchen, the dining area enjoys separation from the living room and has views over Commonwealth Avenue mall. The area is sufficiently large to accommodate seating for eight, which is rare for a Back Bay residence of this size.
- **Kitchen (11'0" x 8'10"*)**. Gutted to the studs as part of the recent renovation completed in late 2020, the kitchen has a vast array of base and wall cabinets. The countertops and full backsplash are made from quartz. The stainless-steel appliance



package comprises a Samsung SmartThings electric range (with convection oven) that is Wi-Fi enabled and voice connected through the SmartThings app, Samsung microwave, Samsung counter-depth French door refrigerator with freezer drawer, and a Bosch SuperSilence Plus 42dBA dishwasher. The stainless-steel sink is fitted with a WasteMaid disposal and a gooseneck stainless steel faucet. The kitchen is open plan to the dining area, so the host can engage with guests.

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- **Primary Bedroom (24'2" x 13'7"sf*)**. The substantial primary bedroom has crown molding, a large bay window (ideal for a sitting/study area facing the Back Bay skyline), two large closets and an ensuite **Bathroom (10'0" x 5'8"sf*)**. Guttled to the studs as part of the recent renovation completed in late 2020, the bathroom has a generously sized glass-enclosed shower, a wide vanity with a quartz counter and two porcelain under-mounted sinks, and a linen/storage closet. The floors are finished in traditional hexagonal Carrera marble mosaic tiles, and white subway tiles complete the shower walls.



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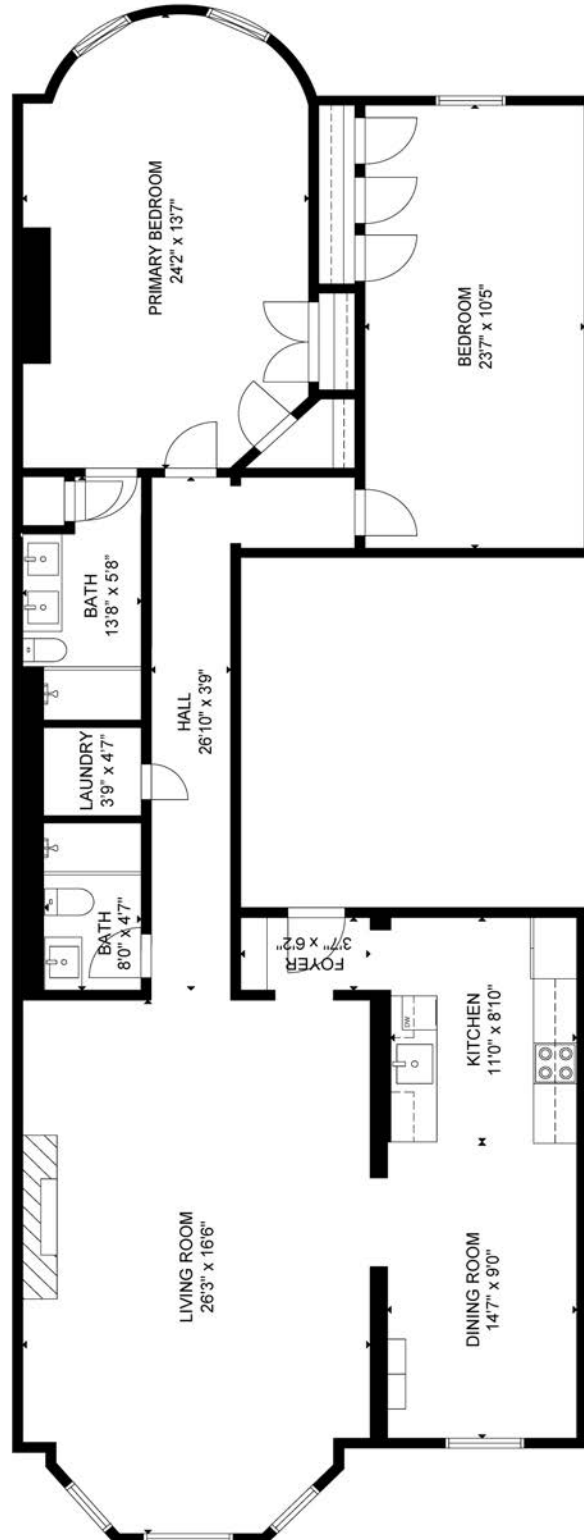
- **Bedroom 2 (23'7" x 10'5"*)** has a large window with Back Bay skyline views, a triple door closet with additional storage above. The oversized bedroom can accommodate multiple furnishing configurations with a sitting or study area, two twin beds, a queen or king-size bed.



- **Bathroom 2 (8'4" x 4'11"*)** was also gutted to the studs as part of the recent renovation completed in late 2020. The bathroom has a generously sized glass-enclosed shower, a vanity with a quartz counter and a porcelain under-mounted sink. The floors are finished in traditional hexagonal Carrera marble mosaic tiles, and white subway tiles complete the shower walls.

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IV. Floor Plans





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V. Observations

- **Renovation.** The renovation of this home was completed in late 2020. Highlights include:
 - **Kitchen.** The kitchen was gutted to the studs, the ceiling was raised, and the raised older floor was removed, leveled and matched to the rest of the condominium. The kitchen description is above.
 - **Bathrooms.** The bathrooms were gutted to the studs.
 - **Floors.** The floors were all leveled and hardwood floors were installed throughout the home, with the exception of bathrooms which have hexagonal Carrera marble tiled floors.
 - **Doors.** The interior unit doors were all replaced with a higher quality door and all new door casings. In the guest bedroom, new closet doors were installed.
 - **Fireplace mantel/surround.** An antique marble fireplace mantel/surround was installed in the living room to be representative of what would have been in this home when it was constructed in 1880. The current owners have not used the fireplace.
 - **Molding.** Original moldings were restored where necessary and missing picture frame moldings were installed.
 - **Hallway.** The hallway between the living room and bedrooms was widened and its ceiling height raised. The entrance to the bedrooms was modified to allow for more space in the bedrooms and an additional closet in the primary bedroom.
 - **Laundry closet.** A laundry closet was created and equipped with a new (2020) Whirlpool stacked washing machine and dryer. Additionally, there is a common laundry in the lower level.
 - **Lighting.** There are new recessed lights in the kitchen, the bathrooms, the guest bedroom and the hallway.
 - At the front door, a **bench seating area** was created as well as shelving and hanging space for coats.
- **Storage.** The condominium has an abundance of in-unit storage and additionally has a storage closet on the lower level that is closer to the parking space and idea for golf clubs, skis, and items typically used seasonally.
- **Heat, hot water and air conditioning.** Central heat is provided by a common boiler that was replaced in 2017. The boiler supplies hot water to two zones of baseboard radiators. Hot water in the unit is also provided by a common water heater that was also replaced in 2017. Air conditioning is currently supplied by window AC units which, when not in use, can be stored in the lower-level storage closet. AC units are not provided as part of the sale. As part of the recent renovation, ductwork and all in-unit mechanical equipment was installed for future central AC. The new owner of Unit 3 will have to work with other owners in the building, who are also interested in installing central AC, to determine the best location to site compressors. Ask listing agent for additional information.
- **Exclusions.** Excluded from the sale are chandeliers in the living room, kitchen and primary bedroom.

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VI. Property Statistics

Number of Rooms:	6
Number of Bedrooms:	2
Number of Bathrooms:	2
Living Space:	1,538sf* (measured)
Parking:	1 exterior single parking space
Condominium Fees:	\$463.50
Estimated Property Taxes:	\$17,188.94 for fiscal year ending 2022

Price: **Upon Request**



VII. Notices

* All measurements are approximate. Some photographs incorporate virtual staging. Notably, the addition of drapes, televisions, some artwork and the dining table and chairs.

To Potential Purchaser(s)

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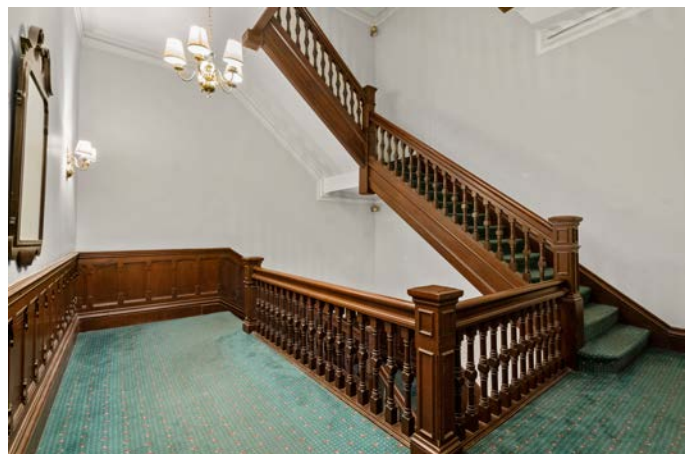
VIII. Buyer's Notes



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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