

Jonathan P. Radford is pleased to present

EXCEPTIONAL BACK BAY RESIDENCE

116 COMMONWEALTH AVENUE, RESIDENCE C, BOSTON MASSACHUSETTS

Offered at \$2,340,000



**GLOBAL
LUXURY****116 COMMONWEALTH AVENUE, RESIDENCE C****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 1,600 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.



The seller is the first owner since a complete renovation by [Payne Bouchier Fine Builders](#). Notable features include exceptional millwork with extensive built-ins, decorative moldings, quarter-sawn oak floors throughout, two fireplaces, and surround-sound in the living room. The home comprises a generously sized living room with a separate dining area, a kitchen with bespoke cabinetry and Carrera marble counters/backsplash and a superior appliance package, a study with custom built-in desk and cabinets, a master bedroom with a walk-in closet and ensuite marble-finished bathroom, a guest bedroom and bathroom, and an abundance of in-unit storage space. The property is completed by one exterior parking space in tandem and a storage room.



Upon entering the townhouse and standing in the magnificent foyer admiring the grand staircase, from the original single-family home design by William Ralph Emerson and Carl R. Palmer, one is drawn to wonder about 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/116-commonwealth/>. According to this website, the townhouse was built ca. 1873 as the home of Henry Lefrelet Daggett, a leather and shoe merchant, and his wife, Sara Eliza (Williams) Daggett. After a series of ownership changes, in 1937 the home became the rectory for Emmanuel Church on Newbury Street, was converted in 1944 into three apartments by a subsequent owner for different family members to live together, became a lodging house in 1950, a dormitory in 1956 for Chamberlayne Junior College, was converted in 1977 into a five-unit apartment building and finally became a five-unit condominium building in 1978. The buyers of Unit C will create their own history as the new custodians of this wonderful Commonwealth Avenue residence.

116 COMMONWEALTH AVENUE, RESIDENCE CII. Description of Residence #C

- **Entrance Hall** with its guests' coat closet and direct access to the living room, kitchen and study.
- **Elegant Living Room (24'7" x 16'4"*)**. The size and proportions of the living room, its 11'10" ceiling height and its large bay with oversized windows overlooking Commonwealth Avenue mall, leave one in no doubt about the magnificence of the original townhouse. Natural light fills the room and highlights include deep crown molding, a fireplace with carved wooden mantel, Absolute Black granite surround and hearth. Flanking the fireplace are



custom milled built-in book shelves and cabinets. Open to the living room is the dining area.

- **Dining Area (11'11" x 11'8"*)**. Whilst open plan, the dining area enjoys separation from the living room by floor plan design, and has views over Commonwealth Avenue mall. A pocket door separates the dining area from the kitchen.



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- **Kitchen (14'1" x 9'11"*)**. The kitchen has an extensive range of bespoke cabinetry featuring fully extending shelves and drawers. Certain wall cabinets have glass doors for display purposes and there is under-cabinet lighting. The countertops are Carrera marble and the backsplash is pillowed Carrera marble tiles. There is a porcelain sink with an In-Sink-Erator and a gooseneck faucet by Waterworks. The kitchen appliance package includes a Sub-Zero 700TC



refrigerator/freezer, a Viking electric stove, a Sharp Carousel sensor convection microwave, a Miele Turbothermic dishwasher and a KitchenAid compactor. Pocket doors at each end of the kitchen open to the dining area and to the entrance hall.

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- **Study / Home Office (5'11" x 7'10"*)**. A small, yet indispensable room for all one's home office needs. Furnished with a custom crafted desk and wall cabinets providing ample storage, the office has a door to a pantry or storage closet. This storage space could also be combined with the home office if a larger room was needed (subject to architectural review and relevant permits).

- **Master Bedroom (17'6" x 17'2"sf*)**. The substantial master bedroom has crown molding, a large bay window (ideal for a little sitting area facing the Back Bay skyline), a fireplace with a marble surround and decorative carved marble mantel, built-in book shelves, cabinetry and



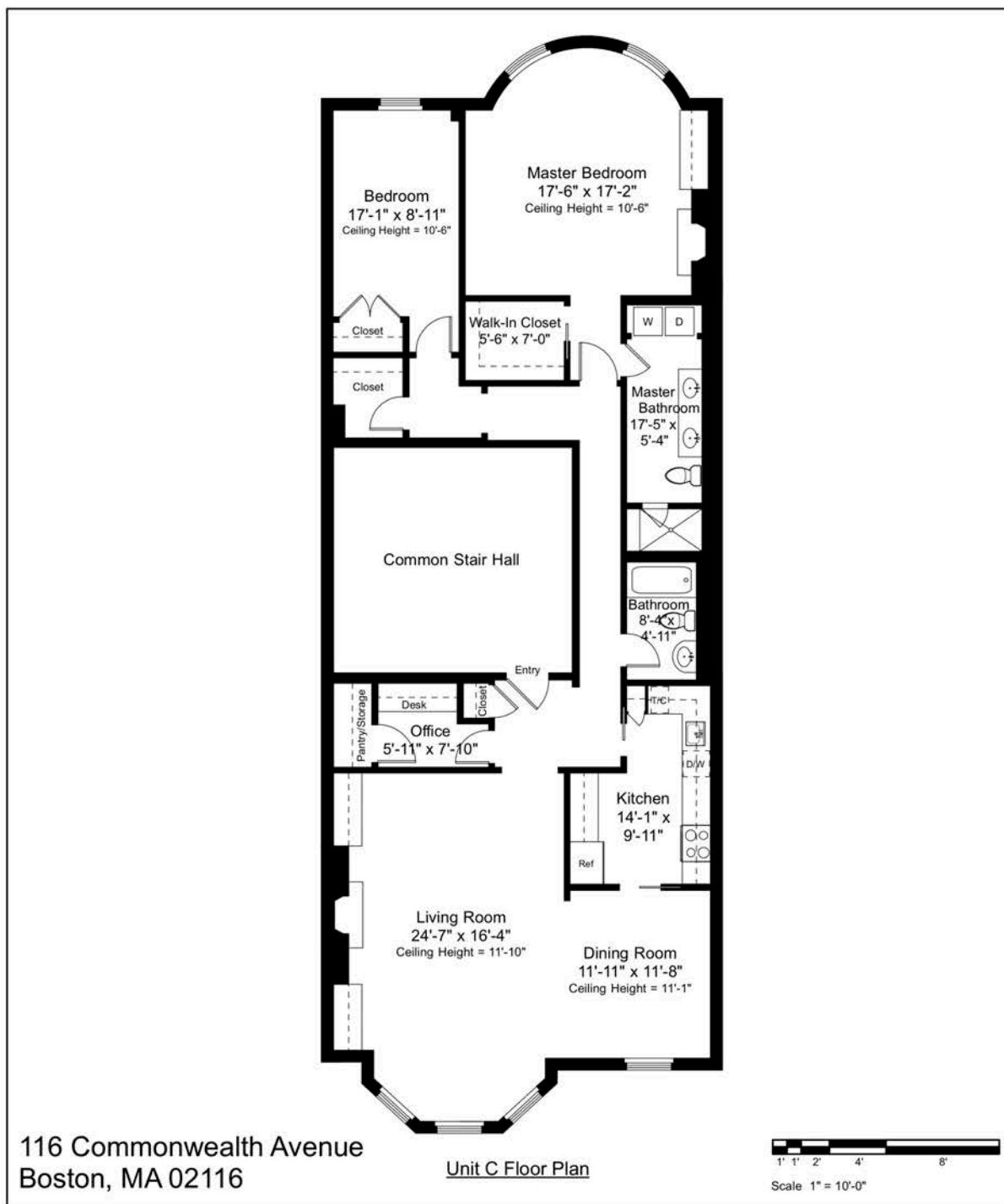
media center to hide a television, a walk-in closet and an ensuite **Master Bathroom (17'5" x 5'4"sf*)**. The bathroom is furnished with a wide vanity with a Carrera marble counter and porcelain under-mounted sinks equipped with Waterworks fixtures. The shower is generously sized and is finished with tiles on the walls and ceiling. In the master bathroom is a laundry closet with a side-by-side Bosch 500 Series washing machine and a Bosch Axxix dryer.

- **Bedroom 2 (17'1" x 8'11"*)** has a large window with Back Bay skyline views, a fully-furnished double closet with additional storage above, and access to an additional walk-in closet in the adjacent hallway. By relocating the bedroom door, this walk-in closet could be incorporated into the bedroom (subject to architectural review and relevant permits). This bedroom has access to Bathroom 2.
- **Bathroom 2 (8'4" x 4'11"*)** is equipped with a tub with a Carrera marble surround, a shower attachment and glass sliding doors. The walls around the tub are finished in ceramic subway tiles and there is wainscoting of ceramic tile around the remaining bathroom walls. There is a pedestal sink and a toilet.



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III. Floor Plan



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IV. Observations

- **Flooring** throughout the home is quarter-sawn oak hardwood, with the exception of bathrooms which have Carrera mosaic tiled floors. Quarter sawn wood has an amazing straight grain pattern that lends itself to design. Quarter sawn lumber is defined as wood where the annular growth rings intersect the face of the board at a 60 to 90-degree angle. When cutting this lumber at the sawmill, each log is sawed at a radial angle into four quarters, hence the name. This process makes quarter-sawn wood a more attractive and more expensive product.
- There are **surround-sound speakers** in the living room.
- There are **recessed lights** throughout.
- There is **crown molding** in all principal rooms.
- The condominium has an abundance of **storage** and additionally has a storage room.
- There are three zones of **heat and air conditioning**. Heat is supplied by a common furnace. Air conditioning is independent to this unit. The air conditioning compressor was replaced in 2018.

V. Property Statistics

Number of Rooms:	7
Number of Bedrooms:	2
Number of Bathrooms:	2
Living Space:	1,582sf* (measured)
Parking:	1 exterior parking space in tandem
Condominium Fees:	\$580
Estimated Property Taxes:	\$19,563.29 for fiscal year ending 2019

Price: \$2,340,000

VII. Notices

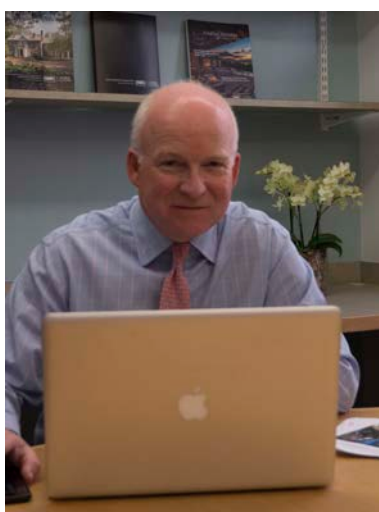
* All measurements are approximate.

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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 WSJ

Watch my movie resume at www.JonathanRadford.com