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Jonathan P. Radford is pleased to present

SOUGHT-AFTER COLUMBUS COURT CORNER RESIDENCE

20 TILESTON STREET, RESIDENCE 1A, BOSTON MASSACHUSETTS



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**GLOBAL
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Columbus Court is a boutique 32-residence building that combines exceptional quality with thoughtful amenities and full handicap accessibility. Residents enjoy a spectacular common roof deck with sweeping city views, an attentive on-site caretaker/superintendent, elevator access to every floor and the garage, a bicycle storage room, and garage parking. Perfectly situated in the heart of Boston's historic North End, the building is surrounded by acclaimed restaurants, cafés, and specialty shops, placing the neighborhood's vibrant character just outside your door. The location also provides exceptional convenience, with easy access to downtown Boston, the Financial District, the waterfront, public transportation, major highways, and Logan International Airport.



An excerpt from the Columbus Court Condominium Association Handbook reads:

“The Columbus Court Building was constructed in 1903 and was a public grammar school for the City of Boston from 1903 to 1943. From 1903 to 1917, the Columbus School was connected by a large wooden bridge to the Elliot School which, built in 1713, was one of the first public schools in the United States. In 1943, the Columbus School was closed and the building was used to house American army troops and Italian and German prisoners of war during World War II. In 1945, the building was sold for \$1 to the Archdiocese of Boston, who reopened it as the Christopher Columbus High School.

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“First opened on October 12, 1945, the Christopher Columbus High School was the first central high school for the Archdiocese of Boston. The school was co-educational, but boys and girls were kept apart in separate wings until 1981. Students were divided into two academic tracks: the college program, which had either a scientific or classical emphasis, and the terminal program that emphasized business courses. Both programs had a core curriculum of English, history, math, science and physical education. The school operated in much the same fashion from 1945 to 1990, when falling enrollment and operational deficits of more than \$100,000 per year forced the Archdiocese to close the school in January, 1990.

“Sometime in 1995 or 1996, the Archdiocese decided to sell the building to the ACS Development Corporation, a developer whose founder, Mr. Anthony Simboli, had North End roots. ACS Development engaged the architectural firm of Grazado Velleco, and the construction firm of A.J. Martini to design and construct 34 luxury condominiums in the building. Most of the interior of the building was gutted and new plumbing, electrical, and mechanical systems were installed. The roof was heightened to accommodate 6 penthouse units, and the building's air conditioning equipment. The basement, which served as the former school's cafeteria, was enlarged to accommodate 21 indoor parking spaces. The exterior grounds of the building were graded, landscaped, and made more attractive with addition of a wrought iron fence. The former school yard was also landscaped and converted into a 22 space parking lot for the building's residents.

“The developer completed a model unit on the first floor, and condominium sales began briskly in early 1997, during the early construction stages. As testament to the perceived quality and value of the project, all but a few the units were sold before the project was completed. Most unit owners moved in to the building at the end of 1997.”

The elegant lobby at Columbus Court creates an immediate sense of arrival, blending timeless architecture with the warmth and intimacy of a boutique building. Rich marble flooring with decorative inlaid borders, substantial crown moldings, classic archways, and refined lighting establish a sophisticated first impression.



A graceful seating area provides a welcoming place for residents and guests, while the expansive corridors, accented by arched openings and traditional lantern-style fixtures, evoke the character of a distinguished private residence rather than a conventional condominium.

Impeccably finished, the lobby offers secure access to the building while providing convenient elevator service to every floor, including the garage. Its understated elegance reflects the quality found throughout Columbus Court, one of the North End's most sought-after boutique residences.

COLUMBUS COURT, RESIDENCE 1A**II. An Introduction to Condominium #1A**

The most desirable residences in any condominium building are those that occupy a corner location. Corner homes offer a broader panorama of views, additional windows, and an abundance of natural light. This residence is no exception. One of only three A-unit floor plans at Columbus Court, it is among the building's most sought-after homes. In addition to its coveted corner location, the A unit is one of the few floor plans to offer both a separate dining area and a fireplace.

Thirteen-foot-high ceilings, soaring 10-foot windows, and Juliette balconies enhance the home's sense of scale and light. Views extend in one direction across the surrounding North End neighborhood to Boston's iconic Old North Church, and in the other toward the beautifully landscaped Columbus Court courtyard and façade.

Having completed 25 transactions at Columbus Court and owned a residence in the building for 16 years, I can confidently say this is one of the finest condominiums I have had the privilege to represent. Opportunities to acquire a home of this caliber at Columbus Court are exceptionally rare.

III. Description of Condominium #1A

- **Foyer (9'10" x 4'5"*)** with guest coat closet.
- **Elegant Living Room (13'11" x 17'3"*)**. Upon entering the living room, one is immediately struck by the soaring 13-foot ceilings, deep crown moldings, and remarkable sense of volume that define this exceptional space. Expansive French doors topped by transom windows flood the room with natural light while framing Juliette balconies overlooking the neighborhood and Boston's iconic Old North Church. The living room flows seamlessly into the adjoining dining area, creating an elegant setting for both everyday living and entertaining.



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A gas fireplace serves as the focal point of the room, featuring a classic wood mantel with a marble surround and overmantel ideally suited for the display of artwork or a favorite mirror. Custom built-in cabinetry and bookshelves on either side of the fireplace provide abundant space for an extensive book collection and the display of treasured artwork, photographs, and decorative objects. A recessed niche accommodates the television without competing with the fireplace as the room's architectural centerpiece. Fireplaces at Columbus Court are exceptionally rare and are generally found only in the building's corner residences, with not every corner unit enjoying this highly desirable feature.

- **Dining Area (8'2" x 8'4"*)**. The dining area is ideally situated between the living room and kitchen, creating a natural flow for both everyday living and entertaining. One of the most desirable features of this residence is its dedicated dining area, as very few floor plans at Columbus Court include a separate space designed specifically for dining. A dramatic 10-foot-tall window fills the room with natural light, creating a bright and inviting setting for everything from casual family meals to elegant dinner parties. While open to the adjoining living room, the dining area is thoughtfully defined as its own space, providing an excellent setting for intimate gatherings as well as more formal entertaining.



- **Kitchen (8'3" x 10'2"*)**. The kitchen is thoughtfully designed to maximize both efficiency and storage while maintaining an open connection to the adjoining dining area. At the opposite end, it opens directly toward the front entry of the residence, making grocery deliveries and everyday arrivals exceptionally convenient. The kitchen is appointed with custom cabinetry, granite countertops, and generous counter space for meal preparation and serving. A built-in wine rack adds both convenience and character, keeping favorite vintages close at hand for entertaining. The appliance package comprises an LG ThinQ five-burner gas stove, a KitchenAid microwave, a Beko refrigerator/freezer and a Beko



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dishwasher, providing everything needed for everyday cooking or more elaborate meals. The stainless-steel sink is fitted with a disposal and a contemporary gooseneck faucet (both replaced in July 2026). Well-planned cabinetry and extensive workspace make the kitchen highly functional, while its open relationship to the dining and living areas allows the cook to remain connected with family and guests during gatherings.

- **Primary Bedroom (16'6" x 13'6"*)**. The generously proportioned primary bedroom is a peaceful retreat that easily accommodates a king-size bed while still providing ample space for a sitting area, reading nook, or dedicated desk/work area. Two impressive 10-foot windows fill the room with natural light and provide pleasant views of the surrounding neighborhood. Two double reach-in closets offer abundant storage, while built-in display shelving creates an ideal place for books, photographs, and decorative accents. The room's generous dimensions and thoughtful layout provide exceptional flexibility, making it as comfortable for everyday living as it is for working from home or relaxing at the end of the day.
- **Primary Bathroom (7'11" x 8'6"*)**. The primary bathroom is conveniently located adjacent to the bedroom and is thoughtfully designed for everyday comfort and functionality. A large vanity with an expansive countertop, abundant cabinetry, and a single sink provides excellent storage and workspace. The bathroom also features a tub with a tile surround and shower attachment, as well as a toilet. A large window overlooks the beautifully landscaped Columbus Court gardens and the building's attractive façade, bringing natural light into the space while providing a pleasant outlook.



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- **Guest Bedroom (12'11" x 9'9"*)**. The guest bedroom is a generously sized and highly versatile space that comfortably serves as either a dedicated bedroom or a combination guest suite and home office. Its spacious layout easily accommodates a queen-size bed while still providing room for a desk, workstation, or seating area. The current arrangement, featuring a sofa bed and desk, demonstrates the room's exceptional flexibility for today's lifestyles, allowing it to function equally well as a comfortable workspace, den, or private guest accommodation.

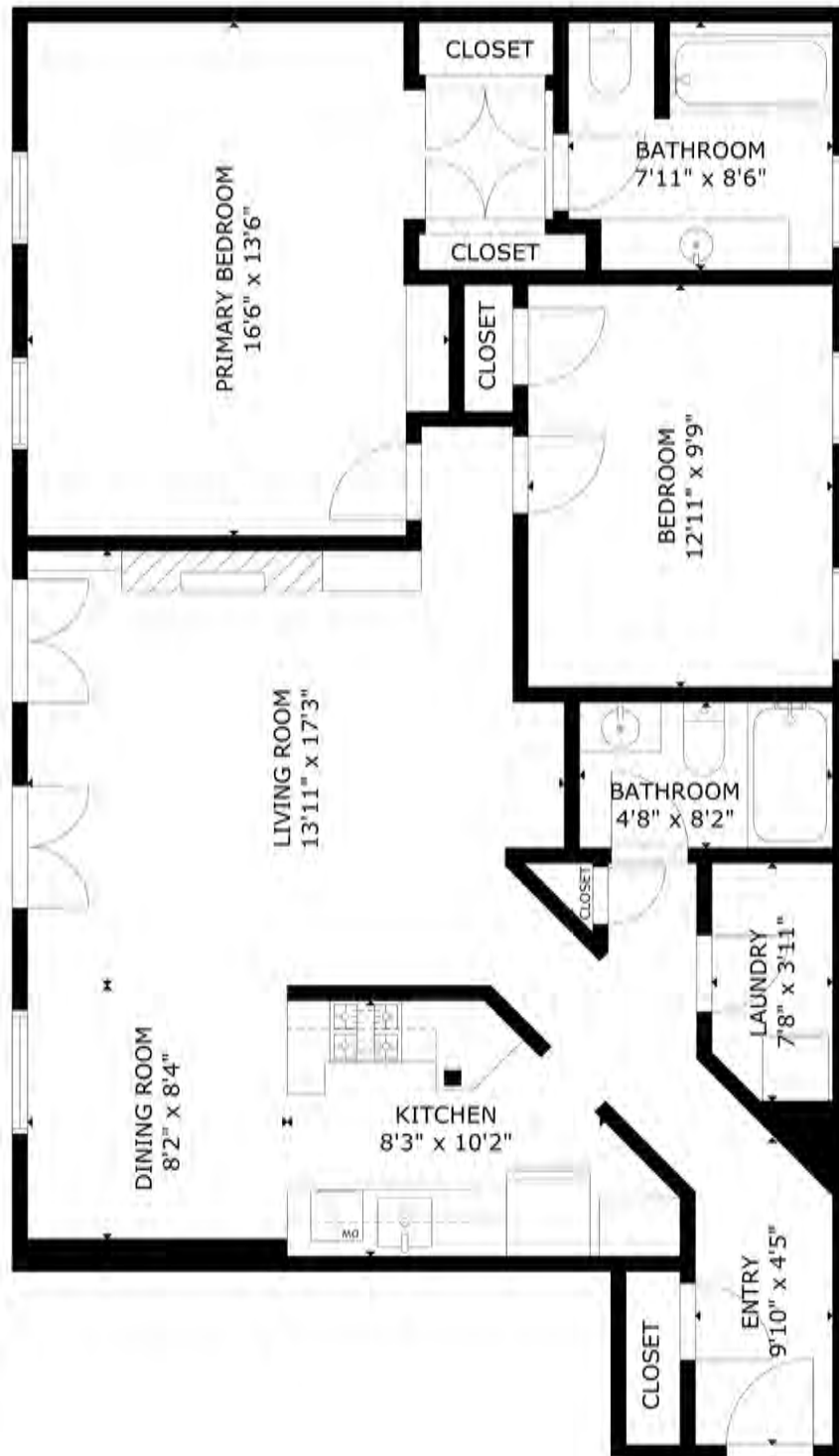


Two impressive 10-foot windows fill the room with natural light and overlook the beautifully landscaped Columbus Court gardens and the building's elegant façade, creating a peaceful setting. A large reach-in closet provides excellent storage for clothing, linens, office supplies, or seasonal items, making the room as practical as it is inviting. Whether used as a bedroom, office, or both, this thoughtfully proportioned room offers flexibility that is increasingly valuable in today's homes.

- **Guest Bathroom (4'8" x 8'2"*)**. The guest bathroom also serves as an attractive powder room for visitors. A vanity with a granite countertop, undermount sink, and generous storage is complemented by a framed mirror and quality fixtures. The bathroom also features a tub with a tile surround and shower attachment, providing the flexibility of both a full bath for overnight guests and a conveniently located powder room for everyday entertaining.
- **Laundry/Utility Closet**. The laundry/utility closet houses a full-size LG ThinQ stacked washing machine and dryer, along with the furnace and water tank

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IV. Floor Plans



20 Tileston St Unit 1A
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V. Observations

- **Ceiling Height.** One of the most striking features of this exceptional condominium is the ceiling height of approximately 13ft in all main rooms. These dramatic ceiling heights increase the sense of space and allow an abundance of natural light to enter the home through the 10' tall windows. In addition, the expansive walls that result from the ceiling heights are ideal for hanging both large and small pieces of art. Crown moldings in these rooms are deep and compliment the ceiling height.
- **Flooring.** This home has hardwood floors in the living areas, wall-to-wall carpets in the bedrooms, ceramic tile in the bathrooms and linoleum in the laundry/utility closet.
- **Heating & Air Conditioning.** Heating is provided by a gas fired boiler (new in November 2018) that is also linked to the indirect Superstor Ultra water heater. The home is fully air conditioned. The air handler was replaced in March 2017 and the condenser in August 2020. The unit systems are specific to the home, putting the owners in control of their energy consumption (thermostat replaced in May 2025).
- **Storage.** In addition to in-home storage, this condominium has a large private storage closet on the garage level of the building, close to the bicycle room.

VI. Building Amenities

- **Caretaker/Superintendent.** Columbus Court has an extremely attentive caretaker/ superintendent who is on-site Monday and Thursday from 5:00AM to 2:00PM, and Tuesday, Wednesday and Friday from 8:00AM to 5:00PM.
- **Security.** The building is equipped with a fob entry system and a ButterflyMX entry system. The ButterflyMX system is connected to an owner's mobile telephone and allows the owner to see who is at the front building door and allow access. The system also allows delivery people to enter the outer lobby and leave packages. There are cameras at building doors and in the garage.
- **Common Roof Deck.** Residents of Columbus Court enjoy access to a beautifully furnished common roof deck that serves as an exceptional extension of the building's living space. Outfitted with tables, chairs, and lounge seating, it is the perfect setting for morning coffee, outdoor dining, entertaining friends, or simply relaxing while taking in the surrounding cityscape.

From this elevated vantage point, condominium owners enjoy sweeping views that extend from Boston's iconic Old North Church to the Leonard P. Zakim Bunker Hill Memorial Bridge, along with glimpses of the Financial District skyline and the waterfront. Whether enjoying the sunshine during the day or the city lights in the evening, the roof deck provides a spectacular outdoor retreat in the heart of Boston's historic North End.

- **Bicycle Storage.** There is a bicycle storage room on the garage level of the building.

COLUMBUS COURT, RESIDENCE 1A**VII. Property Statistics**

Number of Rooms:	4
Number of Bedrooms:	2
Number of Bathrooms:	2 full
Living Space:	1,118sf*
Parking:	1 tandem exterior parking space in the gated courtyard
Condominium Fees:	\$1,128
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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VIII. Notices

* All measurements are approximate.

To Potential Purchaser(s)

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IX. 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

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