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## **EXCEPTIONAL HARBOR TOWERS RESIDENCE**

**85 EAST INDIA ROW, RESIDENCE 26AB, BOSTON MASSACHUSETTS**



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## **EXCEPTIONAL HARBOR TOWERS RESIDENCE, 26AB**

### I. Introduction

Harbor Towers is one of Boston's most recognizable waterfront addresses, comprising two iconic 40-story residential towers with approximately 620 residences. Ideally situated on Boston Harbor, the community enjoys a privileged location at the crossroads of the Waterfront, Financial District, North End, Faneuil Hall Marketplace, and Seaport District, placing many of the city's finest restaurants, cultural attractions, and recreational amenities just moments away. Beacon Hill, Back Bay, the Boston Common, and Logan International Airport are all easily accessible, as are public transportation, major highways, and water transportation.

Completed in 1971 as part of the transformation of Boston's downtown waterfront, Harbor Towers helped establish the neighborhood as one of the city's premier residential destinations. Over the decades, the buildings have been continuously upgraded and enhanced under the stewardship of dedicated Boards of Trustees and a professional management team committed to preserving and improving the community. Through ongoing capital improvements, modernization projects, and meticulous maintenance, Harbor Towers has remained at the forefront of what discerning residents expect from a premier luxury high-rise living experience.

Today, the community offers an exceptional urban lifestyle with beautifully landscaped grounds, a seasonal heated outdoor swimming pool, grilling areas, a stylish residents' lounge, a well-equipped conference room, and 24-hour gated security. Residents also enjoy professional on-site management and maintenance teams, 24-hour concierge services in each tower, and direct access to the adjacent Harbor Garage for rental garage parking.



Surrounded by Boston Harbor, the Harborwalk, the New England Aquarium, the Boston Harbor Hotel, Long Wharf, and the Rose Kennedy Greenway, Harbor Towers offers an unparalleled combination of waterfront living and urban convenience. Whether commuting to the Financial District, dining in the North End, boarding a ferry to the Harbor Islands, or simply enjoying a walk along the harbor, residents are perfectly positioned to experience the very best of Boston.

**EXCEPTIONAL HARBOR TOWERS RESIDENCE, 26AB****II. Description of Residence 26AB**

Perched high above Boston Harbor, this exceptional residence at Harbor Towers offers approximately 2,382 square feet of beautifully designed and fully renovated living space with spectacular panoramic views spanning the downtown skyline, Custom House Tower, North End, Boston Harbor, Logan Airport, East Boston, and the Harbor Islands. Multiple windows fill the home with natural light, while a private balcony provides the perfect setting to enjoy the ever-changing waterfront scenery.

The chef's kitchen features premium appliances, custom cabinetry, abundant storage, and generous workspace, flowing seamlessly into expansive living and dining areas designed for both everyday living and entertaining.

A hallmark of this residence is its exceptional flexibility. The harbor-view study can easily be transformed into a private second bedroom by replacing the obscured-glass sliding doors with a full-height wall, as illustrated in the virtually staged photographs. In this configuration, the adjacent full bathroom and walk-in closet create a true guest experience. Alternatively, if the study is retained as a home office or library, these same spaces become an extension of the primary suite, providing the owners with dual walk-in closets and dual ensuite bathrooms, as designed by the current owner.

- **Foyer / Entrance Hall (13'4"\* x 17'2"\*).** The welcoming entrance hall immediately establishes the quality and scale of this exceptional residence. Rich hardwood floors, crown moldings, recessed lighting, and a refined neutral palette create an elegant first impression, while multiple oversized closets provide excellent storage. The generous proportions allow artwork and furnishings to be thoughtfully displayed, and a wide opening draws the eye toward the dramatic harbor views beyond. From here, the residence unfolds effortlessly into the expansive entertaining spaces, while a separate hallway provides privacy for the bedroom wing.



- **Living Room/Area (24'5"\* x 21'4"\*).** The living room is a spectacular gathering space defined by its remarkable width, exceptional natural light, and panoramic views that stretch across Boston Harbor, the downtown skyline, and the North End. A continuous wall of oversized windows floods the room with natural light by day, while after dark the illuminated skyline creates a dramatic and ever-changing backdrop. Generous proportions easily accommodate multiple seating arrangements, making the room equally suited to intimate conversation or large-scale entertaining. The living room flows seamlessly into both the family room and formal dining room, creating an exceptional sense of openness throughout the home.

## EXCEPTIONAL HARBOR TOWERS RESIDENCE, 26AB



The private balcony extends the living space outdoors, offering an extraordinary vantage point high above Boston Harbor. From this elevated perch, the panoramic views sweep from the city's iconic skyline – including the Custom House Tower and Financial District – across the historic waterfront and bustling marinas, then eastward over the broad expanse of Boston Harbor to Logan Airport, the Harbor Islands, and the open Atlantic beyond. By day, sailboats, ferries, and yachts animate the ever-changing waterscape; by evening, the illuminated skyline and reflections dancing

across the harbor create a spectacular backdrop. Whether enjoying morning coffee, entertaining guests, or simply watching the activity on the water, the balcony provides a front-row seat to one of Boston's most captivating vistas.

- **Family Room/Area (14'10"\* x 12'11"\*).** Positioned adjacent to the living room, the family room offers a more relaxed setting while remaining visually connected to the surrounding entertaining spaces. Custom walnut cabinetry spans one wall beneath a recessed media center, providing abundant concealed storage while maintaining clean architectural lines. Large picture windows continue the spectacular harbor and city views, allowing the space to benefit from the same abundant natural light. The open layout creates a natural transition between the living room and dining room, making this an ideal everyday gathering area.



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- **Dining Room/Area (13'5" x 15'1"\*)**. The formal dining room occupies a prominent position within the open floor plan, creating an elegant setting for both intimate dinners and larger celebrations. A dramatic Art Deco style crystal chandelier anchors the room, while custom built-in display shelving with mirrored accents provides an ideal showcase for art, glassware, and collectibles. Expansive windows frame sweeping city views, providing a memorable backdrop for entertaining. The dining room connects seamlessly with the family room on one side and the kitchen on the other, allowing guests to move effortlessly throughout the entertaining areas.



Conveniently positioned between the dining room and family room, the custom bar enhances the home's entertaining capabilities. Pure White Caesarstone countertops, custom cabinetry, mirrored shelving, integrated wine refrigeration, and display storage provides both functionality and elegance. Its central location allows beverages to be served with ease while remaining visually connected to the surrounding living spaces.



- **Kitchen (19'0" x 13'4"\*)**. The beautifully renovated kitchen combines timeless design with exceptional functionality. White shaker cabinetry extends to the ceiling, maximizing storage while complementing the elegant crown moldings throughout the residence. Pure White Caesarstone countertops are paired with a striking full-height chevron Monarch Winter Magic marble backsplash that introduces texture and visual interest. Bosch appliances, including a gas range, built-in microwave, integrated refrigerator, and dishwasher, are thoughtfully arranged within an efficient U-shaped layout offering generous preparation space. A peninsula with bar-height seating opens toward the dining room, allowing the kitchen to remain connected to the entertaining areas while maintaining its own distinct workspace.



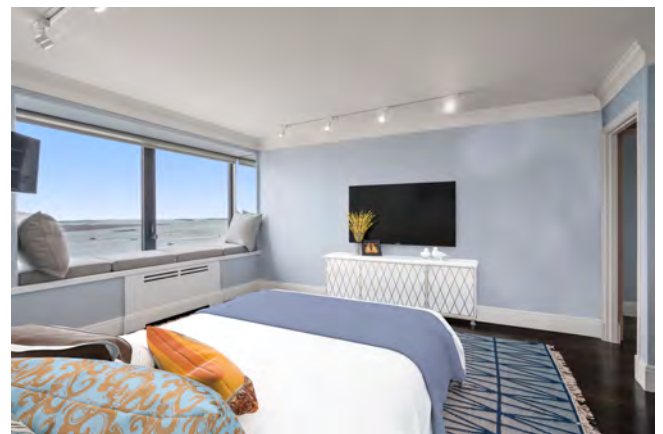
## EXCEPTIONAL HARBOR TOWERS RESIDENCE, 26AB

Adjacent to the kitchen, the **laundry room** has been carefully designed to maximize efficiency. A stacked Electrolux washer and dryer are integrated within custom cabinetry that provides additional storage for household essentials. Located discreetly off the kitchen, the room remains easily accessible without interrupting the flow of the principal living spaces.

- **Study / Guest Bedroom (16'9" x 12'0")**. The study is designed as a highly versatile space that can easily adapt to a variety of lifestyles. Currently configured with obscured-glass sliding doors opening to the living room, it functions beautifully as a home office, library, or den while maintaining an open, connected feel. Custom built-in bookcases span one wall, while expansive windows capture beautiful views across Boston Harbor, creating an inspiring setting for work or relaxation. For those seeking a more traditional floor plan, the obscured-glass sliding doors can be replaced with a full-height wall, creating a completely private guest bedroom. The accompanying images have been virtually staged to illustrate this alternative configuration, demonstrating how seamlessly the room accommodates a queen-size bed, generous furnishings, and its own tranquil harbor views. This flexibility allows future owners to tailor the home to their needs without compromising either functionality or design.



If the study is enclosed to create a private guest bedroom, it is complemented by a beautiful guest bathroom and an expansive walk-in closet. The **guest bathroom (4'11" x 7'2")** features a contemporary marble-topped vanity, designer lighting, and a striking oversized walk-in shower clad in dramatic Milan Gray honed marble tile with frameless glass enclosure, creating a sophisticated, spa-inspired retreat. The generous walk-in closet (**5'3" x 9'1"**) is thoughtfully designed with a custom organization system that maximizes both storage and functionality. A built-in upholstered



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bench offers a comfortable place for dressing, and integrated lighting ensures the space is bright and inviting.

Alternatively, if the study is retained as a home office or library, these same spaces become an extension of the primary suite, providing the owners with dual walk-in closets and dual ensuite bathrooms, as designed by the current owner.

- **Primary Bedroom (17'10"\* x 12'4"\*).** The primary is a peaceful waterfront retreat, thoughtfully designed to maximize both comfort and the extraordinary harbor views. A large picture window frames panoramic vistas stretching across Boston Harbor to Logan Airport, creating a constantly changing backdrop of sailboats, yachts, and arriving and departing aircraft. A built-in window seat provides the perfect place to relax with a morning coffee or evening book while taking in the view. Soft, neutral finishes, crown moldings, and generous proportions create a calming atmosphere befitting the home's premier bedroom.

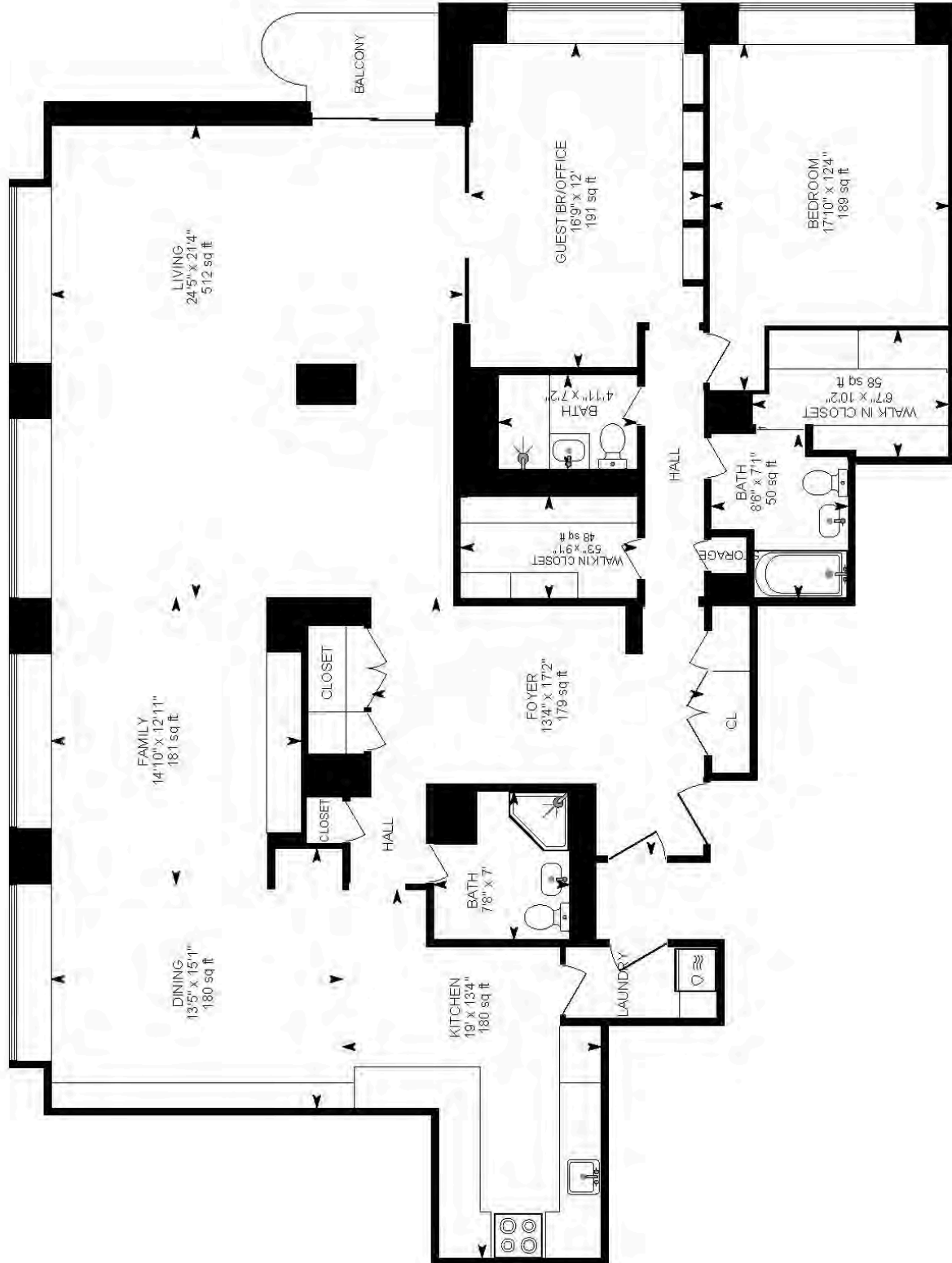


The **primary bathroom (8'6"\* x 7'1"\*)** continues the sophisticated design with crisp contemporary finishes. A custom geometric Highland Akoya Marble & Pearl tile feature wall surrounds the bathtub and shower combination, enclosed by frameless glass, while a pedestal sink, elegant wall-mounted lighting, and marble flooring lend a timeless aesthetic. Directly beyond, the bathroom flows seamlessly into a spacious custom-designed walk-in dressing room (6'7"\* x 10'2"\*). Outfitted with extensive built-in cabinetry, drawers, open shelving, double hanging areas, a full-height mirror, the closet provides exceptional organization and storage while functioning as an elegant extension of the primary suite.

- **Guest Bathroom (7'8"\* x 7'0"\*).** This third full bathroom serves the dual role of a stylish guest powder room. Contemporary finishes include a frameless glass shower with a striking floor-to-ceiling herringbone-pattern tile accent wall, marble floor, floating vanity with integrated sink, recessed medicine cabinet, and sleek designer lighting. Open shelving provides both display space and convenient storage, while the clean, modern aesthetic complements the home's sophisticated design.

**EXCEPTIONAL HARBOR TOWERS RESIDENCE, 26AB**

III. Floor Plan





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### IV. Renovations

The penthouse was fully renovated by Sacha Jacq Interiors, as designer and project manager (see [www.SachaJacqInteriors.com](http://www.SachaJacqInteriors.com)). A list of the renovation work is below:

- Refinished hardwood floors throughout
- Replaced all interior doors and hardware
- Updated the reflected ceiling plan with contemporary lighting and installed screwless outlets, switches, and cover plates throughout
- Created a custom asymmetrical walnut feature wall in the foyer, thoughtfully integrating the existing non-relocatable gas line
- Reconfigured and optimized all foyer closets with custom storage solutions
- Completely renovated all three full bathrooms
- Updated both walk-in closets with custom-designed storage systems
- Expanded and completely renovated the kitchen, incorporating a new breakfast bar
- Created a dedicated laundry room with custom cabinetry
- Designed and built a custom bar between the dining room area and family room area
- Installed feature mirrors at each window to maximize natural light and enhance the views
- Created a custom walnut media unit within the family room area
- Formed an oversized opening to the guest bedroom/office with feature obscured-glass sliding doors
- Installed light-filtering solar shades throughout, with automated blackout shades in the primary bedroom
- Painted all walls, ceilings, trim, and doors throughout the residence

### V. Building Amenities

- **Concierge/Security Staff.** Harbor Towers provides staff at the reception desk of each building 24 hours a day, seven days a week, as well as maintenance teams and a staffed gatehouse. There is short-term exterior parking at the building to facilitate pick up, drop off, loading and unloading.
- **Swimming Pool.** During the summer months, Harbor Towers residents enjoy the outdoor heated swimming pool with its harbor views, furnished terraces, gardens, grills and an enclosed playground. This facility is unique to the waterfront.



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- **Residents' Lounge and Conference/Meeting Room.** Recently renovated, these elegant waterfront spaces provide exceptional venues for both social and business gatherings. The Residents' Lounge hosts community events and informal gatherings in a relaxed setting with sweeping views of Boston Harbor. A new addition to Harbor Towers II, the private Conference Room offers a versatile space for board meetings, business presentations, private celebrations, and catered events, and may be reserved by residents for a variety of occasions. Both rooms enjoy stunning water views and will be fully furnished during the summer, further enhancing Harbor Towers' exceptional amenity offerings.
- **Common Laundry.** Each building has a laundry room on the basement level. The washing and drying machines have an online monitoring system so residents can track the progress of their laundry. Residence 26AB has a laundry room, however, the common laundry is a useful amenity for cleaning companies to wash and dry large loads.
- **Garage Parking.** Parking in the Harbor Towers resident's section of the Harbor Garage is organized through the Harbor Towers Management Office. The garage offers both reserved and unreserved spaces at different monthly rates. All potential buyers should check directly with the Harbor Garage for the most recent rates.

### VI. Property Statistics

Number of Rooms:	6
Number of Bedrooms:	2 (one currently used as an open plan study)
Number of Bathrooms:	3 full
Living Space:	2,382sf*
Parking:	Rental garage parking typically available (described above)
Condominium Fees:	\$3,504 (includes heat, air conditioning, gas, hot and cold water, sewer, master insurance, staff and all other building amenities).
Property Taxes:	\$13,145.32 estimated first half for fiscal year 2027 (excluding a residential exemption of \$4,353.74 in 2025/26)

Note: Harbor Towers charges a "Move-In, Move-Out" fee.



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### VII. Notices

\* All measurements are approximate.

#### To Potential Purchaser(s)

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### VIII. Buyer 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](http://www.JonathanRadford.com)*