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Jonathan P. Radford is pleased to present

EXCEPTIONAL COLUMBUS COURT RENTAL OPPORTUNITY

20 TILESTON STREET, RESIDENCE 3HI, BOSTON MASSACHUSETTS

For Rent at \$9,500 per Month



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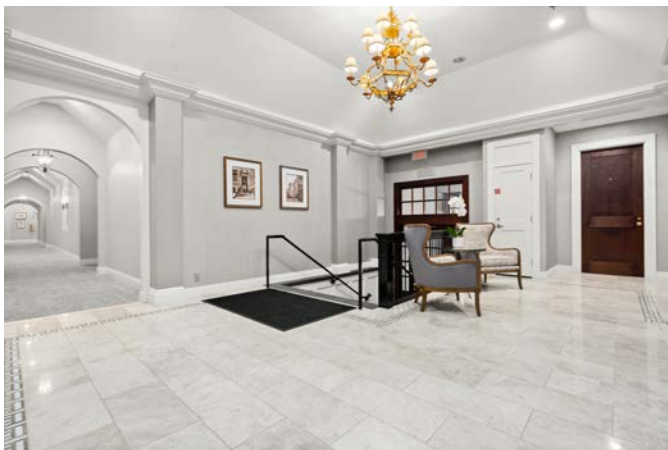
COLUMBUS COURT, RESIDENCE 3HI

I. An Introduction to Columbus Court

Columbus Court is a boutique, 32-unit building offering handicap accessibility and a range of premium amenities. Residents enjoy a stunning common roof deck with exceptional views, a week-day superintendent, elevator access to all floors and the garage, bicycle storage, and convenient parking. Located in the heart of one of the city's most vibrant neighborhoods, Columbus Court is surrounded by renowned restaurants and specialty shops. The North End's prime location provides easy access to the waterfront, financial district, public transportation, highways, and the airport, connecting you effortlessly to all that Boston has to offer.



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.

“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 which 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.



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“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 the 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.”





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II. An Introduction to Condominium #3HI

Experience unparalleled living at Columbus Court in one of the North End and Waterfront's most exceptional residences, now available for multi-year rent. From the project's inception, the space of two condominiums was dedicated to the design of the only home in the complex to offer almost 2,100sf of living space. This original design commitment allowed the architects to create rooms of stunning proportions and the perfect floor plan for single-level living. Exceptional details to be appreciated include 13' ceilings, deep crown moldings and fine millwork throughout the home.

The spacious layout includes an open living and dining area (approximately 35' long), a large chef's kitchen with stunning city views, a family room, and a home office (or fitness room). The primary suite boasts an ensuite bathroom and two walk-in closets. Additional features include a guest bedroom, guest bathroom, powder room, large laundry room, and abundant storage. The home also includes two garage parking spaces (in tandem), conveniently accessed via the building's elevator, along with a private storage room on the garage level.





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III. Description of Condominium #3HI

- **Gracious Foyer (10'9" x 6'6"*)**. Separated from the living room by a framed double doorway, the foyer has a deep tray ceiling and access to the **powder room (3'5" x 8'4"*)** and guest coat closet.
- **Elegant Living Room (21'3 x 21'7"*)**. Upon entry, you are greeted by soaring 13-foot ceilings that enhance the natural light flooding the expansive living room. A striking wall of windows and two sets of French doors with Juliette balconies offer picturesque, west-facing views of the Boston skyline, creating a captivating scene both day and night. Elegant details include deep crown moldings, fine millwork, and a unique granite fireplace mantel, carved from reclaimed Boston waterfront piers.
- **Dining Room/Area (12'4 x 16'0"*)**. Ideally situated next to the gourmet kitchen and open to the living room, this area has two sets of windows facing the city. Dinner guests can enjoy the same fabulous views as those encountered in the living room. The open floor plan design of the living room and dining area is ideal for formal entertaining or intimate dinners.





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- **Gourmet Kitchen (11'2" x 12'2"*)**. The kitchen is furnished with European-style cabinetry (including several glass fronted display wall cabinets), granite counter tops with full height granite backsplash, and quality appliances. The appliance package comprises double Décor convection ovens, a gas 4-burner cooktop with each burner fully integrated into the granite, a Broan Microtek System IV vent hood, a Jenn-Air Model JFC2290VEP8 refrigerator/freezer, a



Kitchen-Aid dishwasher, and a free standing microwave in an appliance cupboard. The Kohler porcelain sink is fitted with an In-Sink-Erator. The kitchen connects directly to the living and dining areas through a convenient pocket door. A large granite pass-through bar in the wall between the kitchen and dining room serves multiple functions: it provides a workspace with city views through the living

room, a breakfast bar for casual dining, and a perfect serving station when entertaining in the dining area. This versatile feature adds functionality and flow, enhancing both daily living and hosting experiences.

- **A hallway/gallery (14'1" x 5'6"*)** leads to other areas of the home. This is a fine location to hang paintings, or display works of art and a book collection on the built-in shelves.





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- **Family room (13'6" x 21'7"*)**. The family room has perfect separation from the living room, allowing those who want to watch a movie, or their favorite sporting event, to do so whilst others enjoy a separate social scene, or reading, in the living room whilst enjoying the city views.



- **Home office or fitness room (10'0" x 8'7"*)**. In today's world of remote and hybrid work schedules, this condominium has the perfect home office.

Alternatively, for those people preferring a great workout routine at home, the tiled floor in this room makes it ideal for your exercise bike and other fitness equipment.





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- **Principal Bedroom Suite.** A small foyer introduces the suite, which comprises:
 - **Bedroom (13'11" x 15'3"*)**. The bedroom has two large windows and ample space for the placement of multiple pieces of bedroom furniture.
 - **Bathroom (11'8" x 7'4"*)**. This generously proportioned bathroom has an abundance of cabinetry, drawers and a built-in laundry hamper, all topped with Thasos marble countertops. There is a Kohler porcelain sink with Kohler fixtures, and a bathtub with shower attachment.
 - **Two Walk-in Closets (7'9" x 6'9" and 6'9" x 5'9"*)** with custom closet furniture complete the bedroom suite.



- **Guest Bedroom (12'8" x 16'1"*)**. This room receives an abundance of natural light from two windows facing the city. The room has a double large closet and is opposite the guest bathroom.
- **Guest Bathroom (10'1" x 8'9"*)**. The guest bathroom has a wide vanity with a single sink, and a bathtub with shower attachment.



- **Laundry Room (7'6" x 8'10"*)**. A true luxury in the city, this spacious laundry room accommodates an LG 4.5 Cu. washing machine and a 7.4 Cu. vented dryer side by side, along with base cabinetry and an extended countertop, perfect for folding and organizing clothes.

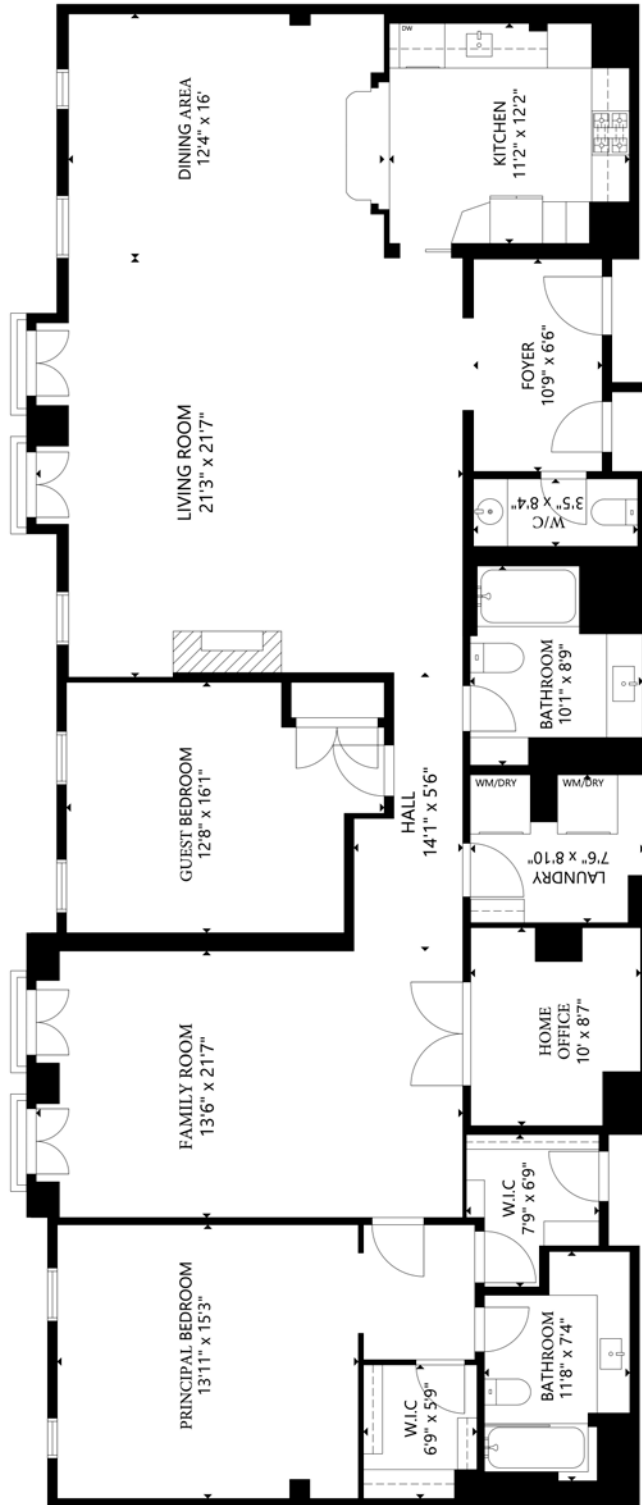


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IV. Floor Plan





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V. Observations

- **Ceiling Height.** One of the most striking features of this exceptional condominium is the soaring 13ft ceilings in all main rooms. These dramatic heights enhance the sense of space, allowing an abundance of natural light to pour in through tall windows. The expansive walls created by these ceilings offer an ideal backdrop for displaying art of any size. Adding to the elegance, deep crown moldings accentuate the height, seamlessly complementing the room's grand proportions.
- **Flooring.** This home has hardwood floors throughout, with the exception of the bedrooms which have carpet and the bathrooms and home office / fitness room which have ceramic or marble tile. The kitchen and foyer have a decorative stained pattern on the hardwood floors.
- **Heating & Air Conditioning.** The condominium has two zones of heating and air conditioning. Heating is provided by a gas fired furnace that is also linked to the indirect water heater.
- **Lighting.** There is recessed lighting throughout the home, with the exception of the bedrooms.
- **Storage.** In addition to an abundance of storage options within the home, this condominium has a storage room on the garage level of the building, close to the bicycle room.

VI. Building Amenities

Caretaker/Superintendent. Columbus Court has a caretaker/superintendent who is on-site from 7am to 3pm, approximately, Monday to Friday.

Common Roof Deck. Condominium owners can enjoy views from the Old North Church to the Leonard P. Zakim Bunker Hill Memorial Bridge, and glimpses of the financial district and waterfront from the furnished common roof deck.



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VII. Property Statistics

Number of Rooms:	6
Number of Bedrooms:	2
Number of Bathrooms:	2 full and one half
Living Space:	2,070sf*
Parking:	2 garage parking spaces in tandem
Rental Price:	\$9,500 per month + Utilities
Lease Term:	Multi-year preferred, 12 month minimum
Move-in/Move-out Fee:	\$500 charged by the management company for all moves in and out Paid by tenant

VIII. Disclosures/Notices

Please note that Jonathan Radford is the owner of this property.

* All measurements are approximate.

To Potential Purchaser(s)

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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