



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present

COLUMBUS COURT RESIDENCE WITH CITY SKYLINE VIEW

20 TILESTON STREET, RESIDENCE 2I, BOSTON MASSACHUSETTS

Offered at \$1,245,000



Jonathan P. Radford - Jonathan@JonathanRadford.com - www.JonathanRadford.com - 1 617 335 1010 (mobile and voice mail)
Coldwell Banker Global Luxury, 399 Boylston Street, Suite 200, Boston MA 02116



**GLOBAL
LUXURY.****COLUMBUS COURT, RESIDENCE 2I****I. An Introduction to Columbus Court**

Columbus Court is a 32-unit boutique building that is handicap accessible and offers many amenities including a fabulous common roof deck with outstanding views, a caretaker/concierge, an elevator to all floors and the garage, a bicycle storage room and parking. The building's location is at the heart of one of the city's most vibrant neighborhoods with its many restaurants and specialty stores. The North End offers ease of access to all the city has to offer and is in close proximity to its public transportation, highway infrastructure and 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.

“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.

**GLOBAL
LUXURY.****COLUMBUS COURT, RESIDENCE 2I**

“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.”



COLUMBUS COURT, RESIDENCE 2I**II. An Introduction to Condominium #2i**

When Columbus Court was developed, the developer chose to create the model home in a southwest facing “i” unit located on the first floor. The reason Unit 1i was chosen to showcase this development was quite simple: Unit 1i has one of the best views at Columbus Court, a view that extends over the Polcari Playground to the city skyline, and an abundance of natural light. When the current owner of Unit 2i came to Columbus Court to select a home, he too chose the “i” unit for the same reasons: the views and the light. The “i” unit was only created on the first and second floors of the building. This is the first resale of Unit 2i since the building was developed 23 years ago.



Unit 2i has an ideal layout with a central living/dining room and kitchen flanked by the two bedrooms, each with its own bathroom (see floor plan). Notable features of this home include the 13’ ceiling height, 10’ high windows, substantial crown molding and custom millwork. The home is completed by one garage parking space, accessed via the building’s elevator, and a storage room.

**III. Description of Condominium #2i**

- **Central Foyer (5’2” x 7’2”*)** with guest coat closet.
- **Spacious Living Room (13’9 x 19’4’*)**. Upon entering the living room, one is immediately struck by the soaring 13’ ceilings which amplify the abundance of natural light and provide expansive wall space for an art collection. The eye is drawn to the two 10’ tall picture windows facing southwest towards the city. The living room is of sufficient size to incorporate a dining area.



COLUMBUS COURT, RESIDENCE 2I

- **Kitchen (10'3" x 9'5"*)**. The kitchen is fitted with white cabinetry with brass colored door furniture, Deer Island granite counter tops, ceramic Kohler sink with In-Sink-Erator and Grohe faucet, and quality appliances (GE Profile electric oven and stove, GE Spacemaker XL microwave, GE Profile dishwasher and a GE Profile refrigerator). It is likely that the electric stove could be replaced with a gas stove (ask listing agent for details). There is a 4'6" wide opening in the wall between the kitchen and dining area of the living room. Below this opening on the kitchen side is a breakfast bar. A pocket door separates the kitchen from the rest of the home.

- **Principal Bedroom with:**

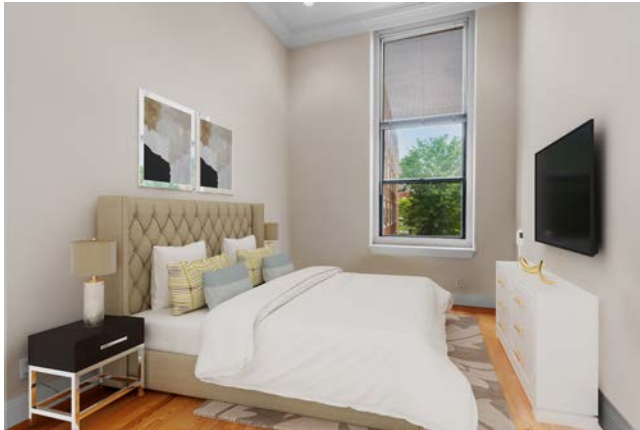
Bedroom (main area 11'11" x 15'7"*). This spacious bedroom has two 10' high windows with views towards the city, and a walk-in closet (5'10" x 4'3"*)

Ensuite Bathroom (7'5" x 9'10"*). This generously proportioned bathroom has custom cherry cabinetry with brass colored door furniture, a granite countertop, a single sink with Kohler faucet, a bathtub with shower attachment, a toilet and a linen closet.



COLUMBUS COURT, RESIDENCE 2I

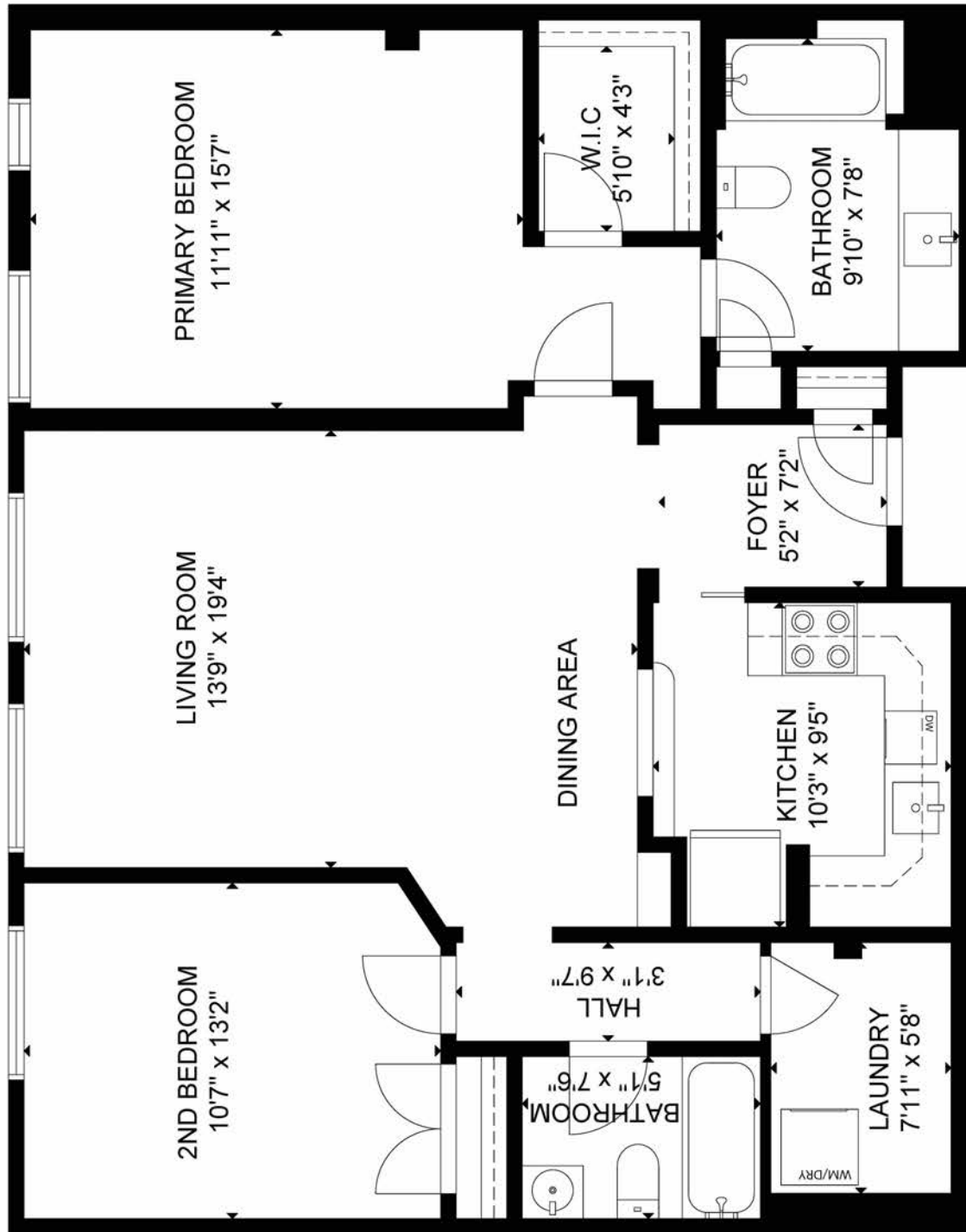
- **Guest Bedroom (10'7" x 13'2"*)**. The guest bedroom is ideally located on the opposite side of the condominium from the principal bedroom. The bedroom's 10' high picture window faces towards the city. The room is equipped with a large double closet.



- **Guest Bathroom (5'1" x 7'6"*)**. The guest bathroom is finished with white tiles and is equipped with a bathtub with shower attachment, a vanity with single sink, and a toilet.
- **Laundry/Utility Room** equipped with a GE Spacemaker laundry unit (stacked washer and dryer).

COLUMBUS COURT, RESIDENCE 2I

IV. Floor Plans



COLUMBUS COURT, RESIDENCE 2I

V. Observations

- **Ceiling Height.** One of the most striking features of this exceptional condominium is the ceiling height of approximately 13' 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 throughout, with the exception of the bathrooms which have ceramic or marble tile and the laundry/utility room which has linoleum.
- **Heating & Air Conditioning.** Heating is provided by a gas fired Burhnam furnace that is also linked to the indirect Superstor Ultra water heater. The home is fully air conditioned. The HVAC systems are specific to the home, putting the owners in control of their energy consumption.
- **Lighting.** There is custom recessed lighting throughout the home.
- **Speakers.** There are speakers in the living room and the principal bedroom and bathroom.
- **Storage.** In addition to in-home storage, this condominium has a storage room on the garage level of the building, close to the bicycle room.

VI. Building Amenities

- **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.
- **Bicycle Storage.** There is a bicycle storage room on the garage level of the building. This room is also used for storing children's strollers, tricycles, etc.
- **Security Systems.** Columbus Court is equipped with a digital security camera system that monitors the front and rear entrances of the building, the gated parking lot and the garage. Installed in 2021, an electronic fob system operates building outer doors. At the front door there is an entry-phone system via which residents can grant entry to their guests.



Jonathan P. Radford is pleased to present

GLOBAL
LUXURY

COLUMBUS COURT, RESIDENCE 2I

VII. Property Statistics

Number of Rooms:	6
Number of Bedrooms:	2
Number of Bathrooms:	2 full
Living Space:	1,021sf*
Parking:	1 garage parking space
Condominium Fees:	\$950
Property Taxes:	\$6,822.36 (this figure includes the residential exemption amount of \$3,153 for fiscal 2021)
Price:	\$1,245,000

Note: Columbus Court charges a “Move-In, Move-Out” fee of \$500.00.

VIII. Notices

* All measurements are approximate. Photographs in the home showing furniture have been digitally staged.

To Potential Purchaser(s)

Information on the preceding pages about this property was provided solely by the seller(s), to the best of his/their knowledge, without verification by the broker(s) therefore broker(s) is/are not responsible for the accuracy of the information contained herein. Purchaser(s) should take any and all steps necessary to verify said information. This offering is subject to prior sale, price change or withdrawal without notice. Coldwell Banker Residential Brokerage is owned and operated by NRT Incorporated (Equal Opportunity Employer - Equal Housing Opportunity).

Notice To Brokers/Salespersons

These property details have been provided to assist you in the promotion of this exceptional property to your buyer clients. The format/design and content must not be copied or modified.



Jonathan P. Radford is pleased to present

**GLOBAL
LUXURY**

COLUMBUS COURT, RESIDENCE 2I

IX. Buyer Notes

Jonathan P. Radford is pleased to present

COLUMBUS COURT, RESIDENCE 2I





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*

Watch my movie resume at www.JonathanRadford.com