

# MANSION GLOBAL

LISTING OF THE DAY

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## Outside Boston, a Treetop Penthouse Spans the Roof of a Former Frame Factory

A pair of glass garage doors flood the space with natural light and blur the indoor-outdoor lines at this home in Somerville

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The penthouse is set atop what was once a frame factory in the 10-building Davis Square Lofts community. DRONE HOME MEDIA

## Listing of the Day

Location: Somerville, Massachusetts

Price: \$1.55 million

Set atop what was once a frame factory in the 10-building Davis Square Lofts community, this modern industrial-style penthouse features two retractable glass doors that open completely to professionally landscaped terraces at either end.

The Howard Street condo, which is in the heart of Somerville, “almost feels like a treehouse in many ways,” said listing agent Ricardo Rodriguez, of Coldwell Banker Realty. “It’s an overused phrase, but it truly is an urban oasis. It’s very private, very quiet and very lush.”



The living spaces have an open floor plan.

Drone Home Media

“With all of the glass, the light is gorgeous,” he said.

Architectural details in the third-floor unit include 16-foot vaulted ceilings, open-plan living areas, exposed steel, oversized windows, radiant-heat concrete floors and a clean, shotgun-style layout that reflect the building’s industrial roots.

The recently renovated terraces—one for dining, the other for lounging—feature planters and built-in seating, according to the listing.

“it’s all native plantings,” Rodriguez said. “It feels very organic, very New England.”

The kitchen features soapstone counters, custom cabinetry, a double-basin sink, a six-burner gas stove, a vented hood and an island, while the bathroom offers a soaking tub and a steam shower, according to the listing.

“Somerville is a very, very diverse community, with all variations of price points,” Rodriguez said.

The lofts community is “pretty closeknit, with a very nice sense of community,” he said. “It’s a very different enclave from the rest of Somerville. It’s super-accessible, with a lot of pride in the community.”



The current owners bought the unit in 2021.

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## **Stats**

The 1,054-square-foot home has one bedroom and one full bathroom. There is nearly 1,000 square feet of outdoor space.

## **Amenities**

Amenities include deeded garage parking, automated shades and screens, central air conditioning, a Jotul gas heat stove, two terrace gardens with irrigation and two retractable glass garage doors.

## **Neighborhood Notes**

Davis Square is a major business and transportation hub, Rodriguez said. “It’s a walkable community. It’s pretty close to downtown Boston and it’s also very close to Cambridge.”

Nearby attractions include the Minuteman Bike Path, the Davis Square T station and lots of restaurants and shops, according to the listing.

**Agent:** Ricardo Rodriguez, Ricardo Rodriguez & Associates Group, Coldwell Banker Realty