



Glass-wrapped comfort in beautiful South Boston condo

By TODD LARSON/CORRESPONDENT

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The bay windows that Sutphin Architects of Charlestown designed to mimic the building's triangular site form northeastern sitting, dining and living spaces and a southwestern den. But they share each other's space, light and vistas of South Boston, the South End, the Financial District, the Seaport and the Blue Hills.

The right-triangle configuration of 100 A St.'s footprint and windows won't cramp your style in the South Boston condo's Skyhouse unit, kudos to Taniya Nayak's knack for realizing a space's full potential for a diversity of living situations beyond its outer limits.

"This space is the perfect spot to host and entertain with gorgeous skylines of the city and beautiful open floor plans," said Nayak, founder/owner of Taniya Nayak Design, Inc., in Boston and a familiar presence as an interior design and decoration expert on HGTV, the Food Network and ABC-TV. "In terms of the bedrooms, we paid very particular attention to privacy. The penthouse was very carefully micro-analyzed to make sure it's the best layout possible."

This is evident upon entering the 3,801-square-foot, four-bedroom, floor-through unit from the direct-access elevator.

The common spaces unfold before you, beaming sun and city views from the oversized four-pane fenestration right and left, intensified by the white walls and bleached engineered-wood floor. The bay windows that Sutphin Architects of Charlestown designed to mimic the building's triangular site form northeastern sitting, dining and living spaces and a southwestern den. But they share each other's space, light and vistas of South Boston, the South End, the Financial District, Seaport and the Blue Hills.

Especially eye-catching is the view from the corner living space down A Street to Congress Street, showing the direct connection to Downtown and Seaport.

Furthermore, the fully integrated Elan smart-home technology controls the lights and entertainment with pre-programmed voice activation. An oral command of “Alexa, movie time” can lower the blinds and turn on the TV. “Alexa, blinds up” can let the sun shine in again. “Alexa, play soft jazz” can play preset music selections to give guests a really cool housewarming.

The in-house iPad and your Smartphone can remote-control these elements plus the LED lighting, the temperature, the security alarm/camera system and more.

The sitting space and the den have wall-mounted TV screens over gas-flame fireplaces surrounded by veined white marble-like quartz that also comprises the kitchen’s wall counter and backsplash.

“It has the look and feel of Calacatta marble, but it’s more durable and bacteria resistant,” said Nayak.

It is complemented with white lacquer cabinetry and contrasted with a 15-foot dark gray quartz waterfall island counter - all unified with stainless steel Wolf/Sub-Zero appliances, including a four-burner gas range and a coffee/espresso station.

The composition is also unified by another triangle application: the kitchen work triangle that assures efficient circulation of food-prep tasks among the cooktop, sink and refrigerator in an open-plan kitchen like this.

“Most people want that open-show kitchen type of feeling,” said Nayak. “And the openness of it is great for entertaining.”

Openness also characterizes the hall from the den to the master bedroom, courtesy of a cantilevered floating walnut-clad steel staircase to the private roof terrace.

“It’s a little narrower than other areas, so we wanted to keep the stairs open,” said Nayak. “We also wanted it to look very sculptural. I love the way the sunlight casts a shadow from it. It feels like art.”

Just as artful is the terrace, where a contrast of dark decking, light paving and indigenous grasses complements the variety of city sights as a sky-high spectacle unseen since New York’s elevated High Line Park. The terrace’s vast expanse and quirky angles allow seating and lounging arrangements unlimited. For more neighborly interaction, a grassy common deck with glassed-in lounge is next door.

Outdoor privacy is greater yet on the master bedroom's sheltered balcony. Nestled in the acute angle of the building's hypotenuse and longer leg, it offers a northwestern sunset as a visual nightcap.

"It's designed to feel like the bow of a ship, where you open the door and come out to your deck," said Nayak. "It's a beautiful effect, and the space is so big, the triangle doesn't feel pinched at all."

The window bank and bay window angling toward the balcony add to the open, airy feel.

Within the triangle's parameters, Nayak crafted a functional succession of amenities in the master suite.

Upon entry from the stair hall, the master bath, walk-in closet and bed area are all on the right, letting you rise, bathe and dress or brush your teeth, disrobe and jump into bed. The master bath features a twin-sink vanity with wood-grain laminate cabinetry, a wall tiled in a pattern of angles recalling the bay windows, a soaking tub, a water-closet with pocket door and a benched standup shower with rain and hand-held shower heads, marble-like quartz walls and honeycomb tile floor.

The walk-in closet has numerous built-ins and ample dressing light from a French balcony window.

The second and third bedrooms along the hypotenuse are similarly configured for bedtime convenience, sitting in the sun and freedom from closet clutter. They share a Jack-and-Jill bath with gray tile floor, a tub/shower with faux marble quartz tiles and hand-held shower head, and a marble-gray quartz vanity.

Off the den is a wet bar, a storage closet and a deluxe guest suite. The guest bath has a standup shower like the one in the master bath. The bedroom is arranged for bed placement in-between the walk-in closet of built-ins and the southeastern bay window for rise-and-shine convenience.

The powder room features absolute black wall tiles.

"That was an aesthetic decision," said Nayak. "We wanted to bring some black in there because everywhere else, it's quite light and bright."

A functional decision was to consolidate the powder room, utility closet, wet bar, roof-terrace stair and washer/dryer closet along the rectangular hallway surrounding one of two carpeted egress stairs (the other is off the foyer), yielding even more living space.

"We wanted to make sure it was timeless, but also current," said Nayak. "So investing in this type of unit won't feel dated."

To see for yourself how the sky's the limit on the 100 A St. Skyhouse's living, entertaining and investment potential, contact Ricardo Rodriguez (617-796-6084, Ricardo.Rodriguez@nemoves.com) or Chase Donley (717-305-0219, Chase.Donley@nemoves.com) of Coldwell Banker Residential Brokerage for a private showing.