

Large Greek Revival gem in the heart of Beacon Hill

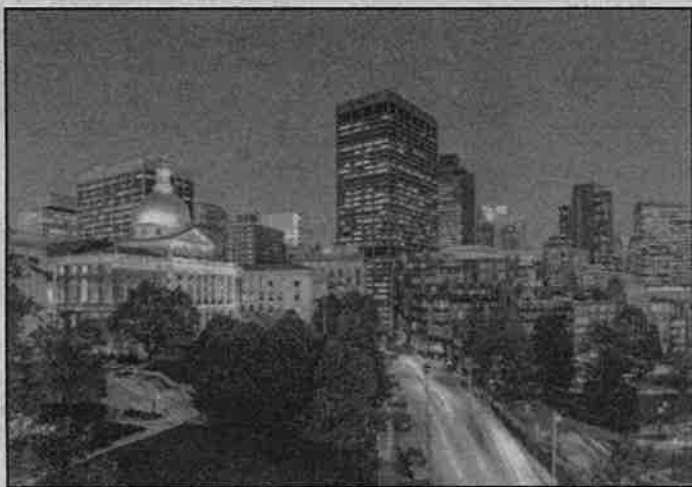
BY BARBARA FORSTER
CORRESPONDENT

New might seem an unusual way to describe this stately five-story Greek Revival single-family residence on the top of Beacon Hill that dates back to the 1830s. But it is indeed that.

Currently undergoing a down-to-the studs (and beyond) renovation, this 7,500-square-foot home with six bedrooms, six full bathrooms and three half bathrooms at 7 Mt. Vernon Place is listed for \$8,500,000 by Beth Dickerson of Gibson Sotheby's International Realty.

Buyers have the unique opportunity to purchase the residence in a "shell" condition and customize every living space to be their historic dream home. Buyers have the option to hire the developer to finish the build-out or bring in their own contractor. The developer has secured permits and will complete all exterior work including new windows, restored shutters and railings, repointing the brick and roofing. New electric, water and sewer utilities are also included.

Parking is included. One on-street spot is



7 Mt. Vernon Place sits on the top of Beacon Hill, very near the Massachusetts State House.

COURTESY PHOTOS / GIBSON SOTHEBY'S INTERNATIONAL REALTY



Currently undergoing a down-to-the studs (and beyond) renovation, 7 Mt. Vernon Place is listed for \$8,500,000 by Beth Dickerson of Gibson Sotheby's International Realty. It is within easy reach of Boston Common.

directly in front of the house; the second one is in a newly constructed 14-space underground garage located below 6 and 7 Mount Vernon Place. An adjacent residential condominium (at 25 Beacon St.) will share the garage, too.

The residence is in an incredible location next to the State House and surrounded by a plethora of shopping, dining, recreational, educational and medical destinations. Several MBTA subway stations, including Government Center, Bowdoin and Park Street, offers easy access to downtown Boston. Kendall Square and Harvard Square are only a few blocks away. So are multiple bus routes and, with Storrow Drive, Routes I-90 and I-93 a less than 10-minute drive, getting out of town is easy, too.

Being in the heart of Beacon Hill, a nationally recognized historic district easily fulfills the real estate trifecta: location, location, location.

Double front doors open to a roomy vestibule leading to a gracious foyer with a classic 19th century "spiral" staircase (complete with two coffin turns). A nearby elevator provides faster access to all levels except the garage. Other traditional features including moldings such as 12-inch high detailed bump boards will also be installed.

Each "room" in the fully open concept, front-to-back living-dining room will have a fireplace. A modified Juliet balcony (this wraps around) is at the back of the space

overlooking the exceptionally private bricked "yard."

This very large outdoor space, which is the width of the building, has 10-foot-high (at least) brick walls and direct access to the street behind the building.

The foyer also leads to a massive chef's kitchen that will have a huge center island and is open to an even larger family room.

Here, a broad bay has nine-over-nine windows that are at least six feet high plus a matching door opening up to a large deck overlooking the State House lawn as well as the patio below. This outdoor space also has a spiral staircase to the "roof" deck above.

With the entire second floor dedicated to the master suite, the luxury of space is indisputable. In addition to a king bed-sized sleeping chamber with a stunning view of the State House dome, this master suite has a massive dressing room lined with closets. A spa-like en suite bathroom that is the width of the building features a freestanding soaker tub and an oversized walk-in shower.

A private and spacious sitting room has direct access to an enormous "roof" deck, but the thoughtfully designed floor plan incorporate a "common" entry to this outdoor haven that avoids going through the master's chamber. Step off the lift or use the staircase to the second floor landing and go through the sitting room to the deck.

The third floor has two additional bedroom suites each with enormous walk-in closets. As

currently configured, the en suite bathrooms will have tub/shower combinations and full size medicine/linen closets. One bedroom could have a fireplace.

Laundry facilities with full size machines are also on this level.

The fourth floor that has two huge skylights also has two bedrooms, each with extra-wide double closets. A grand-sized walk-in shower is in the shared bathroom. Given elevator access, using this as an au pair suite is an option.

Flexibility rules on the garden level. For example, a bedroom suite with an oversized walk-in closet and en suite bathroom with a walk-in shower (or tub per preference) works well as guest quarters. Or given the privacy, use this as a home office.

An adjacent space with a fireplace has multiple uses. A second family room is one option but a billiard room or media center are among the others. Access to the private brick-walled courtyard (that is the entire width of the building and wraps around) makes it possible to create spring/summer/fall indoor/outdoor entertaining space. During the winter, turn this into a wine-tasting space. A sizable wine cave is around the corner.

In addition, this level has a large laundry room with a sink as well as counter/cabinet space. Another large room is ideal as a fitness center and, for added convenience a nearby full bathroom has a walk-in steam shower.



Buyers have the unique opportunity to purchase the residence in a "shell" condition and customize every living space to be their historic dream home.

DETAILS

Address: 7 Mt. Vernon Place, Beacon Hill

BR/BA: Six bedrooms; Six full bathrooms; One half bathroom

Size: 7,500 square feet

Price: \$8,500,000

Year built: 1830

Features: Five-story single home with elevator, open-concept living-dining room; custom

open concept chef's kitchen/family room with access to deck; second-floor flow through master suite with sitting room and "roof" deck access; finished fourth floor with skylights (use as bedrooms/au pair suite); garden level family room, wine cave, fitness center, laundry room, bathroom with steam shower. Two-car parking includes on street and in garage. Private walled courtyard.

Nearby: Shops, restaurants and services on Charles Street, Beacon Hill and downtown. The Boston Common and the Public Garden are nearby. Find the Green/Blue Line T-Station at Government Center. Storrow Drive and Route 93 are within easy distance.

Contact: Beth Dickerson; Gibson Sotheby's International Realty, 277 Dartmouth St., 2nd floor, Boston, MA 02116.

Phones: 617-510-8565 or 617-375-6900, ext. 1700

Website: www.bethdickerson.com; 7MountVernon.com



This property may be seen by appointment.

