

# BOSTON HOMES

THE COMPLETE GUIDE

MARCH 5 - 11, 2011 SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER & EAST BOSTON



Interior designer Manuel de Santaren created a library in the area next to the living/dining room in Unit 25C.

## Clarendon sees healthy prices; half is sold out

BY MARILYN JACKSON  
STAFF WRITER

**M**ore than half of the 102 luxury condos at the Clarendon, Back Bay's signature 33-story mixed-use complex at 400 Stuart St., have been sold to date, and the average price per square foot is \$1,150, according to the developers, the Related Companies of New York City and the Beal Companies of Boston.

A sum in excess of the \$1,000-per-square-foot price is a measure of the success of high-end sales in the city's downtown core market. That includes the Ritz Towers, the Mandarin, the Intercontinental, Battery Wharf and the W, all full-service buildings incorporated into hotels.

Luxury developments, which were completely renovated, such as 100 Beacon St. and Zero Marlborough, also saw sales in the past 15 months that achieved that pricing benchmark.

Both the Clarendon and 45 Province stand apart, as they are new construction without a hotel.

In a press release issued this week, the Clarendon developers also reported that the \$100-million-plus complex had received LEED (Leadership in Energy and Environmental Design)

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On the sixth floor of the Clarendon is a clubroom, which includes a caterer's kitchen. A landscaped terrace is off this room, as are a conference room and a children's playroom.

## The Clarendon condos enjoy deluxe amenities

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Silver Certification from the U.S. Green Building Council.

The remaining 50 homes comprise one- to four- bedroom residences, listed from \$780,000 to more than \$4 million. All have panoramic skyline views of the Back Bay, the Charles River, downtown or Boston Harbor.

Designed by world-renowned Robert A.M. Stern Architects, the condominiums at the Clarendon are on floors 15 through 30. Three stunning 3,500-square-foot penthouses are on floors 31 through 33 and have panoramic skyline views of the Back Bay, the Charles River, downtown and Boston Harbor.

The 178 luxury apartments on the lower floors, known as One Back Bay, were completely leased last fall. They have a separate entrance on Clarendon Street.

"The combination of quality design, unparalleled views, expansive layouts and an amenity package unrivaled in his marketplace make these residences truly exceptional," said Susan M.

de Franco, president of Related Sales.

Added Bruce Beal, chairman of the Beal Companies: "The sales pace and milestones that we have achieved at the Clarendon are a testament to the thoughtfully conceived residential offering with enduring value that we have presented to the Boston market."

The grand entry lobby with a soaring ceiling sets the tone of the complex, featuring marble flooring and sycamore-paneled walls adorned with artwork by the late Sol LeWitt.

Off the lobby is a private library lounge with a marble fireplace for residents, designed by Prosper Assouline, France's publisher of culture, art, photography and fashion books. The especially designed carpet features letters and numbers.

An interior meeting room with a fireplace has pocket doors that close off from the library. Beyond the library are two elevators for the residents.

All of the homes are beautifully finished with French white oak plank floors throughout. The windows are oversized, and the ceiling height in the units is 10 feet.

The gourmet kitchens have dark Italian

Canaletto walnut cabinetry that contrasts with polished Ivory Coast granite counters. High-end stainless steel appliances include a Sub-Zero refrigerator, Miele dishwasher, a Miele gas cooktop and oven and a Sub-Zero wine cooler.

The master baths have an oak vanity topped with gold onyx and a soaking tub set into a deck of Calacatta gold marble. The flooring is marble too. In the other baths white lacquered vanities are topped with stone, and the floors have Botticino marble tiles. The powder rooms have polished Crema Delicato marble.

In addition to the residences and a four-level, below-ground garage with valet parking, the Clarendon includes a restaurant, Post 390, and a residents-only fitness center operated by Equinox. The U.S. Post Office, which was displaced with the construction of the Clarendon, is now housed within the complex at 133 Clarendon St.

Residents also benefit from a clubroom on the sixth floor, which has a full-service catering kitchen and an adjacent terrace with landscaping and

outdoor grilling.

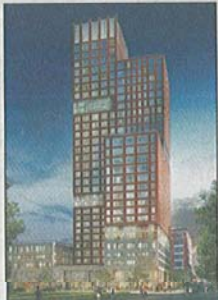
Off the clubroom are a children's playroom equipped with a mini-kitchen and a conference room.

The Clarendon is the first collaboration between Related Companies, one of the country's most prominent real estate firms and developer of New York City's iconic Time Warner Center, and the Beal Companies, a Boston-based real estate firm founded in 1888.

The Clarendon benefits from the expertise of both firms, as well as the family collaboration of Bruce Beal, chairman of the Beal Companies, and Bruce Beal Jr., executive vice president of Related Companies.

A sales office and two model units are on the 25th floor, where the local design firm Terrat Elms Interior Design staged a two-bedroom unit and Manuel de Santaren furnished a one-bedroom residence. Terrat Elms also decorated a two-bedroom unit on the 21st floor.

For more information about the Clarendon and for a showing, call Barbara Cusack, sales director, or Cathy Angelini, sales associate, at 617-267-4001 or visit [www.theclarendon-backbay.com](http://www.theclarendon-backbay.com).



The Clarendon is a striking 33-story addition to the Back Bay skyline. Designed by Robert A.M. Stern, it has one- to four-bedroom residences available.