

# Penthouse at 45 Province is spectacular October sale

A three-bedroom penthouse at 45 Province, the new, luxurious, 137-unit complex at the foot of Beacon Hill, was sold Oct. 17 for \$3.3 million.

Wayne Lopez and Susan Salter of the 45 Province sales staff were the listing brokers; Lynne Zekis of Otis & Ahearn Real Estate was the selling broker.



The elegant lobby at 45 Province features artisan-crafted wall treatment and bronzed Ceramica tiles. COURTESY PHOTO / RICHARD MANDELKORN PHOTOGRAPHY

This sale, together with the residences under agreement, brings the percentage of homes sold to 45 percent, said Lopez. Twenty-three closings have occurred this year, he added.

The buyer of Unit PH3A completely customized the 2,636-square-foot shell before taking possession of it, he said. The sale included two parking spaces in the valet-staffed garage.

The living room is expansive and includes a gas fireplace and floor-to-ceiling windows with sweeping views of the city and beyond. Glass doors open onto a private terrace.

The kitchen boasts stone counters, custom cabinetry and the latest and finest appliances, including induction cooking equipment.

Away from the living area is the private space, and each of the three bedrooms has its own lavish bath.

Completed two years ago, 45 Province includes outstanding amenities such as a heated pool, a fitness center, a private dining room with a chef's catering kitchen, a library lounge with a fireplace and a viewing room with theater seats to watch a film or a TV show.

Exhale, a state-of-the-art spa, is on the premises and exclusive to the residents.

The award-winning architectural firm of Bruner/Cott & Associates of Cambridge



A wide canopy of translucent glass and metal protects the tall glass doors that open into the lobby with its soaring ceiling. COURTESY PHOTO / RICHARD MANDELKORN PHOTOGRAPHY

designed the 32-story tower, which was developed by the Abbey Group. Its address is 45 Province St. and is close to the site of Province House, the official residence of Massachusetts Bay's royal governors in the 17th century.

The 360-degree panoramic view at 45 Province from the roof garden terrace is spectacular. COURTESY PHOTO / SAM GRAY PHOTOGRAPHY

