

Port 45 will offer state-of-the-art condos

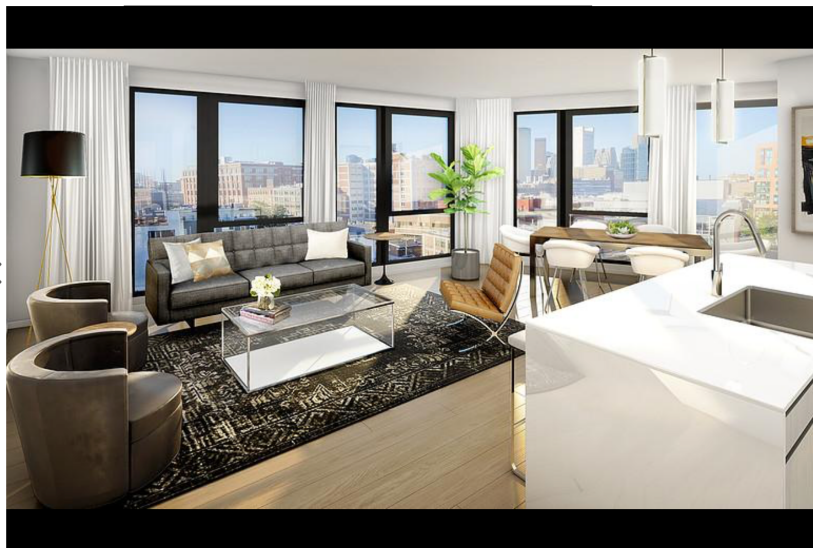
Port 45 is a five-story building that will offer 105 units in varying sizes - 600 square feet to 1,500 square feet.

By BARBARA FORSTER/CORRESPONDENT

Being the owner of a brand new home isn't an everyday opportunity. When that new home is in one of Boston's fastest-growing urban neighborhoods - South Boston - that opportunity is definitely exciting. Toss in the most up-to-date technology (inside and out) along with a superb execution of the hottest design trends - again inside and out - plus the most desirable amenities and you have Port 45, a residential complex on W 3rd Street destined to be "the" place to live in Southie.

The good news is that construction is well underway for these homes listed by Ricardo Rodriguez of Ricardo Rodrigues & Associates, Coldwell Banker Residential Brokerage. Port 45 is scheduled to open about a year from now - in the first quarter of 2018.

The five-story building will contain 105 units in varying sizes - 600 square feet to 1,500 square feet. That includes (nine) one bedroom and (37) one-plus bedroom units with pricing starting at \$599,000 to the mid \$600,000s. Prices for two-bedroom condos including townhouses (there are five) range from the low \$900,000s and go to \$1.2 million. Two-plus bedroom units (27) range



▲ HIDE CAPTION

Living areas in the condos at Port 45 will be open space with plenty of windows to let the light shine in. - Photo from/<http://www.port45boston.com>



from the upper \$900,000s to \$1.1 million. Port 45 will also have (three) three-bedroom units and (one) three-plus bedroom home. Prices for these homes will be between \$1.2 million and \$1.5 million.

Townhouses will have private, street-level entrances. Access to the remaining homes begins on the second level that will also have a gym for residents. A corner-sited common lounge is slated for the fifth floor.

A part-time concierge is another bonus for these city-based residences as are mail and package rooms.

All units will share at least one common and enviable city perk: a parking spot in an attached garage. The complex will have 105 parking spots so that everybody gets one.

Like the building and homes, the garage is also state-of-the-art and will include chargers for electric cars. A dog spa and run plus bike storage and bike-sharing opportunities (the complex will have 20 branded bike with baskets) are additional urban benefits.

For those who prefer to travel by foot, Whole Foods, which is across the bridge, is a 15- to 20-minute walk. The Broadway T-Station is a block-and-a-half. Of course, access to the airport as well as routes 90 and 93 is also easy and quick.

Designed in an "E" shape, the building fronts on West 3rd Street with A Street on one end, South Boston bypass on the other and two courtyards (designed by Michael D'Angelo Landscape Design) in between. Approximately 16 units are part of the courtyard system on each floor. For example, the patio of second floor units is the courtyard.

In keeping with the building's construction status (it's Silver LEED certifiable) units also will be technologically state-of-the-art with individual Smart House systems (and lots of extras, too).

A magnetic launch port via an iPad will control several systems including climate, Sonos Sound and Creston lighting. Creston pendant lights are in the kitchens and Creston Pyng wireless can be added and all controls are manageable on cell phones, too.

Contemporary styling is planned throughout starting with the common lobby designed by Alina Wolhardt of Wolf in Sheep Design. Essentially a glass vestibule, this two-story entryway will have white marble flooring and, as an accent, a soaring sculptural wall.

That modern sensibility, i.e., sophisticated simplicity, continues throughout the units that also have a "streamlined" look that eliminates wasted space. Ceilings will be approximately nine-feet high and will be accented with seven-foot windows with black metal frames for a floor-to-ceiling effect.

The kitchen theme - light, bright and white, a.k.a. interpreted as tone-one-tone for a sophisticated version of neutral - incorporates up-to-date modern conveniences and desires. White wood grain cabinets, which will be installed without hardware, continue the sleek design while creating a furniture-like feeling and are complemented by white Caesarstone countertops, islands and peninsulas in a high gloss finish. A stunning accent, the backsplash is vertical hexagon-shaped honed marble and glass tile.

Bathroom designs are also impressive, especially in the master en suite bathrooms. Large format ceramic tile inspired by Calcutta marble patterns will be used on floors and three walls. Shower surrounds will be hexagon-shaped marble tile. Enclosures will be frameless glass

As in the kitchens, white Caesarstone in a high gloss finish will be used for bathroom countertops while vanities (sans handle hardware for a furniture-like look) will have a white lacquer finish.

Guest/second bathrooms will have a slightly different, but no less stylish décor. Cabinets will have a medium gray-tone, wood-grain finish accented with white Caesarstone countertops and off-white floor tile. Grooved high gloss tile will be used in the shower surrounds.