

South Boston duplex has Super Bowl Day only bonus

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limestone-like floor tiles and two doors. Straight ahead is the door to Unit 2; to the right is the entrance to Unit 1.

It opens into a great room that beautifully combines the old with the new.

The ceiling height is at least 10 feet, and the original decorative plasterwork on the ceiling, including an elegant ceiling medallion, has been preserved.

Colm Dunphy of Tyrone Development kept the deep baseboards and thick window moldings too, adding to the character of the space, said DiNatale.

The great room features a contemporary gas fireplace that extends like a box into the living area. It has a honed black granite surround and hearth. Above it are the connections for a flat-screen television.

The oak flooring has a walnut stain that unifies the entire area.

The chef's kitchen is U-shaped, and the tex-



The original ceiling medallion of this home, built in 1865, is a nice architectural detail.

PHOTO BY MARILYN JACKSON

ured granite counter wraps around the space. One side, which holds the deep sink and Jenn-Air dishwasher, faces the main living space, which encourages conversation during food preparation.

The Jenn-Air refrigerator has French doors; a four-burner gas range and microwave above it are by Jenn-Air as well.

Beyond the kitchen is a glass door with a transom that opens onto a landing and steps to a cobblestone patio, which is exclusive to this unit. In addition, there is a pathway with an iron gate that leads to the street. For an outdoor summer party, guests can walk directly to the patio from the street.

A large bedroom with two exposures and a large double closet lies beyond the kitchen. Across from it is a full bath with a combination shower/tub, tiled with Crema Marfil polished marble.

The floor tiles match the marble but are small. A piece of black and brown granite tops the vanity with an undermount sink. Outside the bath is a linen closet.

The staircase to the lower level is located in the living room, diagonally opposite the fireplace, and descends to an expansive family room, which has a glass door that leads out to the patio.

Next is the master bedroom, which features a walk-in closet and an en suite bath with an oversized glass-enclosed shower, tiled with Carrara marble. The vanity top has



The boxed bay windows in the living room offer a view not only of the streetscape but also of the Dorchester Heights Monument.

the same granite as in the other bath.

The buyer can choose the carpeting for the family room and the master bedroom, said DiNatale.

The developer dug out and waterproofed the entire basement to create this living space with 8 1/2-foot-high ceilings, he said. "There's plenty of light," he added.

There is abundant recessed lighting on both levels of this condo and plenty of closet space, including more storage beneath the staircase. The laundry closet is on this level.

Other amenities include stereo sound throughout the duplex, central air conditioning and a security system.

Its location is a delight as well. This home is close to Thomas Park, which played a significant role in American history because of its vantage point during the Revolution.

At that time, the land was part of Dorchester and called Dorchester Heights. It was here that John Thomas led the local militia and troops of the Continental Army to these heights, which they occupied and quietly fortified March 4 and 5, 1776.

By March 17, the newly appointed commander-in-chief of the Continental Army,



The chef's kitchen is equipped with top-of-the-line Jenn-Air stainless steel appliances and black textured granite counters.

George Washington, had forced the evacuation of the British from the town of Boston.

The park was the first public park created in South Boston by the city. Originally, there was a reservoir nearby. In 1902, a 100-foot-high monument to the evacuation was erected following a design competition. Today the park is part of the Boston National Historic Park, which also includes Bunker Hill and the former Charlestown Navy Yard.



The Second Empire home at 62 Telegraph St., built in 1865, has been converted to two duplexes.

COURTESY PHOTOS / PERRY DINATALE REALTY

DETAILS

Address: 62 Telegraph St., Unit 1, South Boston

BR/BA: Two bedrooms, two baths

Size: 1,637 square feet

Age: 1865; 2011

Price: \$479,000

Taxes: To be determined

Condo fee: \$175 per month

Features of building: Completely renovated Second Empire building with two duplexes; central air conditioning, pet-friendly.

Features of unit: Open floor plan with Victorian ornamentation, gas fireplace; chef's kitchen with stainless steel Jenn-Air appliances, textured

granite counters, custom cabinetry; marble baths.

Close by: South Boston restaurants and shops along Broadway, the main thoroughfare, historic sites, including Dorchester Heights and Castle Island, Curley Bathhouse and beach, HarborWalk, John F. Kennedy Library and Museum and harbor campus of University of

Massachusetts; easy access to Routes 93 and 90 and Ted Williams Tunnel.

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An open house will be held Sunday, Feb. 5, from noon to 2 p.m.

