



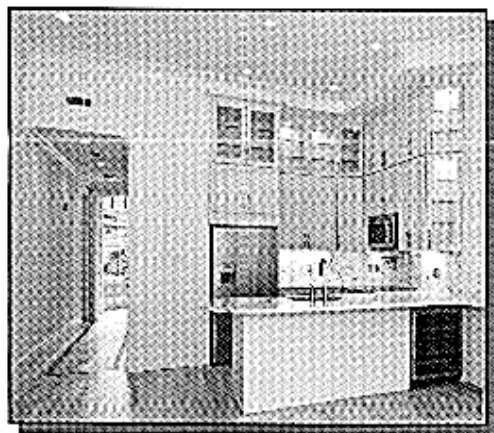
Entry foyer

395 MARLBOROUGH STREET: RECORD SALES IN RECORD TIME

This gorgeous brownstone features superior renovations, extraordinary period detail, top-of-the-line finishes and luxury living in the heart of the Back Bay. It was one of the outstanding development projects represented by The Charles Realty in 2009. Remarkably, the company averaged one sale every 6 days. Nine homes were put under agreement in almost 6 weeks.

This was only one of the prestigious projects marketed by The Charles Realty in 2009. Brokers at The Charles Realty realized success in all ranges of the real estate market.

PROUDLY PRESENTING 349 MARLBOROUGH STREET



Designer kitchen

What could be better than having all the charm of a historic brownstone with the convenience of new construction? This splendid property is located on the sunny side of beautiful Marlborough Street in the Back Bay.

This top-of-the-line new construction is a rare opportunity to have the period charm of a bow-fronted brick townhouse with all modern conveniences. Every luxury is provided in this lovingly restored townhouse.

The picturesque building has impressive architectural detail, huge windows, stunning fireplaces and soaring ceilings. The elegant foyer gives a grand sense of arrival, thanks to a handsome staircase, gorgeous chandelier, gleaming hardwood floors and handcrafted railings.

Although 50% of 349 Marlborough Street was put under contract by the second day of marketing, there are currently two units still available for purchase.

The magnificent parlor-level condominium, **Residence 2**, has a spacious, light-filled open floor plan perfect for elegant entertaining. Among the many luxury features of this gracious home are a marble gas fireplace and a designer kitchen including wine cooler and Bosch appliances as well as white statuary marble counters. There is recessed lighting throughout, a master suite including double closets and a floor-to-ceiling marble bathroom. Private storage and direct access parking. A rare opportunity at \$895,000.

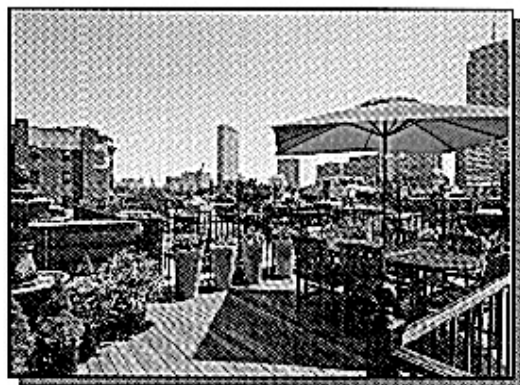
The penthouse duplex, **Residence 4**, has an entrance on the second floor and includes a huge private roof deck with splendid city views. The living/dining room is flooded with sun and the open floor plan is perfectly suited to entertaining with ease and style. The gourmet kitchen has fine custom cabinetry, statuary marble counters, top-of-the-line appliances and a marble gas fireplace.

Both bedrooms have en-suite marble baths. There is an additional half bath. State-of-the-art finishes, private storage, huge windows and gleaming hardwood floors make this spectacular home city living at its finest. Direct access to 2 parking spaces. Don't miss this! Priced at \$1,495,000.

Check out 349Marlborough.com on the Web



Master bedroom



Private roof deck

CHECK OUT OUR WEB SITE
www.thecharlesrealty.com

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