

South Boston duplex has master bedroom on each floor

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Unit 1 is a spacious, light-filled duplex with three bedrooms, two-and-a-half baths, a gas fireplace, a wonderful kitchen, two large decks, exclusive use of the back yard, and additional storage space in the basement.

City building permits were issued April 2, 1897, and July 29, 1898, for the construction of a three-family home at 83 Old Harbor St. Charles Fuller was listed as the owner of the earlier permit, while the Howard Brothers were listed on the 1898 permit.

On both permits, the Howard Brothers were designated as the builders.

In any event, the home was constructed by 1898, the year that the Dorchester Heights Monument was built.

Five years ago, a developer received approval to convert the three-family home to three condominiums.

Eighty-three Old Harbor has piers holding narrow, fluted columns on each side of the recessed entry stoop, and the front door with leaded glass sidelights opens into a small foyer.

The door to Unit 1 is beside the stairwell opposite the front door. As soon as the unit door is opened, there is a feeling of surprise at the spaciousness of the unit.

It is a floor-through, and the glass sliders to the huge deck at the back of the home make it seem even larger.

It is a duplex, and on this level are a living room with a gas fireplace and a dining room with a chandelier. Wainscoting and crown molding circle both areas. This level also holds a chef's kitchen, a pretty half bath, and a bedroom with en suite full bath.

A double wide entrance off the living room leads to the kitchen where a large island separates it from the dining room.

The kitchen is wonderful. Its floors are large squares of stone. The custom cabinets with specialty areas such as tray storage and lazy Susan corners are KCMA-certified



The kitchen features custom cabinets, honed black granite counters and sleek stainless steel appliances, including a six-burner gas range.

COURTESY PHOTOS / SEAPORT REALTY GROUP

and topped by honed black granite.

The oversized Jenn-Air refrigerator has French doors and a very large bottom freezer. The Wolf gas range has six top burners. The dishwasher is Bosch and the microwave LG. The backsplash is brick-shaped stone.

Also on this level is a bedroom in the front bay of the home. It has an en suite bath tiled with marble and a combination shower/ whirlpool soaking tub.

At the front of the building on the second level is a family/media room. It has built-in shelving and a niche, where plumbing is in place if a wet bar is desired.

The washer and dryer closet and a utility room are just near the family room. Farther along is a marble bath that has a whirlpool soaking tub and a separate glass-enclosed shower.

A second bedroom is at the center of this level, and a huge bedroom with a walk-in closet is at the back. Sliding glass doors open



One of the two large master bedrooms has a three-window bay with shutters and a built-in bookcase.

from the back bedroom to another large deck.

Stairs on the deck lead down to a terrace, and more stairs lead to the fence-enclosed grassy back yard with gardens that include blue hydrangea, hosta, ornamental grass

and a weeping cherry tree.

The home has two zones of central heat and air conditioning, surround sound, a security system, plantation shutters and recessed lighting. The glistening hardwood floors are beautiful mahogany.



The duplex has lots of outdoor space. This is one of two decks, and there is a patio as well.



Glass sliders in the dining room open out to one of the decks.

DETAILS

Address: 83 Old Harbor St., Unit 1, South Boston

BR/BA: Three bedrooms, two-and-a-half baths

Size: 2,013 +/- square feet (plus 366-square-foot balcony, 474-square-foot deck and 304-square-foot enclosed patio)

Age: 1898; 2005

Price: \$599,000

Taxes: \$4,2862 (FY 2010 with residential exemption)

Condo fee: \$175 per month

Features of unit: Duplex with large bedroom on each level, either of which could be the master; marble baths, whirlpool tubs, KCMA-certified kitchen cabinets, Wolf six-burner gas range, Jenn-Air French door refrigerator with bottom freezer, Bosch dishwasher, honed granite countertops; large deck on each levels plus a terrace/patio below and landscaped yard; two heating zones; surround sound, plantation shutters, recessed lighting, hardwood floors.

Close by: Thomas Park; Carson Beach; shopping, restaurants, bus service to Castle Island, downtown Boston, or to MBTA stations; easy access to Routes 93 and 90 and airport tunnels.

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 An open house will be held Sunday, Aug. 1, from noon to 2 p.m. and Monday, Aug. 2, from 5:30 to 7 p.m.

