



### Welcome to 142 Beacon Street!

Located prominently on the second block of Riverside Beacon Street in Boston's Historic Back Bay, 142 Beacon Street is an all new construction ultra luxury development. 142 Beacon Street offers unprecedented views of the Charles River Esplanade and Boston's historic and trendy Back Bay. Its distinguishing presence on the Esplanade since 1861 is equally luxuriated with its impressive attention to every detail. A modern take on classic revival style combines use of the highest quality materials, state of the art design and the professional experience of upholding classic architecture.

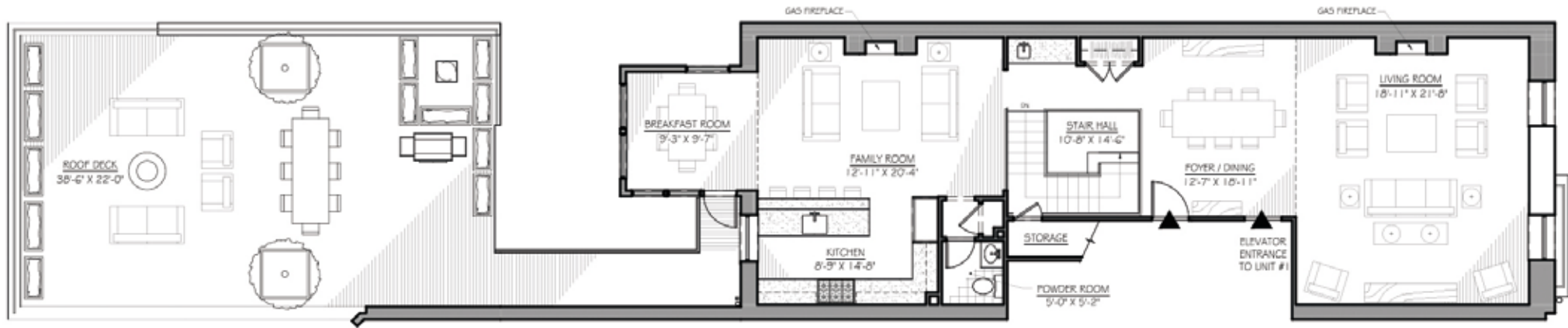
- Custom mill-work
- Custom kitchen and bath cabinetry
- Carrera Statuary marble kitchen counter-tops
- Wolf & Sub-Zero appliances
- Italian Statuary marble in master bathrooms
- 3 piece showers with plumbing fixtures by Kallista, Dornbracht & THG
- Custom African Mahogany windows and doors by Belisle
- Video intercom system with fob access
- Wiring for audio visual
- Mitsubishi electric HVAC systems
- Elevator by Kone
- Recessed LED lighting
- Direct elevator access
- Garage Parking

# UNIT 1: FIRST FLOOR PLAN LOWER LEVEL | SECOND FLOOR PLAN UPPER LEVEL

<https://142beaconst.com>



FIRST FLOOR PLAN  
LOWER LEVEL



SECOND FLOOR PLAN  
UPPER LEVEL

# UNIT 1: FIRST FLOOR PLAN LOWER LEVEL | SECOND FLOOR PLAN UPPER LEVEL

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## GENERAL DETAILS

- 2,488 square foot duplex
- 3 Bedroom
- 2 Full and 1 Half Baths
- Wet Bar
- Expansive rear deck with river views and garden off guest bedroom
- All millwork and cabinetry by Herrick & White
- Mitsubishi Electric HVAC systems
- Elevator to parlor level
- 1 outdoor parking space with direct access
- White oak flooring throughout
- Tru-Stile interior doors throughout
- Baldwin K008 “Hollywood Hills” Door hardware throughout. Polished Nickel Finish.
- Cabinet Hardware – Baldwin Hollywood Hills Pulls
- All walls – skim coat plaster finished with 1 coat of latex primer and 2 coats of Sherwin Williams Promar 200 – ZERO VOC Paint in Farrow & Ball “All White” eggshell finish
- All trim & doors to be prepped with 1 coat of latex primer and 2 coats of Sherwin Williams Promar 200 – ZERO VOC Paint in Farrow & Ball “All White” in semi-gloss finish.

## KITCHEN

- Custom shaker panel cabinetry by Herrick & White in white with a rift and quarter sawn oak island
- Honed Italian Carrara marble counter tops with waterfall edge detail and full height backsplash
- Sub-Zero 42” built in refrigerator with custom panel to match cabinetry
- Wolf 48” Pro Style 6 Burner + Griddle range top
- Futuro Futuro Slim Line hood vent
- Wolf 24” Convection Microwave
- Wolf 30” Pro Style Wall Oven
- Miele 24” Custom Paneled Dish Washer
- Julien 30” stainless steel sink
- Dornbracht Tara Kitchen Faucet in polished chrome with matching Dornbracht hand sprayer

## MASTER BATHROOM

- Honed Italian Statuary tile with frameless glass shower door enclosure
- Honed 9x18 Italian Statuary marble floors with radiant floor heat
- Steam Shower
- Custom double vanity by Herrick & White
- Kallista Tuxedo Fixtures
- Kallista Pleo wall mounted toilet

## GUEST BATHROOMS

- Custom vanity by Herrick & White
- Dolomite Bianco marble floors and walls
- Frameless glass shower at shower locations
- MTI Soaking tub
- Kallista One fixtures in all guest baths, with hand shower
- Kallista Pleo wall mounted toilet

## BAR

- Sub Zero 24” Wine Cooler with custom panel
- Sub Zero 15” Ice Maker with custom panel
- Julien bar sink with faucet by Dornbracht

## LAVATORY

- Lavatory – Pinna Paletta Console by Laura Kirar with un-lacquered brass legs and Nero Marquina marble top with Laura Kirar Faucet in un-lacquered brass.
- Kallista Pleo wall mounted toilet

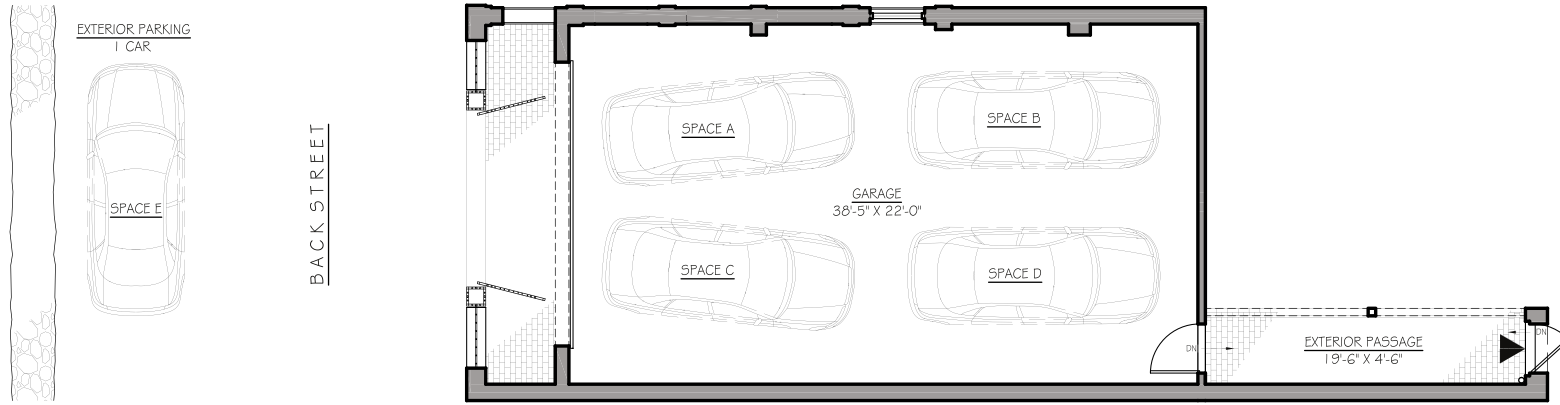
## REAR DECK

- 800+ square foot IPE deck over garage with gas, water & electric connections.

## REAR GARDEN

- Private garden with brick paver patio accessible from 3rd bedroom.
- Ground cover and decorative tree.

# FIRST FLOOR PLAN PARKING & REAR ENTRY



FIRST FLOOR PLAN  
PARKING & REAR ENTRY

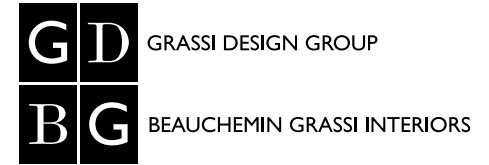


All new construction development is led by one of the finest design & build teams in the country, the highly-respected Mainsail Management and renowned architect Guy Grassi of Grassi Design Group. Working with Keliher Real Estate for more than two decades, let us help make 142 Beacon Street your legacy.

<https://142beaconst.com>

**keliherrealestate**

**M** Mainsail  
Management



**Broker:**

Prominently located at 251 Newbury St, Keliher Real Estate has been in business for over 25 years. Diane Keliher, principal and founder of Keliher Real Estate is a well respected real estate professional in Boston. She and her team led by Patti Donovan, Senior Vice President of Residential Sales, have successfully sold condominiums and buildings in the Back Bay, Beacon Hill, South End and Downtown Boston. Recent sales projects include 117 Beacon St, 476 Beacon St, 313 Commonwealth Ave, 166 W. Brookline St, 168 W. Brookline St, 249 Newbury St and 125 Charles St.

**Listing Brokers:**

**Patti Donovan**

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**Developer:**

Jim Keliher, a respected developer of Mainsail Management, has been in business for 35 years and has bought, sold and developed over 80 buildings. Recent developments include 117 Beacon St, 476 Beacon St., 313 Commonwealth Ave, 94 Chestnut St, 60 W. Rutland Sq. 18 and 39 Greenwich Park, 166 W Brookline Street, 517-519 Shawmut Ave and 249 Newbury Street.

[www.mainsailmgmt.com](http://www.mainsailmgmt.com)

**Architect:**

Grassi Design Group, a renowned architectural firm in Boston, has been in business for 35 years and has worked on over 500 properties in the Boston area. Recent work includes 313 Comm Ave, 96 Beacon St, 100 Beacon St and Zero Marlborough St.

[www.grassides.com](http://www.grassides.com)