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Design by Ahern-Schoper and Associates.

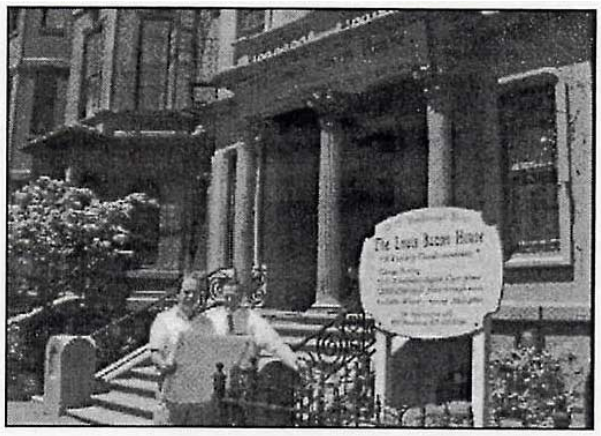
Stonegate Group develops 15 Marlborough St. condominiums

Boston, MA – According to the Stonegate Group of Natick, 15 Marlborough St. in the heart of Boston's historic Back Bay has been redeveloped into five luxury condominiums. Designed by the Boston Architectural firm of Ahearn-Schopfer and Associates and developed by the same company that developed 9 Arlington St. and the Columbia at 45 Church Street in Bay Village, 15 Marlborough St. will deliver top quality design and amenities, including indoor parking, in an architecturally unique building just steps from Boston's famous Public Garden.

Constructed in 1864 by Charles Kirby, a well-known architect who also designed the original Boston Public Library that stood on Boylston St. facing the Common, 15 Marlborough has a classic mid-19th century façade. Covered in stone, the building features a slate Mansard roof, double bay windows and elegant ornamentation. Wide brownstone steps accentuated with scrolled cast iron railings lead to recessed double doors. The entrance is flanked by fluted Corinthian capitals and topped with a balustrade.

The five floor-through condominiums now being constructed in the building range in size from 1,619 s/f to 2,117 s/f. Four of the residences feature three bedrooms and three full bathrooms and one residence, on the parlor level, features two bedrooms, two and a half baths and a 500 s/f private deck. The penthouse includes a private walk-out roof deck with nearly 600 s/f offering views of the Public Garden and the city.

"Because the structure is a double-wide building, the rooms are spacious and very elegantly proportioned,"



said Sean McGrath, developer of 15 Marlborough. McGrath added, "Many Back Bay homes have narrow rooms with substantial space taken up by staircases, but that's not the case here. Also, the ceiling heights are magnificent. Several of the units have over 12 ft. ceilings and the rest have over 9 ft/ ceilings. These are truly exceptional homes in an exceptional location."

Pre-construction prices range from $1.9 million for the first floor unit, which features a private entrance, to $2.99 million for the penthouse. A common lobby features a fireplace and a powder room, along with the entrance to the elevator that serves all homes. Two indoor parking spaces are available for each unit.

"The location could not be better," said Tracy Campion, listing agent with the residential division of R.M. Bradley, Boston, which is representing the property.