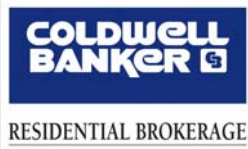


50 Bow Street Penthouse C, Somerville



Sophisticated Penthouse
In The Heart of Union Square

Offered for \$ 549,900



Historic Treasure
Renovated 2005
1,448 Sq Ft Living
2 Living Levels
2 Beds, 2 Full Bath
Central A/C, Pets OK
Elevator Access
Off-Street Parking
Exclusive Roof Deck



Janet Koenig Picinich Photography



Exclusive Listing Agent:

TAMELE ROCHE, REALTOR® 617-245-4072

Showing Agent:

COURTNEY SNYDER, REALTOR® 617-212-7709

Exclusive Listing Broker:

Coldwell Banker Residential Brokerage, 1730 Mass Ave, Cambridge, MA 02138
www.NewEnglandMoves.com #1 Coldwell Banker Office in New England



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Janet Koenig Picinich Photography

50 Bow Street Penthouse C, Somerville

Light abounds from box windows with dramatic cathedral ceiling & skylights



Features

Access	Front & Rear Lobby Keyed, Intercom System
Age	Originally Built 1874, Renovated 2005
Area	1,448 Sq Ft Living Area (per city records)
Exterior	Brick Exterior, Exclusive Roof Deck
Floors	Mahogany Flooring Throughout, Stone Tile
Kitchen	LG & Bosch SS Appliances, Black-Honed Granite
Laundry	Washer & Dryer Included Master Suite
Layout	Foyer, Open Living Area, Master Suite Top Floor
Level	Penthouse w/Elevator, Handicap Accessible
Parking	1 Off-Street Assigned Parking Included
Pets	Permitted w/Restrictions by Trustee Approval
Roof	Rubber Roof New 2005/2006
Security	Intercom System w/Phone Alert
Storage	3 Double Closets, Walk-In Pantry, Coat Closet
Systems	Central Heat & A/C, Hot Water by Gas
Taxes	\$ 5,360.76 2010 Taxes w/Residential Exemption
Water	City Water & City Sewer
Condominium Association:	14 Residences Professionally Managed Off-Site \$ 443.98 Monthly Fee: Master Insurance, Common Electric, Elevator, Snow & Refuse, Landscape Go Management / 617-354-1011 / GoManagement.net



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Beds & Baths

- Beds** 2 Bedrooms w/Mahogany Flooring
 King Master Suite w/2 Double Closets, Skylight
 Interior Balcony Overlooks Living Area
 Washer & Dryer In-Unit Master Suite
 Guest Bedroom w/Double Closet
- Baths** 2 Full Private Bathrooms w/Limestone Tile
 Master Bath w/Shower, Cherry Vanity
 Guest Bath w/Pedestal Sink, Jacuzzi-Style Tub



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50 Bow Street History

"One of the first projects of the newly chartered city of Somerville was to erect this police station. The entrance arch and use of contrasting colors (red brick and light granite) indicate a high Victorian Gothic style."

Excerpt from "Union Square Revisited"

About Urbanica, Inc. www.UrbanicaBoston.com

The Founder & President of Urbanica Inc. is Kamran Zahedi, one of Boston's most innovative design-focused real estate developers. Receiving critical acclaim for sophisticated design concepts and high quality execution; he has designed, developed and built many projects in metropolitan Boston. Recent work includes three city-awarded projects including 50 Bow Street in Somerville known as "Urbanica 50", as well as the former police station in Boston's South End known as "YooD4" and former fire station in Belmont now known as "Engine 1". Urbanica 50 was the result of a local design/development competition sponsored by the City of Somerville in 2003. The existing shell of the building was restored and a new mansard roof was added to the existing building. Urbanica chose quality materials of mahogany wood flooring, soapstone, marble, stainless steel and limestone.

National Register of Historic Places

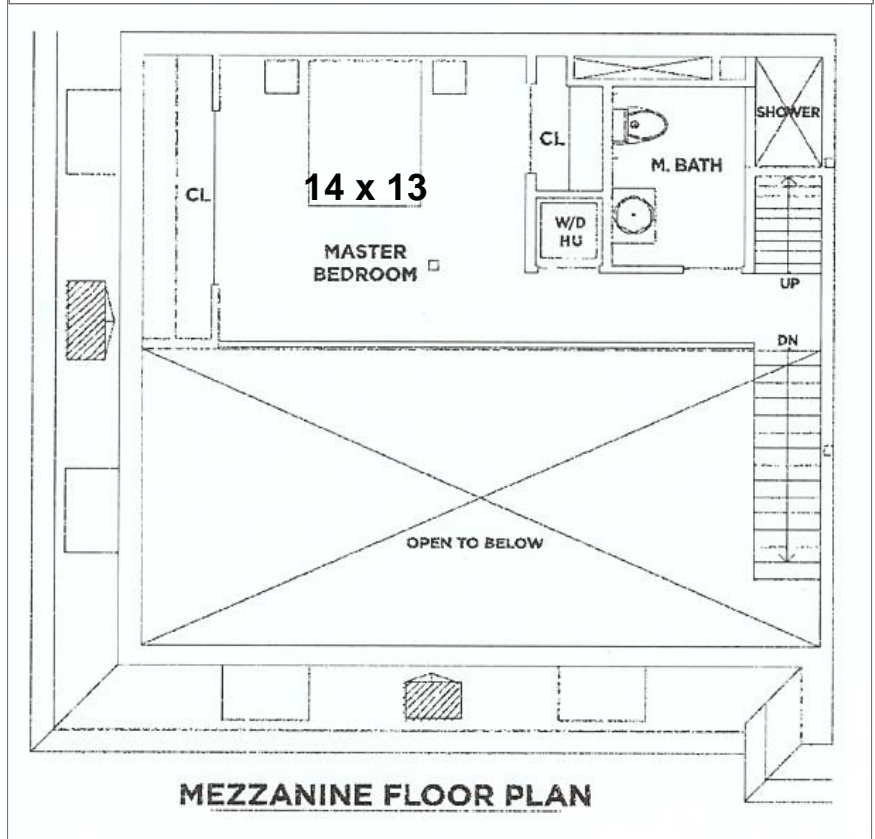
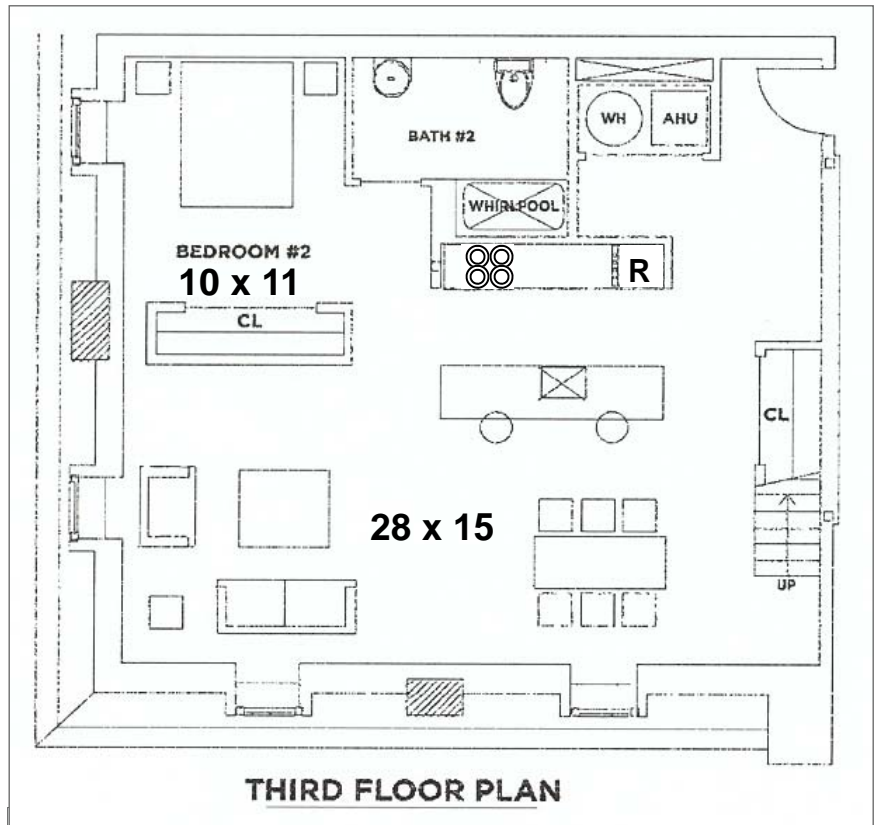
50 Bow Street was originally built in 1874 by Architect George A. Clough who was born in Maine in 1843, where his Father was a noted shipbuilder. Clough moved to Boston in March, 1863 and joined architectural firm of Snell & Gregerson. He was elected the first city architect of Boston in May 1874, a new position at the time. Fourteen buildings designed by Clough are listed on the National Register of Historic Places. *One of the first projects of the newly chartered city of Somerville was to erect this police station. The entrance arch and use of contrasting colors (red brick and light granite) indicate a high Victorian Gothic style." *Excerpt from "Union Square Revisited" by Lisette Elis, Aron Fagere, Margo Jones & Drawings by Julian Smith, under the auspices of the Somerville Historical Commission and the Office of Mayor s. Lester Ralph, 1975.*



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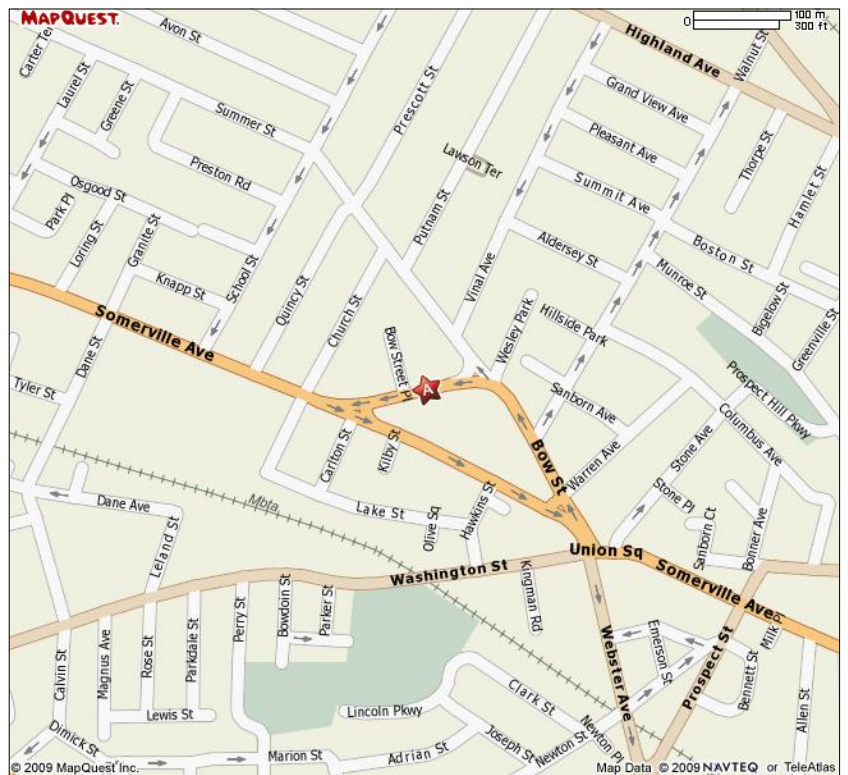
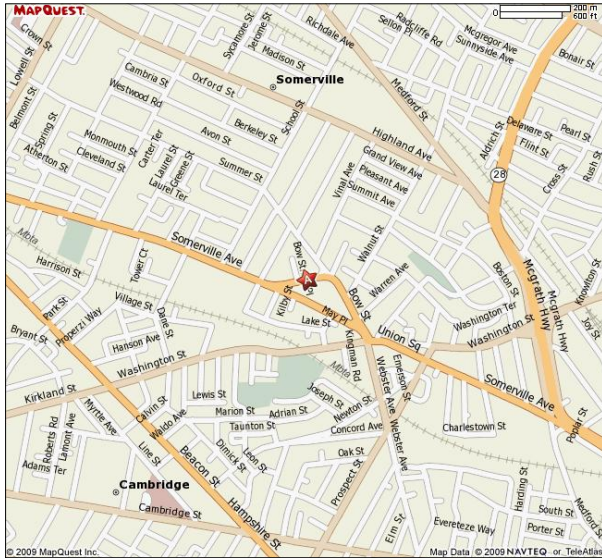
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50 Bow Street Penthouse C, Somerville



Did You Know?
Archibald Query created
marshmallow Fluff® right in
Union Square in 1917!

Walking Score = 89

Rated 89 out of 100 "Very Walkable" by www.WalkScore.com

Union Square Main Streets

Visit www.UnionSquareMain.org to find local businesses

Union Square Farmer's Market

Held Saturdays June - October at Union Square Plaza

Somerville Arts Council

Visit www.SomervilleArtsCouncil.org & click "ArtsUnion"

MBTA Green Line Extension

Visit www.GreenLineExtension.org for plans & status updates



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