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HERALD PHOTOS BY FAITH NINIVAGGI

EASY LIVING: Unit 911 at 'Washington on the Square' is a sophisticated blend of high-end amenities such as the cherry, granite and stainless steel kitchen, right, and a sweeping living room, left, with maple floors and expansive views out to Summit Hill. The complex has an Asian garden, underground parking and a fitness room.

Brookline beautification

Rehabbed complex brings sophisticated living

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By PAUL RESTUCCIA

Developer Nordic Properties has created "Washington on the Square," a former apartment building converted into 125 luxury condos in Brookline's Washington Square.

Located about a half-mile from Coolidge Corner in an 11-story brick complex originally built in 1960, Washington on the Square features all-new amenities. Upgrades range from energy-saving windows to a new laundry room, fitness room and lobby.

Prices on the 45 units still available range from \$240,000 to about \$565,000 for top-floor two-bedroom units. One-bedrooms start at \$335,000. You'll enter Washington on the Square via a front lawn with extensive Asian-style garden plantings.

An aluminum awning and glass-and-aluminum entryway lead to a stylish lobby with granite-and-limestone floors, maple paneling, sconce lamps and red-infused glass lighting. A granite-topped concierge desk is staffed for 40 hours each week.

Two elevators surrounded by stainless-steel tiles whisk you up to the building's upper floors, where hallways feature patterned carpeting.

We recently looked at the \$550,000 Unit 911, a two-bedroom on the top

floor.

Entering the 959-square-foot condo, you'll first come to a 7-by-3-foot foyer with maple flooring and a coat closet.

To the right, a 13-by-7-foot galley kitchen features maple floors and a wide expanse of Absolut granite countertops, including an island that extends out into a breakfast bar.

Two contemporary pendant lamps hang over this island, adding to the kitchen's recessed lighting.

Eighteen cherrywood cabinets, including two glass-fronted ones for displaying china, sit above and below the countertops.

Whirlpool stainless-steel appliances include a dishwasher, an oversized refrigerator and an electric stove with a matching microwave oven above.

The kitchen opens into a 21-by-16-foot dining/living area that features maple floors and recessed lighting.

Three large windows overlook Summit Hill and the complex's extensive rear yard, which is currently undergoing landscaping.

Down a hallway, the condo's 14-by-12-foot master bedroom has recessed lighting, maple flooring, two windows and a sliding-double-door with a built-in California Closet system.

The 7-by-6-foot master bathroom has white ceramic-tile flooring, white tile walls, a combination tub/shower



and a white wood vanity topped with granite.

Across the hall, a 15-by-10-foot second bedroom features hardwood-floors and a double-sliding-door closet with a California closet system. A window overlooking Washington Square lets sunshine in.

A 7-by-5-foot bathroom serves this bedroom, offering marble floors, a granite-topped vanity and a walk-in shower with a marble border.

The unit's \$389 monthly condo fee includes heat, air conditioning and hot water from the complex's updated, shared utility systems.

Each condo also comes with its own lockable storage cage in the building's basement.

There's also a communal basement fitness room with state-of-the-art equipment, as well as an adjacent laundry room with 12 washers and 12 dryers.

The building also has a 98-space underground parking garage, with spaces for sale at \$50,000 each.

As for the neighborhood, Washington Square hosts a Green Line T stop, a supermarket, a bakery and a panoply of restaurants and service shops along Beacon Street.

For more information or a chance to view this property, call William Re or Luan White at Coldwell Banker Residential Real Brokerage at 617-731-2447.

Home checklist

Information about this week's profiled home:

- **Address:** 1600 Beacon St., Unit 911, Brookline
- **Bedrooms:** Two
- **Bathrooms:** Two
- **List price:** \$550,000
- **Square feet:** 959
- **Price per square foot:** \$570
- **Monthly condo fee:** \$389 (includes heating, cooling, hot water)
- **Annual taxes:** To be determined
- **Features:** Totally renovated building with stylish lobby, new windows, new utilities, maple floors, granite counters and a stainless-steel kitchen
- **Location:** One block from shops, restaurants and T Green Line stop in Brookline's Washington Square
- **Built in:** 1960, updated 2006-2007



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