

# Fall Newsletter 2004

## Company Update

Dear Friends,

As the new season is in full swing, I thought it would be the perfect time to give my friends, family and colleagues an update to the many changes that have taken place since my last newsletter.

**Dickerson Real Estate** has now been established one year! I am extremely proud to say in that short time I have closed over 40 transactions this year.

I have also decided to relocate to a new office space, which is located at 115 Newbury Street, Suite 404. Please feel free to stop by at any time to visit.

With the market being as busy and steady as it has I

## 51 Commonwealth Avenue



Penthouse Unit - \$14,500,000

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I have decided to add to my staff. I am very pleased to announce that Gabrielle Guagliano is my new assistant and that Chuck Livingston is an independent broker in the office.

Please keep **Dickerson Real Estate** in mind if you or any of your friends are considering a change of residences.

I promise to provide a level of professionalism and care that only eighteen years in the business can achieve! A special thank you to all that have referred business to **Dickerson Real Estate**. I really appreciate it!

Best regards,



115 Newbury Street  
Suite 404  
Boston, MA 02116

Fax: 617-266-5190  
Phone: 617-266-5150  
[www.bethdickerson.com](http://www.bethdickerson.com)

## On The Horizon

- Boston Magazine Nov. 2004. Article "What IS Luxury."
- Redesigning of company website.

## In The News

Boston Globe. July 11, 2004.

### "Flagship Property"

The article featured Herb Chambers and his decision to relocate downtown and to use **Dickerson Real Estate**. The Flagship Wharf property, located in the Charlestown Navy Yard is currently on sale for \$3.4M .

Boston Globe. Aug. 1, 2004

### "On Top of her Game"

This front page Feature story highlighted the history of how Beth Dickerson decided to pursue Real Estate and how she became such a well respected veteran in the field. Many of her career accomplishments are highlighted.

Boston Globe. Sept. 24, 2004

### "Battle Royale"

This article compares/ contrasts the 2 new Luxury building projects—Battery Wharf and the Mandarin Oriental. Beth is quoted on her knowledge on this sector of the market and & for describing the overall finishes & amenities offered.

Boston Magazine. Oct. 2004

### "Power Brokers"

Forty of the top Brokers in the Boston Area were recognized with their sales for the year 2003. Just shy of one year **Dickerson Real Estate** ranked 3rd worth 35 deals equating to \$65,000,000 in sales!

## Current Listings:

Dickerson Real Estate

### Flagship Wharf PH#2



**\$3,400,000**

Charlestown Penthouse with unmatched downtown and harbor views! Double atrium wall of glass. Completely customized by owner. 2 valet garage **parking**.

Virtual Tour available-  
[www.bethdickerson.com](http://www.bethdickerson.com)

### 51 Commonwealth Ave PH



**\$14,500,000**

Renovated in 2004. This 9000sf Penthouse spans 3 1/2 floors. Seven custom designed Bedroom Suites, huge Roof Deck off Entertainment Room. Luxurious finishes used throughout! **SIX garage parking**.

### Trinity Place #1303



**\$2,195,000**

Spacious and sunny three Bedroom condominium. Gourmet eat-in Kitchen. Gorgeous custom built-in's which include, bookshelves, entertainment center & wet-bar. Oversized Living / Dining area. 2 valet **parking**.

### Trinity Place #902



**\$1,295,000**

Amazing city views! Two Bedroom corner unit with double exposure. Large picture windows in every room. Concierge building. Private gym for residents Valet **parking**.

### Heritage on the Garden #1206



**\$2,795,000**

Penthouse with Garden views! Two Bedroom plus Study. Private balconies off Living Room and Master Bedroom. Concierge building. 2 valet **parking**.

## Current Listings:

Dickerson Real Estate

### 175 Marlborough Street #1



**\$1,625,000**

Sunnyside of street! Ornate and grand detailing in this three Bedroom Parlor Duplex. Over 2400sf. Floor-to-ceiling windows and huge Family Room off Kitchen. Direct access to **parking**.

### Constellation Wharf #58



**\$1,275,000**

Charlestown waterfront Triplex. Spacious three Bedrooms plus Family Room. Over 2500sf. Marina and harbor views, private decks off Master and the Den. Two covered **parking** spaces. 24 hour security.

### 17 Union Park



**\$4,995,000**

**NEW LISTING**— Completely renovated! Cutting edge design. 5 floors over 5400sf. Five plus Bedrooms, Deck, Garden, exquisite woodworking detail. Private Gym, Sauna and 1000+ bottle wine storage to name a few details! Two **parking** spaces.

Virtual Tour available—  
[www.bethdickerson.com](http://www.bethdickerson.com)

### 68 Beacon Street #3W



**\$2,495,000**

**NEW LISTING**—Great location! Sun drenched three bedroom co-op. Over 2700sf. Includes gourmet Kitchen & Artist Studio with balcony overlooking Boston Gardens. Custom detailing throughout. Rental **parking** available.

### 70 Chestnut Street



**\$4,395,000**

**NEW LISTING**—Gorgeous Single Family Home with 5 floors of spacious living—over 4000sf. Eat-in Family Kitchen, Family Room complete with AuPair Suite. Private Garden and deeded **parking**!

### The Ritz Millennium #36F



**\$855,000**

**NEW LISTING**—Enjoy fabulous city and park views from this one Bedroom condo located on the 36th floor. Many custom upgrades which include Hickory wood floors and architecturally designed bookshelves and closets. Valet garage **parking**.

## Sales To Date:

<u>ADDRESS</u>	<u>PRICE:</u>
15 Marlborough St. #3	\$2,275,000
337 Marlborough St. #1	\$495,000
Back Bay (single family)	\$4,995,000
Channel Place #1103 / 1104	\$2,235,000
54 Commonwealth Ave.	\$1,850,000
76 Marlborough St. #16	\$1,312,500
250 Beacon St. #7	\$1,197,500
73 Appleton St. #4	\$774,500
15 Marlborough St. #2	\$2,375,000
337 Marlborough St. #1B	\$250,000
Strada 234 #1202	\$650,000
Atelier 505 #405	\$1,275,000
15 Beaver - PH	\$3,000,000
15 Marlborough St. #PH	\$3,415,000
3 Marlborough St. #2	\$1,000,000
280 Beacon St. #24	\$815,000
96 Gainsborough #106W	\$271,000
67 Marlborough St. #1	\$1,800,000
48 Beacon St. #3R	\$910,000
57 Marlborough St. #5	\$735,000
116 Commonwealth Ave #3	\$1,250,000
22 River St. #2	\$650,000
449 Beacon St. #7	\$345,000
7 Fairfield St. #1	\$1,250,000
135 Marlborough St. #8	\$599,000
34.5 Beacon St. #3N	\$1,770,000
34.5 Beacon St. #6N	\$1,565,000
36 Commonwealth Ave #1	\$4,150,000
250 Beacon St. #11	\$1,435,000
31 Union Park #1	\$639,000
88 Pinckney St. (single family)	\$1,750,000
128 Commonwealth Ave 3 units	\$8,650,000
17 Worcester St. #7	\$570,000
406 Marlborough St. #4	\$970,000
51 Beacon St. #2	\$1,275,000
180 Marlborough St. #2	\$1,075,000
158 Newbury Street #PH	\$1,100,000
28 Bradford Street	\$1,015,000

**CURRENT SALES 2004**

**\$61,688,500**