



Beth Dickerson's Fall Newsletter 2007

Featured Home



Exterior Front



Formal Living Room

128 Commonwealth Avenue

Unique Beaux-Arts Townhouse renovated to perfection in 2005. This 10,100± SF home offers 6 levels of "showcase" family living. Grand stairwell and elevator connect the floors. This spectacular home boasts exquisite original detailing, 6 Bedrooms, gorgeous Reception Room, formal Living Room, oversized Great Room with separate Dining, elegant Master Bedroom suite with luxurious marble and onyx en-suite Bath. Handsome Billiards Room, 3 Private Decks, & possible Au-Pair Suite.

2 Garage Parking & 3 Outdoor Parking!
Price:\$11,950,000

Dear Friends and Family,

I hope this finds everyone healthy and happy. This year has been filled with many changes, one I am extremely excited to announce, my recent move to Gibson Back Bay Sotheby's International Realty. While it was bittersweet to close Dickerson Real Estate's doors, I realized with the strong name and marketing capabilities I would be able to serve my buyers and sellers in a more efficient manner. Please stop by one of our 3 Back Bay offices anytime. I am located in the recently renovated office located on the second floor of 69 Newbury Street.

Currently Gibson Sotheby's is the largest independent real estate company in the city. With over \$450M in transactions in 2006 and 7 local offices we are proud to be a leader in the Boston real estate market. Nationally Gibson Sotheby's was recently recognized at the "Who's Who in Luxury Real Estate" conference in Vancouver, Canada. One of only eight award winners from a distinguished group of over 250 brokers in

luxury real estate, Gibson Sotheby's new Relocation Division took home the honor of placing the largest volume of outgoing referrals within the entire "Who's Who in Luxury Real Estate Broker Network!"

MARKET TRENDS:

September is the 9th straight month that year-to-year inventory levels have decreased for both single family homes and condos. Even though September sales were down 1.1% the past 3 quarters of the year are keeping pace with the same three quarters from last year and the 3rd quarter was still the fourth most active quarter since 1990.

Across the country, buyer confidence is low due to the continued reporting of foreclosures, credit issues, and sales declines. Despite these reports, NOW is an excellent time to buy, for buyers with good credit. Jumbo loans are moving back to more normal levels, which will benefit buyers in higher cost areas. And interest rates are hovering between 6.5-8%

depending on the term.. As the market evolves, sellers also need to be educated as to the length of time a house takes to sell. On average it will take 134 days, up from 124 days last time this year.

Please do not hesitate to call if you or anyone you know is planning on selling their home. I would be more than happy to give you a market analysis to help you get started.
Regards,

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Beth Dickerson's - 2007 Sales / Under Contract To Date:

Specializing in the areas of **Back Bay, Beacon Hill, South End, and the Waterfront.**

I am very pleased to announce year to date I have had.....

30 transactions totaling over **\$60,000,000.**

Current Listings:



8 Mount Vernon Place - "Historic Corner Mansion"

Breathtaking 10,000 SF corner Single Family home with three window exposures. Extensive 3 year renovation. 6 floors of elegant and sophisticated family living includes: 5 Bedrooms, formal & informal Dining Rooms, Private Gym, Play Room, and Au Pair suite. French Provincial eat-in Kitchen opens to stunning landscaped walled Garden. Original detailing preserved throughout home. Grand sweeping stairwell & elevator connect the floors. **Deeded Parking for Two Cars** **\$11,950,000**



51 Commonwealth Avenue - "Triplex Penthouse"

Luxurious Penthouse spanning 3.5 floors in doorman building. Completed in 2000 and designed by "world renowned decorator" is this well appointed, elegant 9000 ± SF home. 7 Bedroom suites, double wide Living Room. Enormous Family Room opens to private 35ft wide Deck. Direct elevator access & grand sweeping stairwell connects each floor. Luxury imported finishes seen throughout. **6 Private Garage Parking** **\$11,500,000**



184 Beacon Street - "Four Luxury Riverside Condominiums"

Historic brownstone being converted into Luxurious Condo's with Charles River Views and Direct elevator access. **Completion date: Dec. 2007.**

Unit #2 - 4 Bed Triplex, Private Deck & Patio. 3,273 SF

Unit #3 - 2 Bedrooms plus Study. 1,495 SF.

Unit #PH - Duplex with a private Solarium. 3 Bed. Two Private Decks & balcony. 3,577 SF.

Studio - To be sold to one of the owners of units 2-4. 495 SF. \$395K

All units - 2 Garage Parking! **\$1,895,000 - \$4,650,000**



41 Winchester Street - "Double Wide Single Family with Garage Parking"

Built in 2002 is this charming double wide single family home in the heart of Back Bay and steps from the South End. Open floor plan is ideal for entertaining. Charming deck located off Cook's kitchen. 3 Bedrooms plus Study. Elegant Master level includes wet-bar. Private landscaped Roof Deck. **Private 2 Garage Parking.**

NEW PRICE: \$2,095,000



62 Commonwealth Avenue - "Penthouse with Private Roof Deck"

Sun drenched 2 bedroom Penthouse. Contemporary Kitchen opens to a fireplaced Living Room with skylight. Separate Dining Area. Huge skylight Master Bed boasts fireplace and spa-like en-suite bath. Upper level Entertainment Room offers 3 window exposures. French Doors leading to 1000 SF Private Deck completer with custom-made wet bar.

Full Deeded Parking!

NEW PRICE: \$1,249,000