



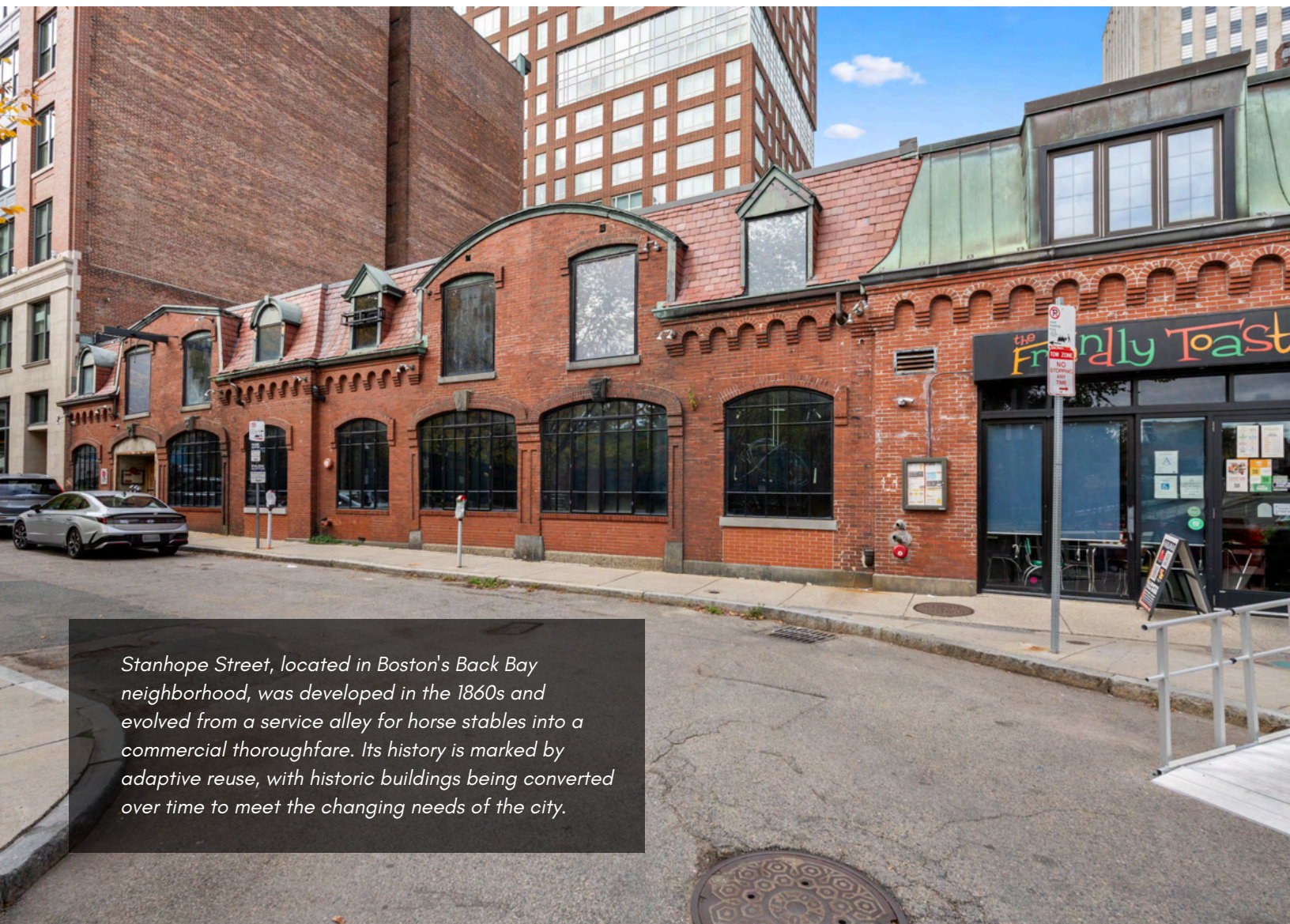
DESTINY LOFTS
— AT BACK BAY —

CR THE CHARLES REALTY
EST. 1984

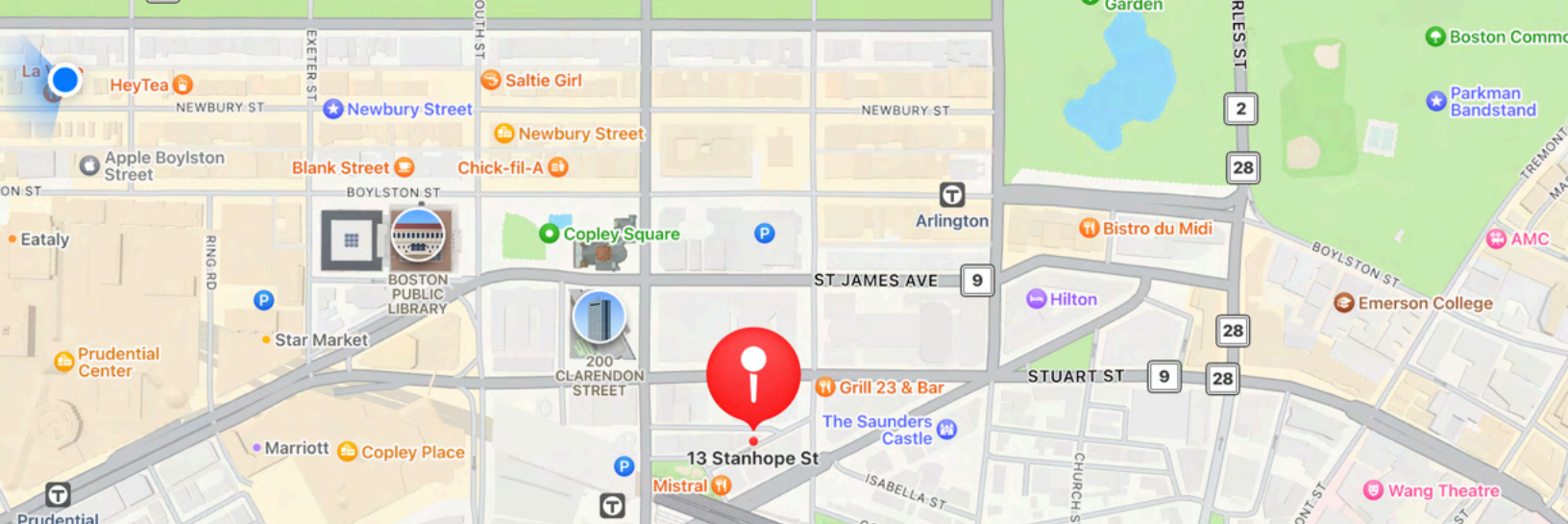
HISTORY IN THE MAKING

- **Initial development:** Stanhope Street was laid out in the 1860s. It was a pleasant side street built between Berkeley and Clarendon Streets to serve the wealthy Back Bay residential area.
- **Stables and carriage houses:** Stanhope Street was home to stables and carriage houses built for affluent residents. By 1868, a row of stables existed, including the Richards-Follett-Pfaff Stables at 39 Stanhope Street, designed by architect Nathaniel Jeremiah Bradlee.
- **Decline of the stable era:** With the rise of the automobile, the need for horse stables waned. By the 1920s and 1930s, these stable buildings were converted into repair shops, warehouses, and eventually restaurants and residential spaces as you will still find it today
- **Stanhope Street has hosted some of Boston's most famous restaurants such as:** A German restaurant called Gundlach's Hofbrau, followed by the Red Coach Grill, Satch's, and the Red Lantern
- **Stanhope Hotel:** A new hotel is planned for 39 Stanhope Street. A revised 2023 proposal by Stanhope Hotel Holdings seeks to preserve the facade of the historic 1868 stable building while constructing a hotel behind it.
- **A hidden treasure:** Residents and community members see the street as a "hidden treasure" with a unique and evolving character. The street's history exemplifies Boston's pattern of reusing and adapting its built environment

Now is your time to be a part of history and create your dream home at 13-19 Stanhope Street!



Stanhope Street, located in Boston's Back Bay neighborhood, was developed in the 1860s and evolved from a service alley for horse stables into a commercial thoroughfare. Its history is marked by adaptive reuse, with historic buildings being converted over time to meet the changing needs of the city.



ABOUT DESTINY LOFTS

New York Industrial Flair Meets Boston's Historic Charm in Back Bay's Only True Loft Homes. Less than 1 mile to both One Dalton, The Four Seasons and the Raffles Hotel and Condominiums.

Originally built as horse stables, this building now houses unicorns! True loft space in the heart of the Back Bay and moments to all both Back Bay and The South End have to offer.

Located on a hidden gem of a side street between Berkley and Clarendon and across from the Back Bay T Station and Neiman Marcus, these fabulous homes offer you the opportunity to create the space of your dreams.

This A++ neighborhood of Boston is a legacy type holding. There is also precedence set in the area to add stories to the building with an approved 5 start hotel project on the same block due to commence. Buyer to do their own due diligence. Currently turn key use as a corporate rental building with management in place.

NEARBY ATTRACTIONS

The Friendly Toast.....250 feet
Flour Bakery & Cafe.....350 feet
Mistral.....400 feet
Frieda Garcia Park.....0.1 mi
Back Bay Station.....0.2 mi
Boston Public Garden0.3 mi
Copley Square0.3 mi
Statler Park.....0.3 mi

Newbury Street.....0.3 mi
Boston Ballet.....0.3 mi
Boston Public Library.....0.5 mi
Emerson College.....0.6 mi
Tufts Medical Center.....0.6 mi
Suffolk Law School.....0.9 mi
Boston Medical Center.....0.9 mi
Berklee College of Music.....1.0 mi

RECENT BUILDING IMPROVEMENTS

- New commercial roof (2024)
- All new skylights
- All new windows
- Pointing of the front of the building and spot pointing on the rear
- Parking area repainted
- New Front Door and lobby renovation
- Renovated common areas
- New lighting in common areas
- Visitor Entry via Live Virtual Doorman
- All units repainted
- All hardwood floors refinished
- Cosmetic updates to kitchens & baths
- New fire alarm panel system
- New Heat and Hot Water upgrades
- State-of-the-art, fully monitored, security cameras with Talk Down capability
- Commercial Wi-Fi Ruckus system throughout the building with internet health and usage monitoring
- Business Class Internet Service to the building. No need for individual ISP accounts.
- IT System installed for complete remote access and control to the building
- Access Control Monitoring and Reporting

DISCLOSURES

- All units are open loft space and no bedrooms are represented as "legal" bedrooms. All sleeping area walls are non-structural and can be changed to suit your lifestyle.
- The building is currently used as corporate rentals
- Each unit has its own zone control for heat.



1A: KIDDER PEABODY SUITE

DESCRIPTION

This townhome style duplex features a private entrance graced by a resplendent carved wooden door which leads to what we call 'the plank'; A bridge style entry into your boundless living space. The open room features a dozen windows, towering ceilings, exposed brick, antique hardwood, factory floors and an open design perfectly suited for entertaining. The kitchen has dishwasher/disposal and a high-top peninsula with butcher-board countertop.

The lower level is open to above letting the light flow. Here you will find an open space which lends perfectly to in-home office, game room or as it was previously used; An artist's display room.

This level also features the primary suite with attached bath and washer/dryer. The second space, currently used as a spacious bedroom, has original wood beamed ceilings and a large closet.

FEATURES

PARLOR DUPLEX

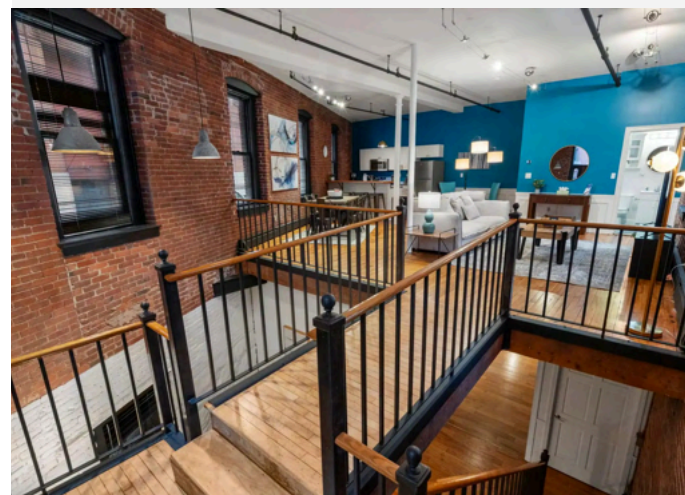
2 BEDROOMS + DEN, 2 BATHROOMS

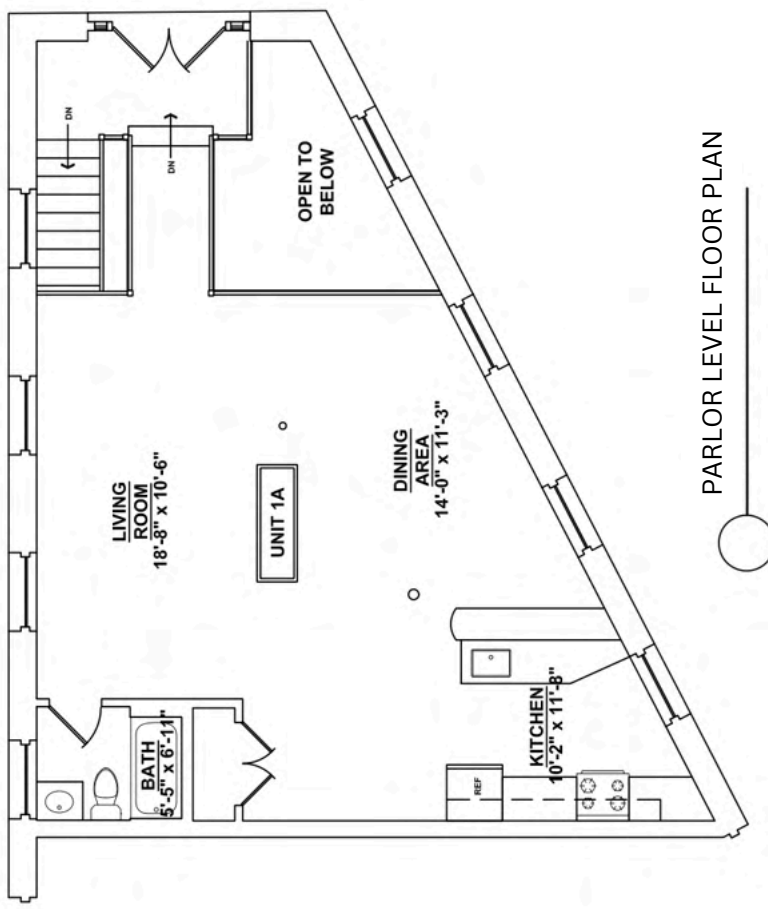
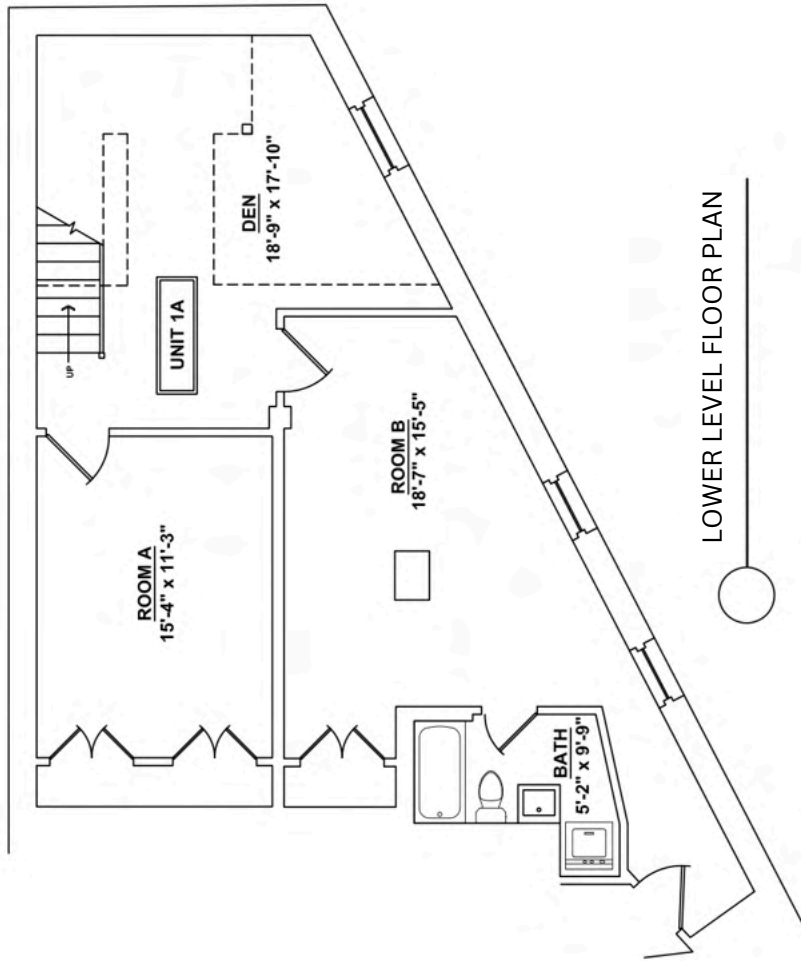
LIVING AREA: 1,718 SQ FT

IN-UNIT LAUNDRY

LOWER LEVEL CEILINGS: 9+ FT

PARLOR LEVEL CEILINGS: 10+ FT





13-19 STANHOPE ST., BOSTON - UNIT 1A
1,718 SQUARE FEET



1B: TEA PARTY SUITE

DESCRIPTION

10+ foot ceilings, antique hardwood floors and exposed brick highlight this spacious open loft design duplex.

With a full bath on each level this home is perfectly arranged to design the space that works for you! Create two or even three bedroom areas!

This home is currently configured with a Murphy bed/office space on the upper level and a huge primary suite on the lower with 9+ foot beamed ceilings, brick highlights, attached bath, washer/dryer and walk-in closet.

Upstairs the floor plan lends well to both formal dining space, living area and an office or second bedroom.

The kitchen is an open, industrial design with dishwasher/disposal.

FEATURES

PARLOR DUPLEX

1 BEDROOM + DEN

1 BATHROOM

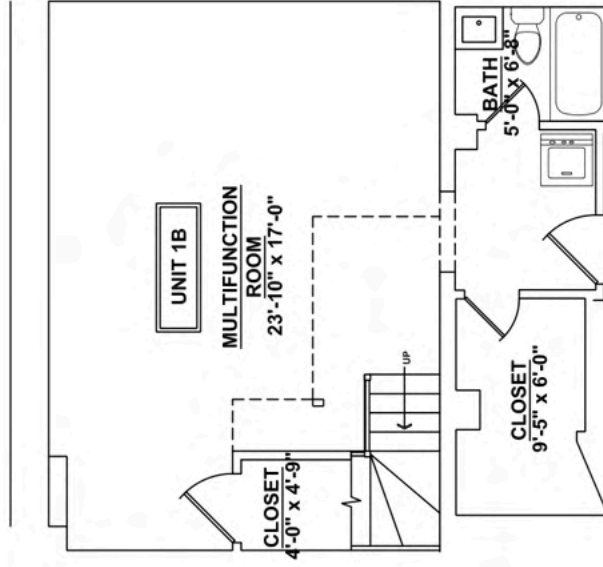
LIVING AREA: 1,382 SQ FT

IN-UNIT LAUNDRY

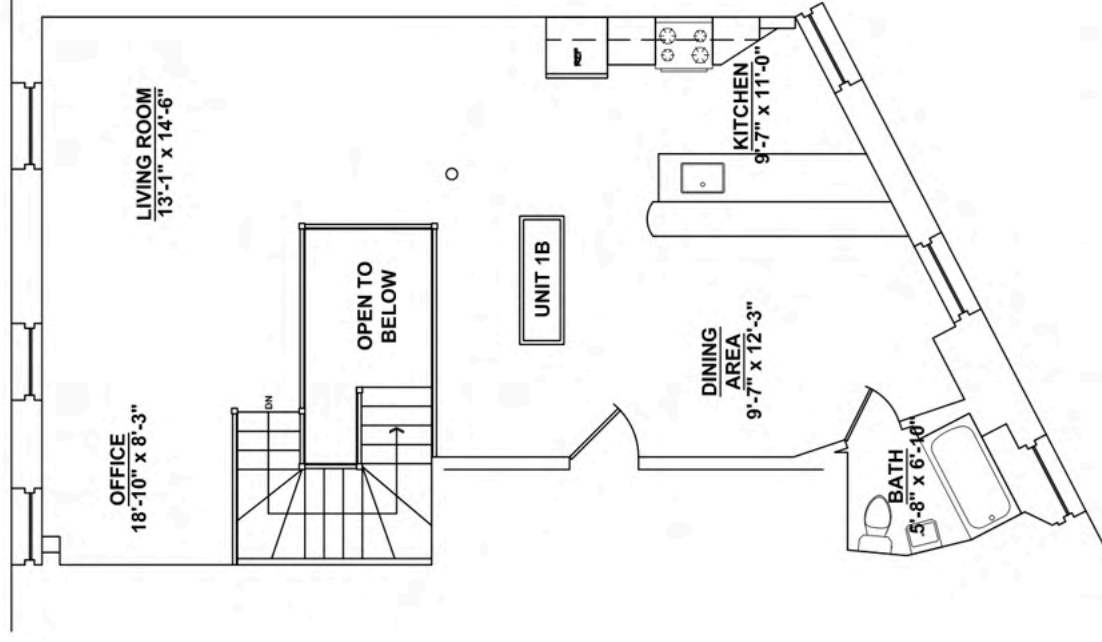
LOWER LEVEL CEILINGS: 9+ FT

PARLOR LEVEL CEILINGS: 10+ FT





LOWER LEVEL FLOOR PLAN



PARLOR LEVEL FLOOR PLAN

13-19 STANHOPE ST., BOSTON - UNIT 1B
1,382 SQUARE FEET



1C: FENWAY SUITE

DESCRIPTION

Nearly 2,000 square feet of loft space on two levels. 10+ foot ceilings, antique hardwood floors and exposed brick highlight this dramatic space that is yours to create!

Currently the upper level is designed as an open entertaining space with an L-shaped kitchen, billiards room, dining room, full bath and living area.

Designer blue kitchen with stainless steel countertops and stainless appliances including dishwasher.

The lower level, boasting 9+ foot ceilings, has been divided into three bedroom areas plus an office or game room and features a second full bath and washer/dryer plus storage closets.

FEATURES

PARLOR DUPLEX

3 BEDROOMS

2 BATHROOMS

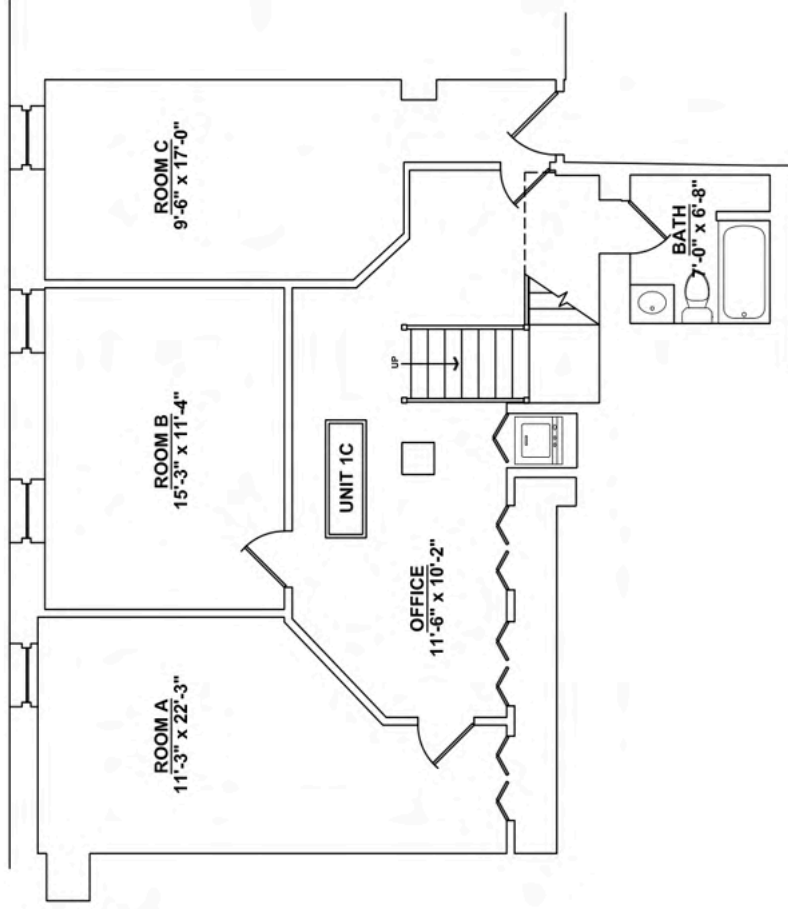
LIVING AREA: 1,931 SQ FT

IN-UNIT LAUNDRY

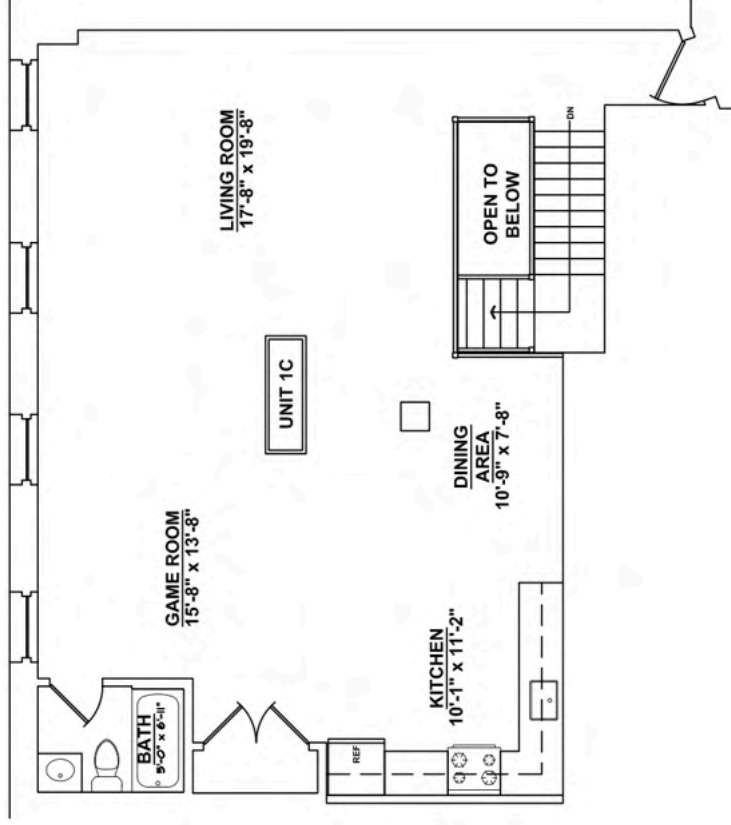
LOWER LEVEL CEILINGS: 9+ FT

PARLOR LEVEL CEILINGS: 10+ FT





LOWER LEVEL FLOOR PLAN



PARLOR LEVEL FLOOR PLAN

13-19 STANHOPE ST., BOSTON - UNIT 1C
1,931 SQUARE FEET



1D: BUNKER HILL SUITE

DESCRIPTION

Dramatic loft style duplex exudes a New York Style flair mixed with Boston's bewitching historic details. The upper level features 10+ foot ceilings, hardwood floors, and exposed brick all highlighted by the dramatic original curved carriage entrance, which now serves as an oversized window lighting your steel and concrete staircase.

This level provides an open design kitchen with stainless countertops and appliances and an extended butcher-block entertaining peninsula leading to dining space which can accommodate 8-10 and a copious living space.

Downstairs you will find two designated sleeping areas which both fit a queen and a perfectly designed office space glowing with light from above.

This home includes an in-unit washer/dryer and two full baths; One on each level.

FEATURES

PARLOR DUPLEX

2 BEDROOMS + DEN

2 BATHROOMS

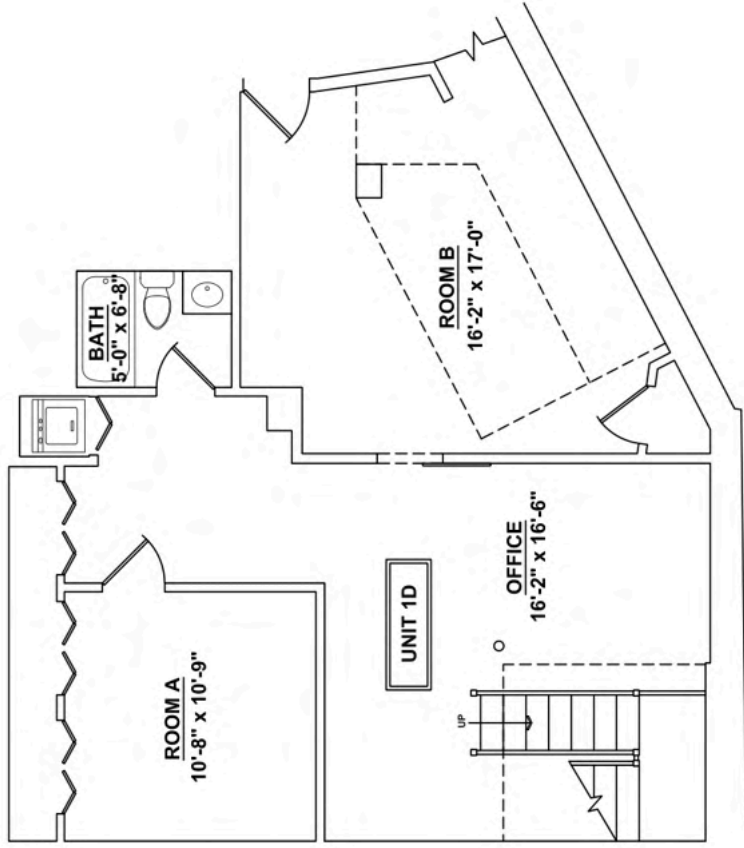
LIVING AREA: 1,522 SQ FT

IN-UNIT LAUNDRY

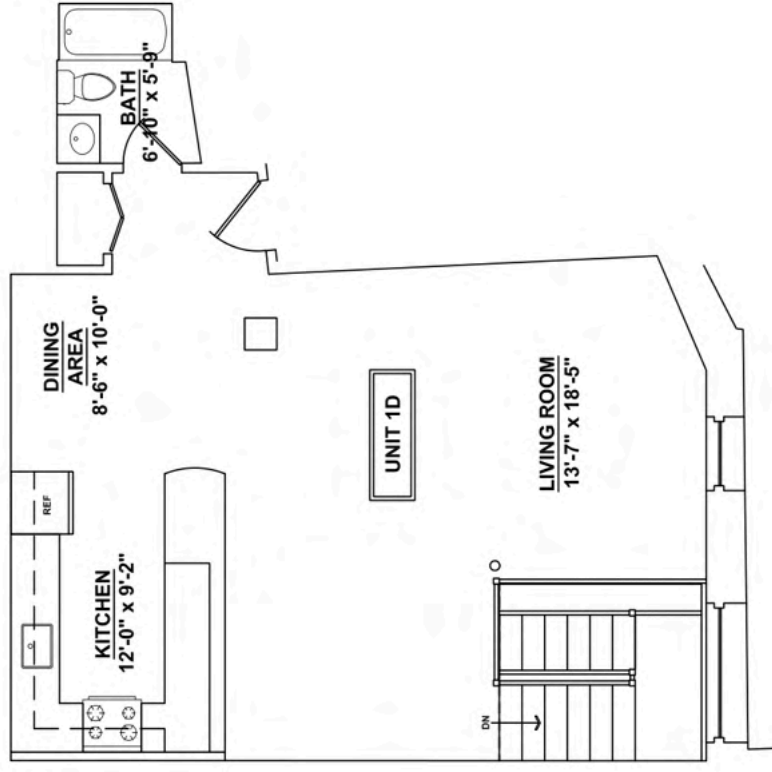
LOWER LEVEL CEILINGS: 9+ FT

PARLOR LEVEL CEILINGS: 10+ FT





LOWER LEVEL FLOOR PLAN



PARLOR LEVEL FLOOR PLAN

13-19 STANHOPE ST., BOSTON - UNIT 1D
1,522 SQUARE FEET



2A: PAUL REVERE SUITE

DESCRIPTION

Nearly 1600 square feet of dramatic loft space, all on one floor! Currently configured as a two bedroom/1.5 bath home, but could easily be converted to a three bedroom/two bath with minimal work and still allowing for a copious living space and designated dining space to seat 8-14.

Primary suite has an attached bath, washer/dryer and tall windows.

The second bedroom is on "The Nose" of the building granting this space Southern and Eastern light and is accessed by the original steel barn doors.

Over a dozen oversized windows in this phenomenal space featuring high ceilings, antique, factory hardwood floors, white brick walls and corner exposure.

Open design kitchen with butcher block peninsula, perfect for entertaining and stainless countertops.

Disclosure: 2nd bedroom does not currently have a closet.

FEATURES

SECOND LEVEL

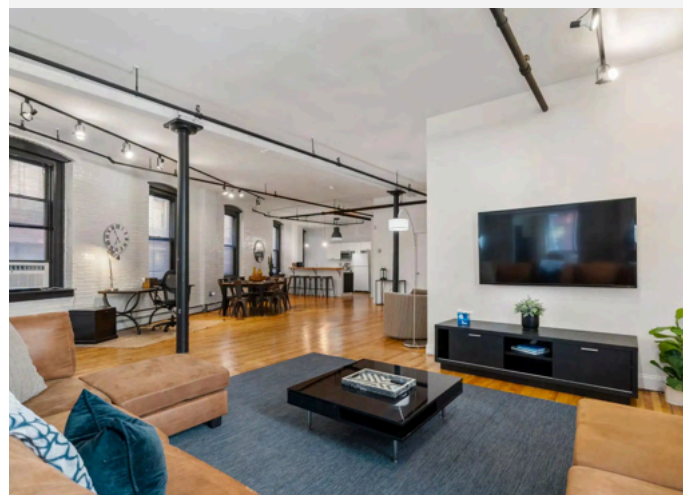
2 BEDROOMS

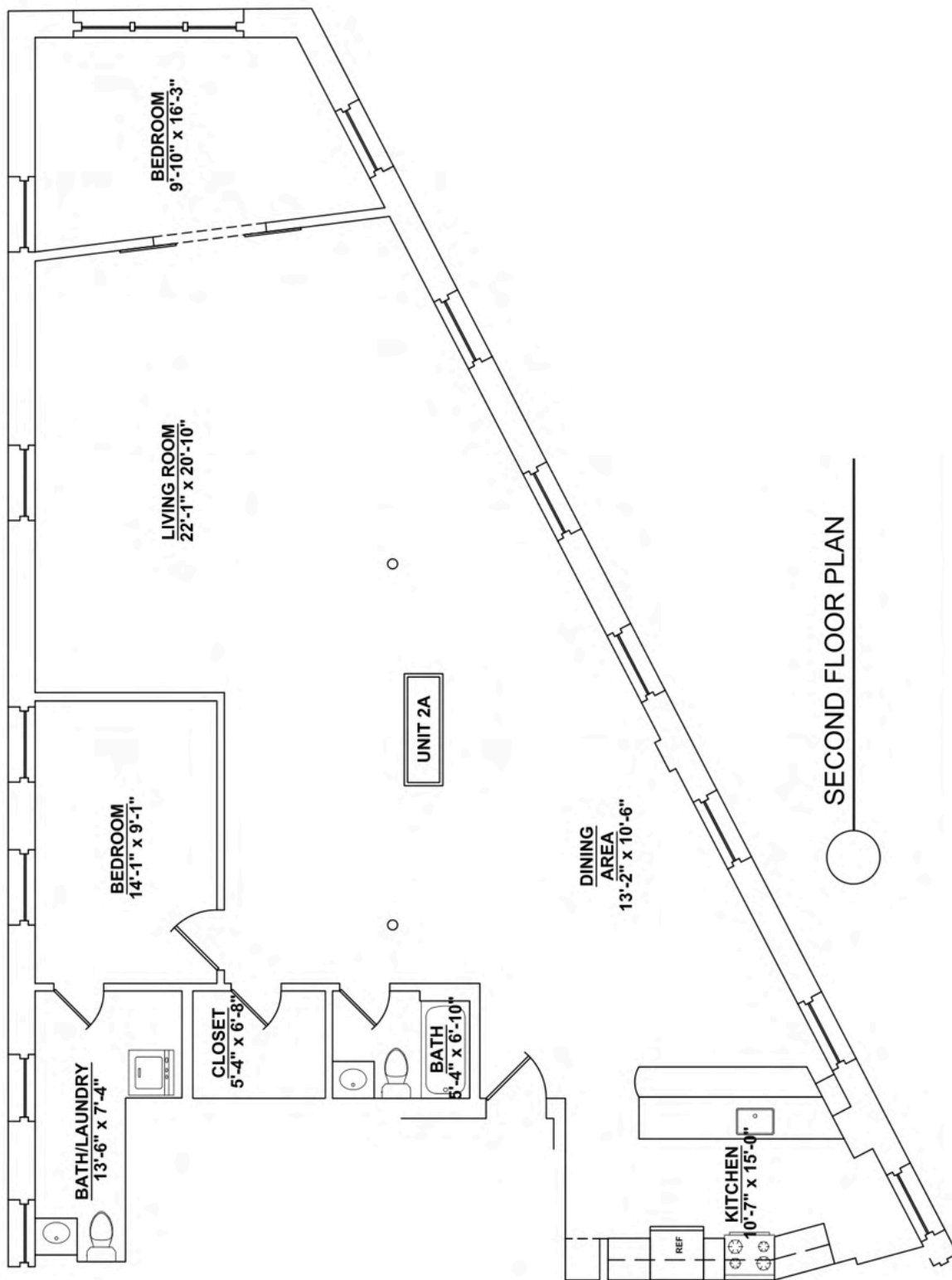
1 FULL BATH + 1 HALF BATH

LIVING AREA: 1,591 SQ FT

IN-UNIT LAUNDRY

CEILING HEIGHT: 10 FT





13-19 STANHOPE ST., BOSTON - UNIT 2A
1,591 SQUARE FEET



2B: GARDEN SUITE

DESCRIPTION

Enter through the steel industrial doorway and up your black metal and wooden private staircase into this dramatic open loft space home flanked by a wall of windows.

This home features 10 foot ceilings, exposed brick and the original barn door.

The open kitchen has industrial style painting cabinetry, steel countertops and includes a dishwasher.

Currently used as a one bedroom but could easily be made into a two bedroom with very little effort. The space also features designated dining space and office space.

Juliette balcony is the perfect place to enjoy a cup of coffee and watch the city go by.

Design your own dream home, exactly how it works for you.

FEATURES

SECOND LEVEL

1 BEDROOM + OFFICE

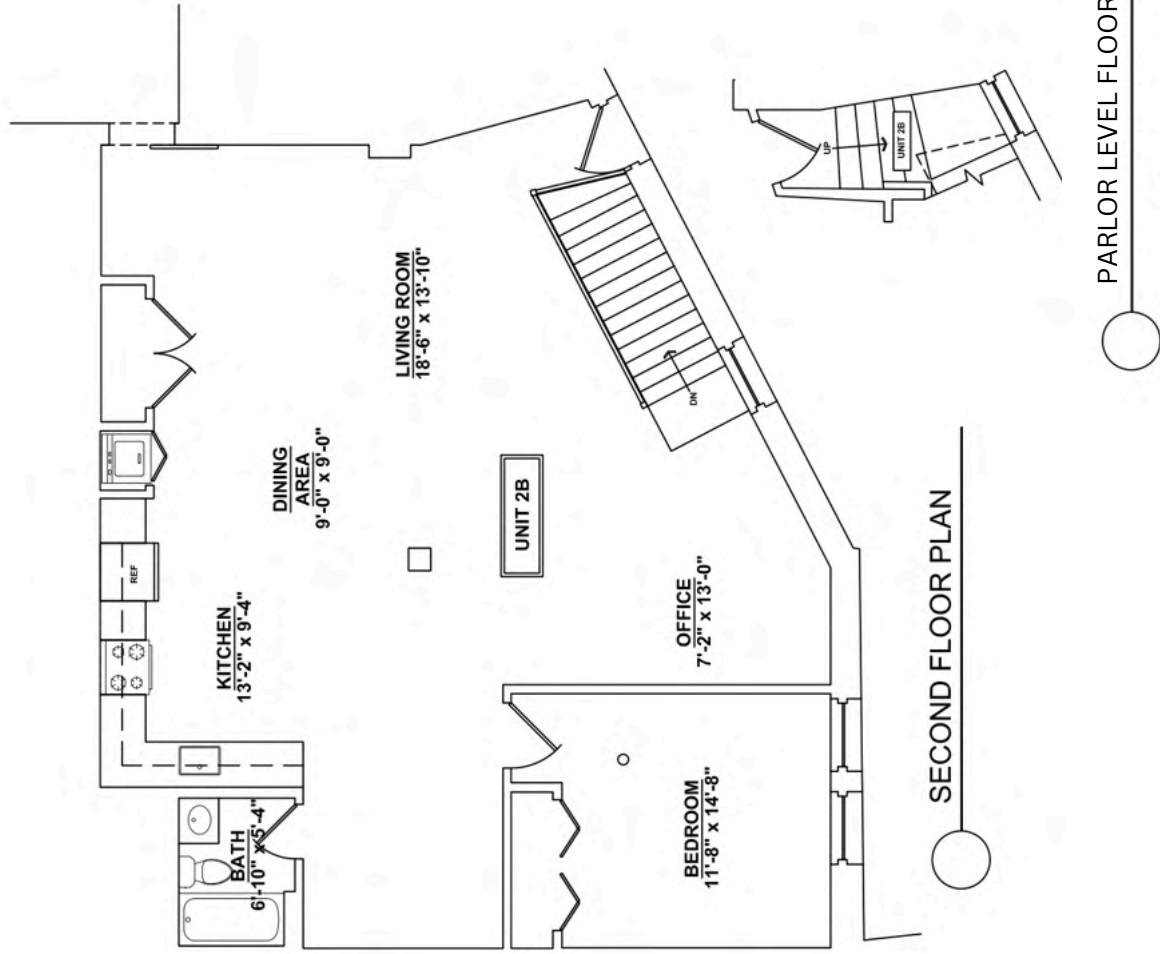
1 BATHROOM

LIVING AREA: 1,154 SQ FT

IN-UNIT LAUNDRY

CEILING HEIGHT: 10 FT





13-19 STANHOPE ST., BOSTON - UNIT 2B
1,154 SQUARE FEET



2C: STATE HOUSE SUITE

DESCRIPTION

One-of-a-kind open, airy loft space with unique New York flair and southern light. This home full of old-world charm features 10 foot ceilings, exposed brick and antique factory style hardwood flooring.

Currently configured as a one bedroom space the home has a custom bookshelf to designate your sleeping area.

The open kitchen has industrial style painted cabinetry and an open peninsula perfect for entertaining.

In-unit washer and dryer and white tile bath with tub.

A true commercial loft feel in the heart of residential Back Bay.

FEATURES

SECOND LEVEL

1 BEDROOM

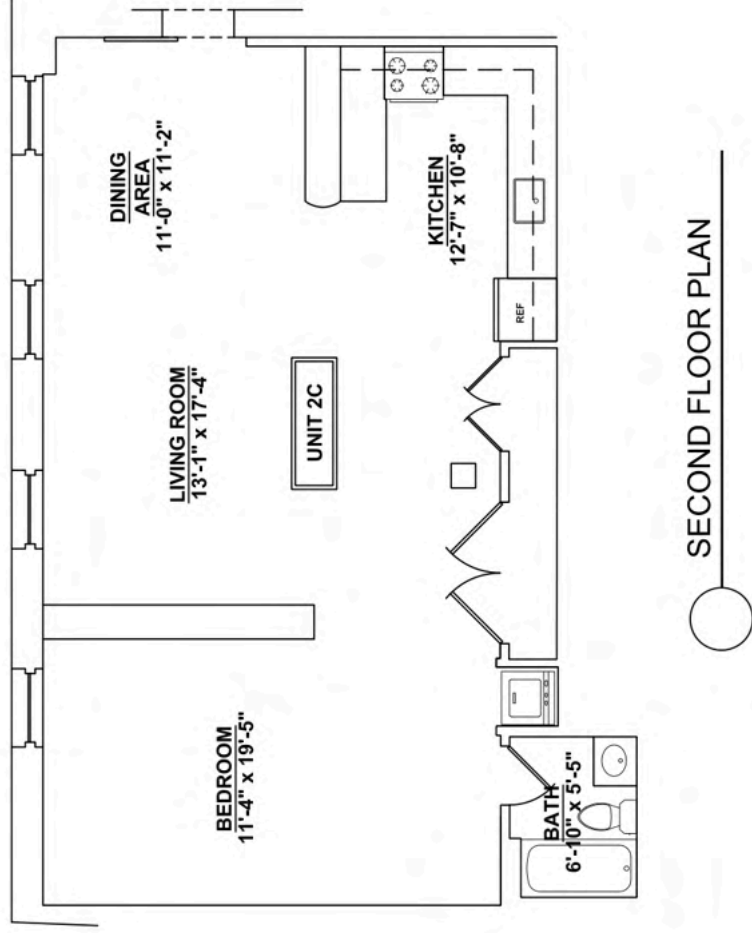
1 BATHROOM

LIVING AREA: 824 SQ FT

IN-UNIT LAUNDRY

CEILING HEIGHT: 10 FT





13-19 STANHOPE ST., BOSTON - UNIT 2C
824 SQUARE FEET



3A: COPLEY SUITE

DESCRIPTION

1,600+ square feet of dramatic loft space, all on one floor and under two enormous skylights allowing a greenhouse effect.

Over a dozen dramatic windows in this phenomenal space featuring high ceilings, original wooden beams, antique, factory hardwood floors, exposed brick walls and corner exposure with light from three directions. Currently configured as a two bedroom/1.5 bath home, but could easily be converted to a three bedroom/two bath with minimal work!

The bedroom is on "The Nose" of the building granting this space Southern and Eastern light and is accessed by the original steel barn doors.

Open design kitchen with butcher block peninsula, perfect for entertaining and stainless countertops leads to a designated dining space which could seat 14!

The home also comes with over 1200 ft.² of exclusive roof right space ready for your private deck or ease of adding central air conditioning. Full stair to the roof is already in place.

One full parking space included in the sale price.

Disclosure: Second bedroom currently has no closet and no walls.

FEATURES

THIRD LEVEL + ROOF RIGHTS

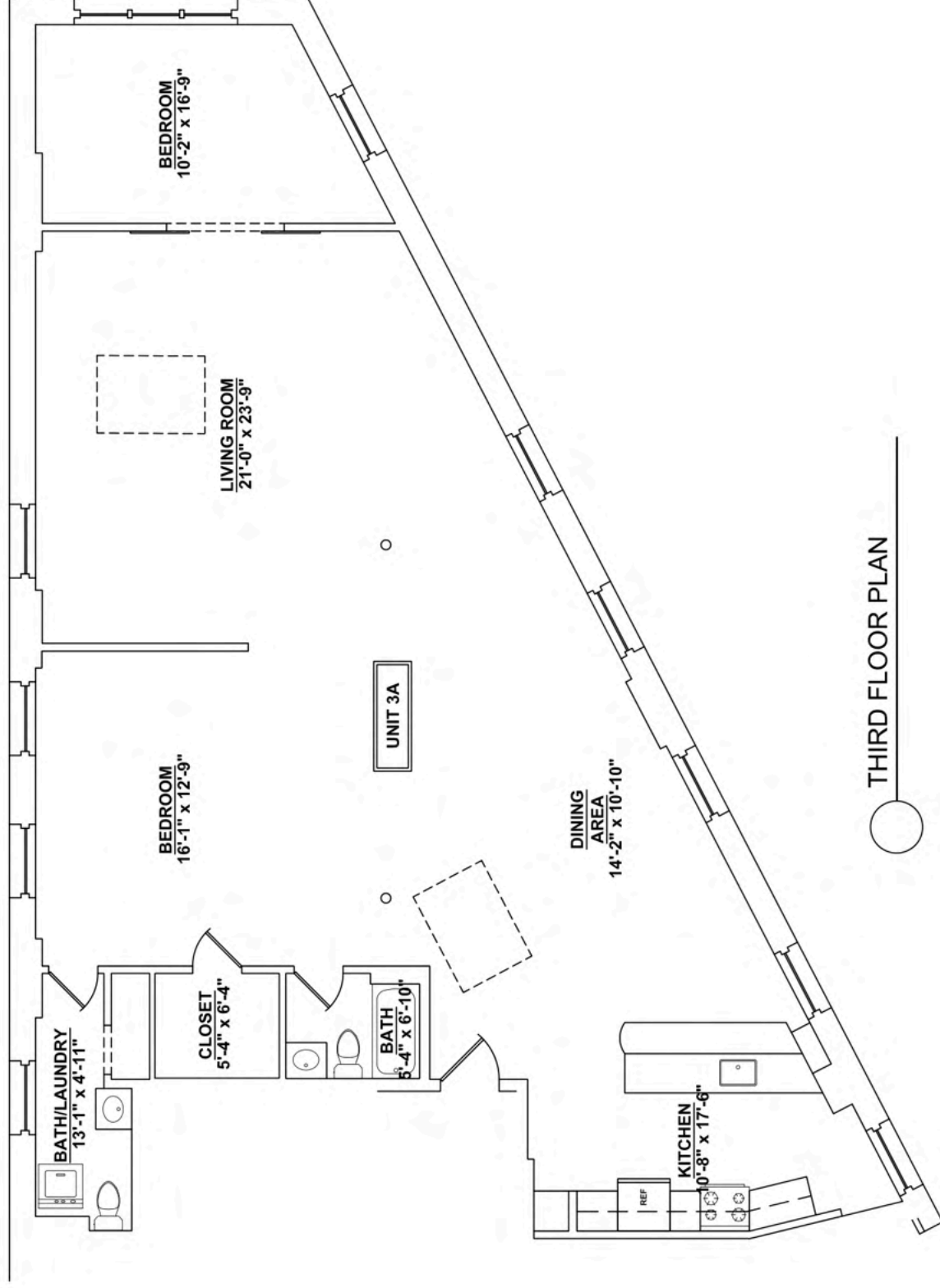
2 BED + 1 FULL + 1 HALF BATH

LIVING AREA: 1,615 SQ FT

IN-UNIT LAUNDRY

CEILING HEIGHT: 11+ FT





13-19 STANHOPE ST., BOSTON - UNIT 3A
1,615 SQUARE FEET



3B: HARBOR SUITE

DESCRIPTION

One-of-a-kind open, airy loft space with unique flair and southern light. This unique home features 11+ foot ceilings with original wooden beams, exposed brick, antique factory style hardwood flooring, and huge skylights that make this space glow!

Currently configured as a two bedroom with designated living and dining areas, it would be easy to move walls and create the design that works for you!

The open kitchen has industrial style painted cabinetry and an open peninsula perfect for entertaining.

In-unit washer and dryer and white tile bath with tub.

A true commercial loft feel in the heart of residential Back Bay. This home comes with roof rights to create 900+ sq ft of private outdoor space!

Full stair to the roof is already in place.

Disclosure: Bedrooms do not currently have traditional closets. All bedroom walls are non-structural and this home can be designed to suit your dreams.

FEATURES

THIRD LEVEL + ROOF RIGHTS

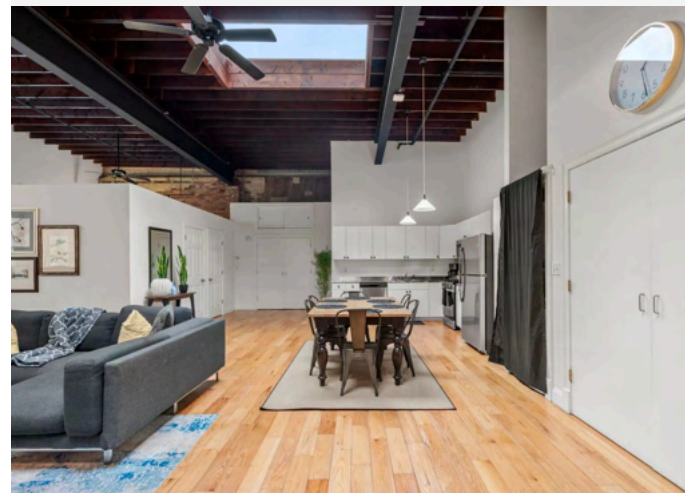
2 BEDROOMS + OFFICE

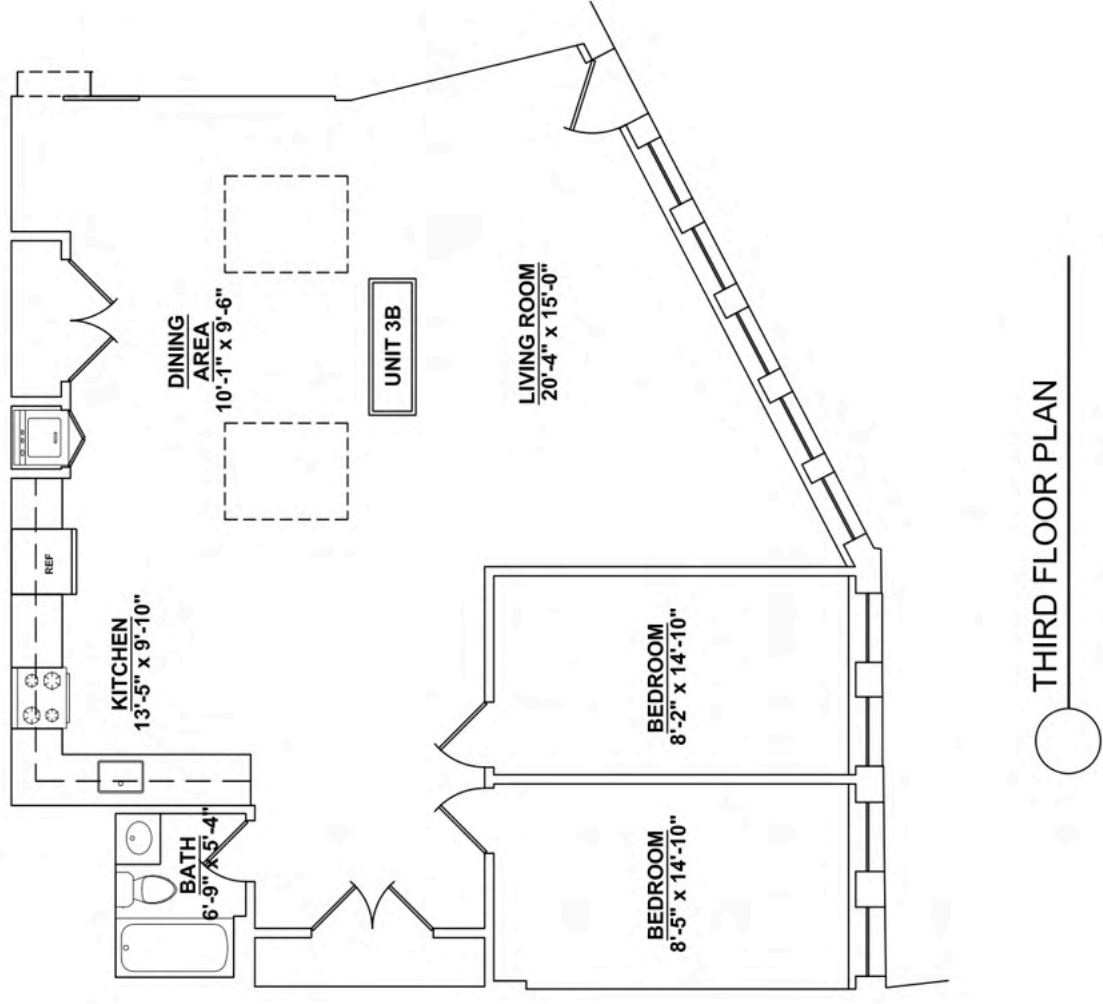
1 BATHROOM

LIVING AREA: 1,143 SQ FT

IN-UNIT LAUNDRY

CEILING HEIGHT: 11+ FT





THIRD FLOOR PLAN

13-19 STANHOPE ST., BOSTON - UNIT 3B
1,143 SQUARE FEET



3C: FANEUIL HALL SUITE

DESCRIPTION

One-of-a-kind open, airy penthouse loft space with dramatic flair and southern light. This unique home features 11+ foot ceilings with original wooden beams, exposed brick and antique factory style hardwood flooring.

Currently configured as a one bedroom space the home has a custom bookshelf to designate your sleeping area.

The open kitchen has industrial style painted cabinetry and an open peninsula perfect for entertaining.

In-unit washer and dryer and white tile bath with tub.

A true commercial loft feel in the heart of residential Back Bay.

This home comes with private roof rights to create an incredible outdoor space!

Full stair to the roof is already in place.

FEATURES

THIRD LEVEL + ROOF RIGHTS

1 BEDROOM

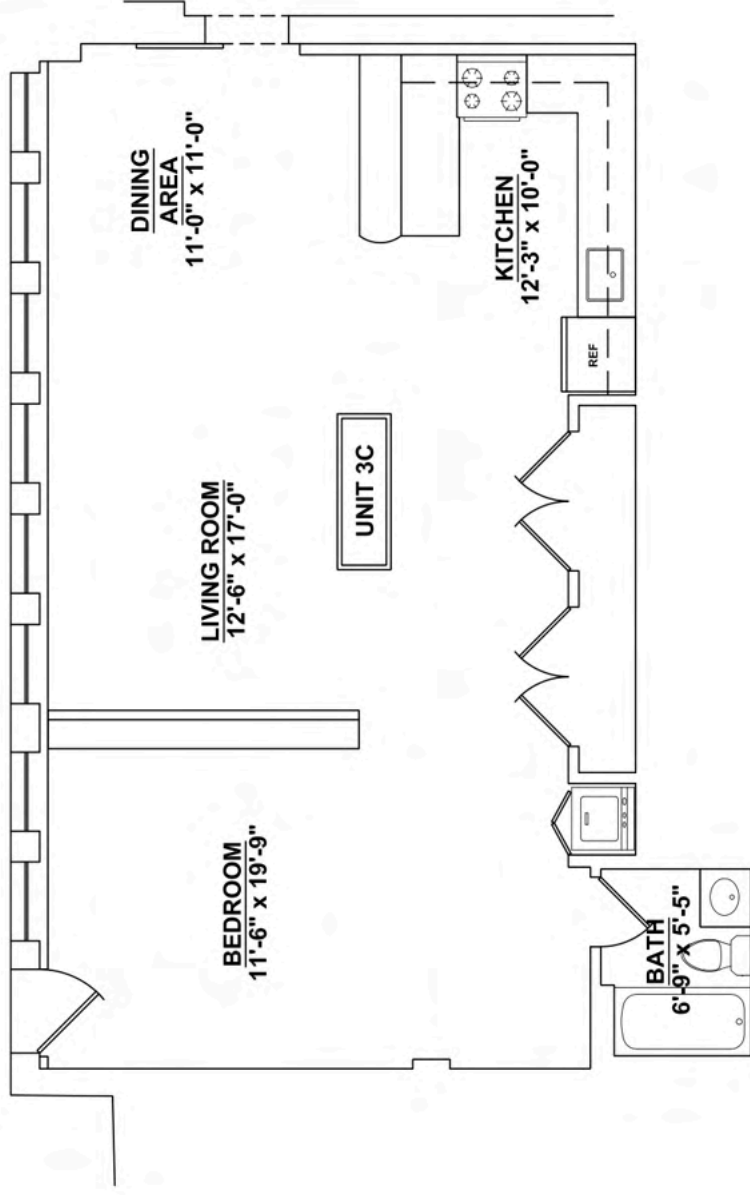
1 BATHROOM

LIVING AREA: 812 SQ FT

IN-UNIT LAUNDRY

CEILING HEIGHT: 11+ FT





○ THIRD FLOOR PLAN

13-19 STANHOPE ST., BOSTON - UNIT 3C
812 SQUARE FEET