



251
COMMONWEALTH
AVENUE
BACK BAY - BOSTON

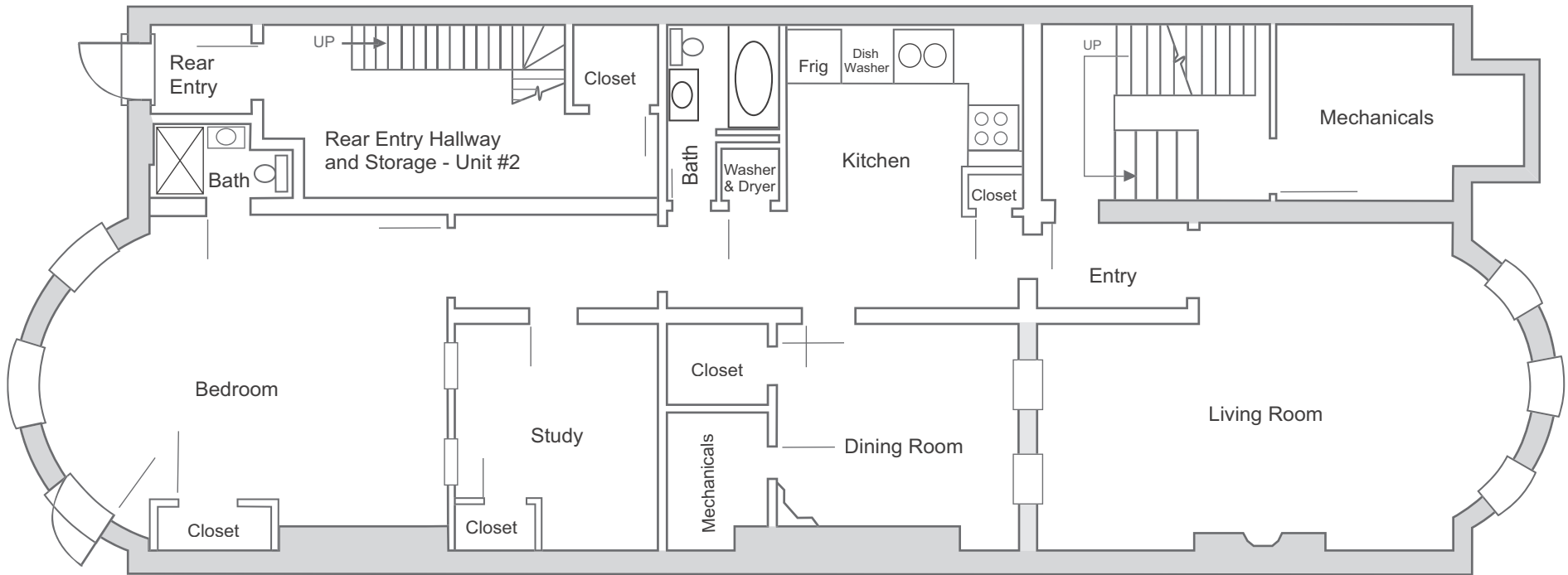
FLOOR PLANS

HISTORY

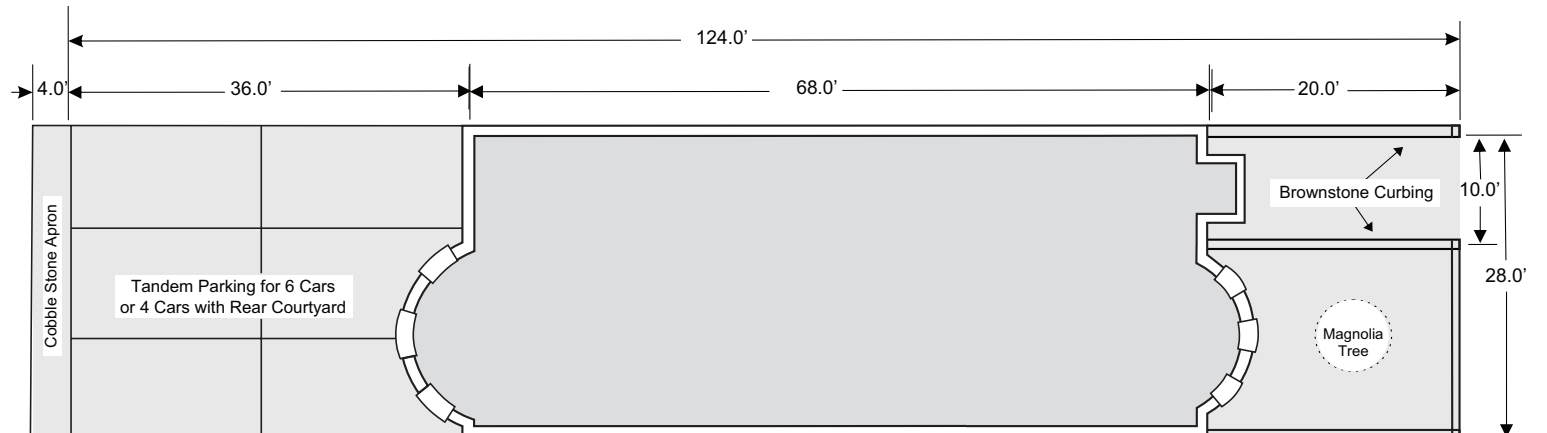
LOCATION



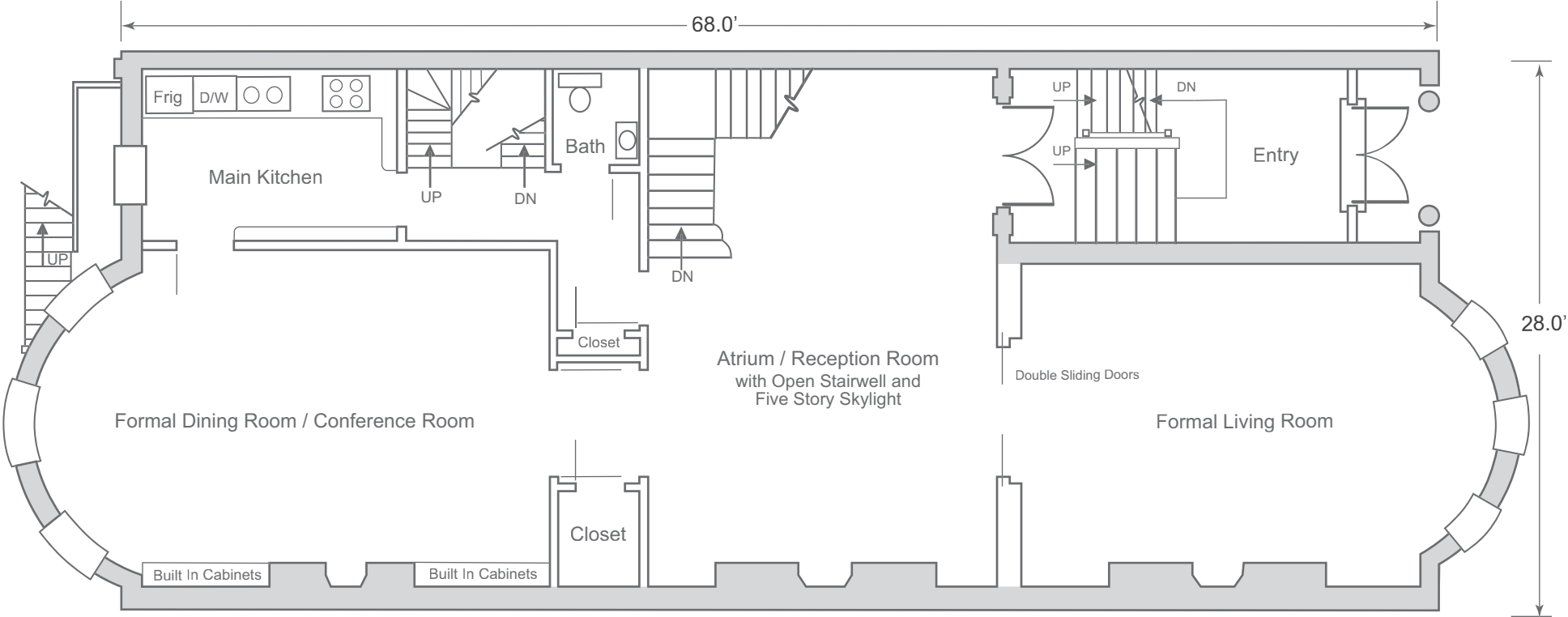
Unit #1 Garden
 Ground Floor
 Gross Square Feet: 2,057



Plot Plan



Unit #2 Primary Residence (1 of 3)
 Parlor
 Gross Square Feet: 2,018



Artistic rendering for visual purposes only.
 Dimensions are estimates and are not guaranteed. May not be to exact scale.

Gross Square Feet (as measured)*

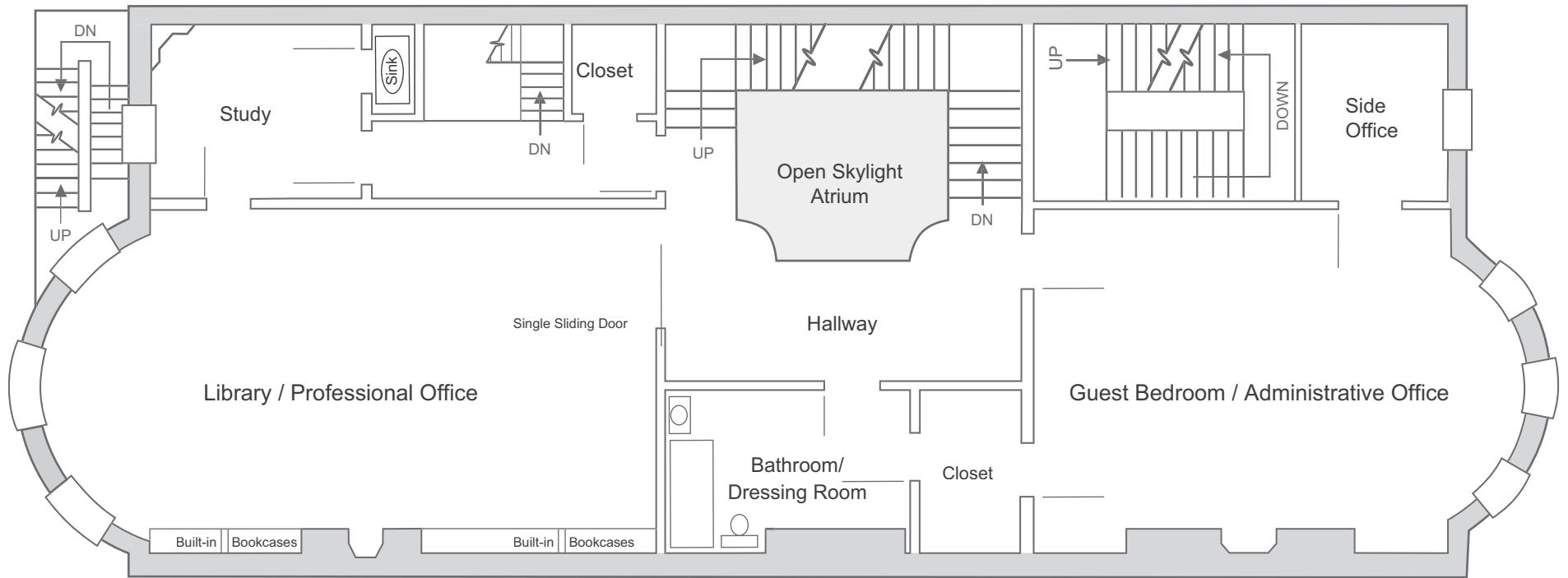
- Ground Floor Unit #1 2,057 gross sq ft
- 1st Floor Unit #2 2,018 gross sq ft
- 2nd Floor Unit #2 2,042 gross sq ft
- 3rd Floor Unit #2 1,973 gross sq ft
- 4th Floor Unit #3 1,904 gross sq ft
- 5th Floor Unit #4 1,709 gross sq ft

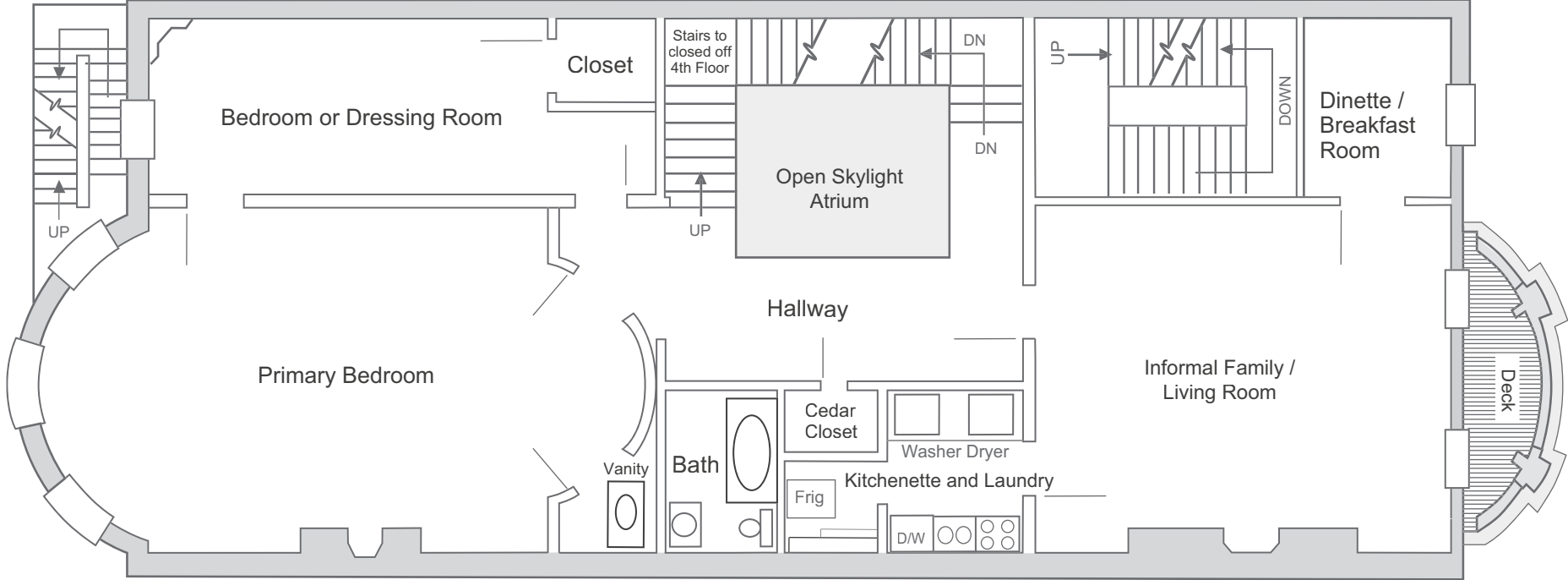


Unit #2 (2 of 3)

Second Floor

Gross Square Feet: 2,042

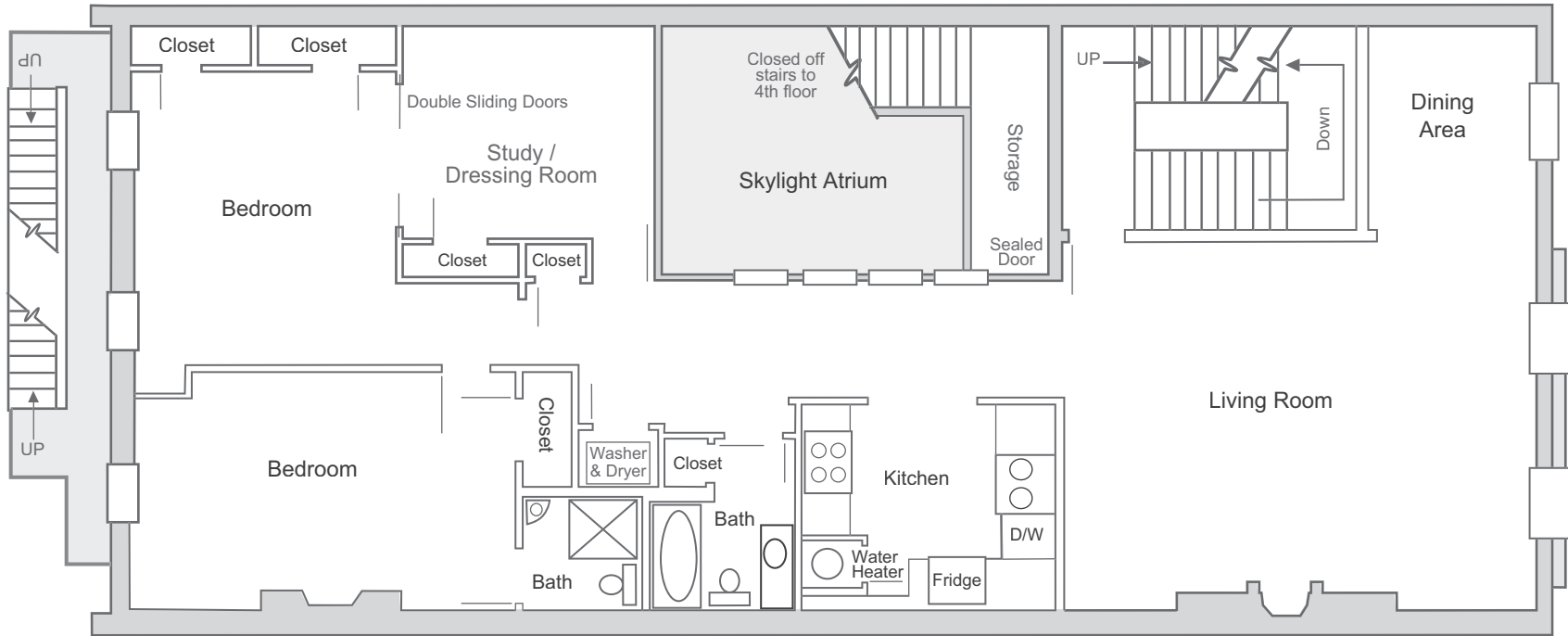




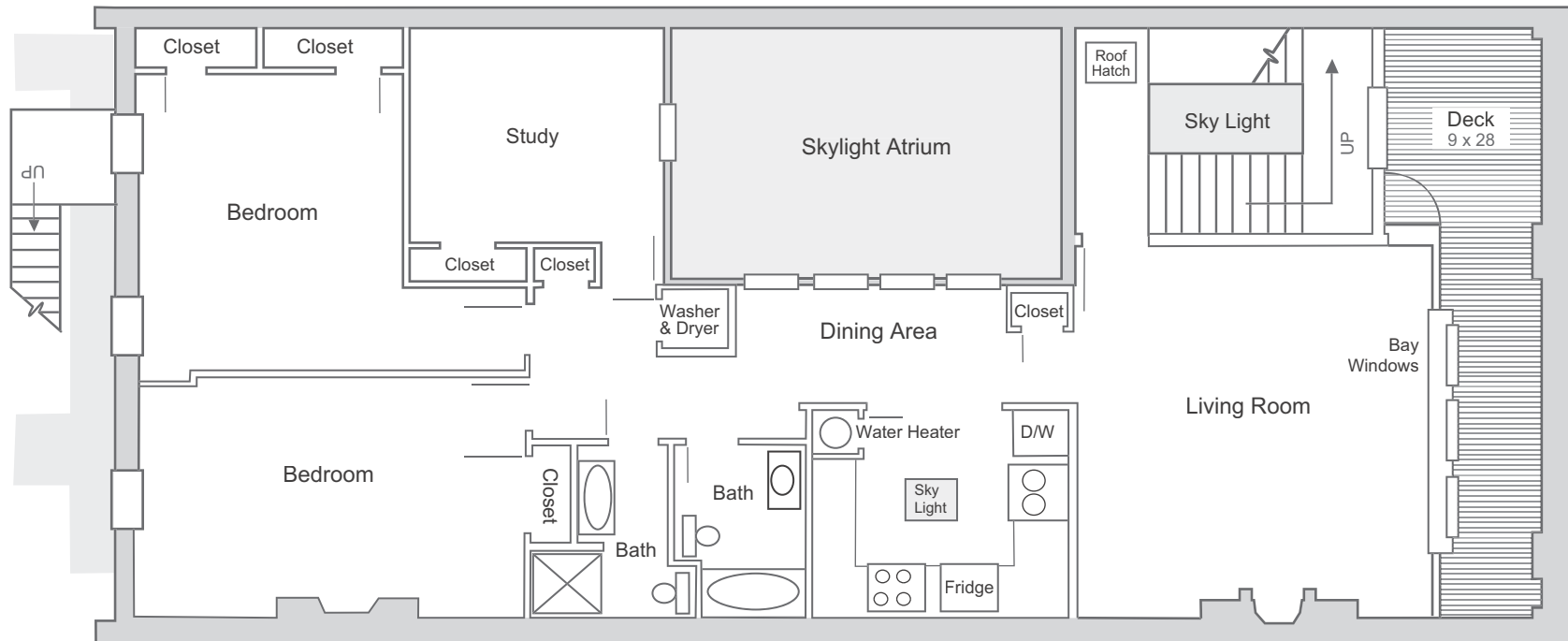
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Unit #3
Fourth Floor
Gross Square Feet: 1,904



Unit #4 Penthouse
Fifth Floor
Gross Square Feet: 1,709



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Constructed: 1880/81, penthouse added about 1900
Architect: Shaw and Shaw – G.R. and R.G. Shaw
Contractor: Shepard & Weston, and B.D. Whitcomb



THE HISTORY & NEIGHBORHOOD



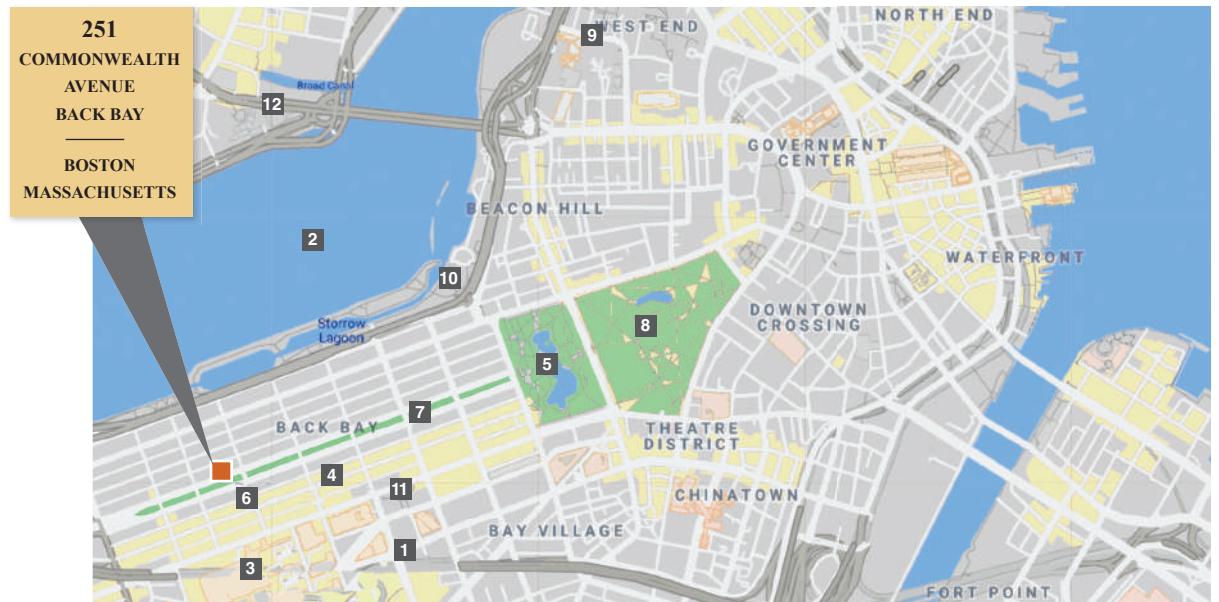
A storied Back Bay location, 251 Commonwealth Avenue was designed by Shaw and Shaw, architects, and built in 1880 as a single family home for John and Mary (Smith) Bigelow where they raised their six children. John Bigelow was a banker, and investor in copper mines. The home has only had a handful of owners since then and much of the original interior architecture and design remain intact.

At 28 feet wide, the building has a commanding presence along Commonwealth Avenue. Grand formal rooms are adorned with quartersawn oak paneling, carved fireplaces (16 total), and period lighting fixtures forged in bronze, crystal and brass. There are embossed ceilings, built-ins crafted from cherry and a museum quality central staircase connecting the floors. The building measures 11,793 gross square feet*. Currently configured as four separate apartments, there is a brick and granite parking court for six vehicles in the rear. The parlor, second and third floors are used as the current owner's palatial private quarters. The other three apartments are single floor residences. The penthouse includes a walk-out deck overlooking the spine of the Back Bay, and the mall.

Located on the sunny side of Commonwealth Avenue, there is exceptional light and scenic views from all rooms.

* Gross square footage as measured; differs from public record.

TAXES: \$35,510 ANNUALLY
OFFERED AT: \$12,500,000



251
COMMONWEALTH
AVENUE
BACK BAY
BOSTON
MASSACHUSETTS

- | | | |
|-------------------------|----------------------------|-------------------------|
| 1 COPLEY PLACE | 5 BOSTON PUBLIC GARDEN | 9 MASS GENERAL HOSPITAL |
| 2 CHARLES RIVER | 6 NEWBURY STREET | 10 HATCH SHELL |
| 3 PRUDENTIAL CENTER | 7 COMMONWEALTH AVENUE MALL | 11 JOHN HANCOCK TOWER |
| 4 BOSTON PUBLIC LIBRARY | 8 BOSTON COMMON | 12 CAMBRIDGE |

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