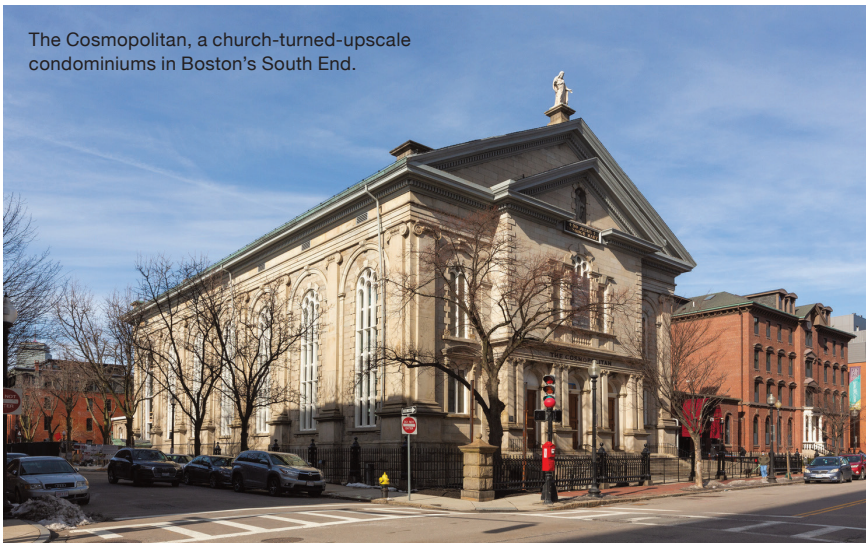


REBUILDING AMERICA **BOSTON**

The Cosmopolitan, a church-turned-upscale condominiums in Boston's South End.



HISTORY MEETS LUXURY

A bold reimagining of a South End church yields stunning, amenity-filled urban residences.

In 2007, the magnificent Church of the Immaculate Conception closed its doors for good, ending a 146-year presence on Harrison Avenue in Boston's South End. Today, the beautiful structure has been renamed The Cosmopolitan and features 63 luxury residences—each with its own terrace—that revel in modern design while honoring the past. The renovation also includes the adjoining building that once housed Boston College High School. Matching these extraordinary spaces with buyers is renowned Realtor® Susan Piracini, who leads The Piracini Group, an award-winning team with Coldwell Banker Realty.



Susan Piracini

“This development has been a labor of love,” says Piracini, a Boston native with a deep appreciation for the city's history. “Other area churches have been made into residences, but this is by far the largest. There's nothing else like it on the market.” What's more, she adds, people in the community—including many former parishioners—are thrilled that the structure has been saved and repurposed.

Creative Conversion

The church's original, two-foot-thick New Hampshire granite walls remain. The soaring interior now houses seven stories of living space: 51 one-, two-, and three-bedroom condominiums and 12 triplex penthouses.

Select units feature stained glass windows and other original architectural details. Outside, the South End's bustling streets, rich in art, culture, commerce, and fine dining, attract visitors from around the world.

The Cosmopolitan is a full-service concierge building providing residents with luxe amenities including an opulent residents' lounge, state-of-the-art fitness center, pet spa, private outdoor spaces, and garage parking. The penthouses, says Piracini, are truly special.

“I've sold real estate in Boston for many years and have never seen anything like these penthouses; they are truly unicorns,” says Piracini. The Cosmopolitan penthouses are triplexes, she explains, taking up fifth, sixth, and seventh floors of the main church building. The fifth floor of each penthouse residence includes its own private amenity space with a fully equipped fitness center, luxe screening room, home office, full bath, two-person sauna, wine storage area, and wet bar. The upper floors of each penthouse unit feature two or three bedrooms, en suite bathrooms, top-of-the-line finishes, and sweeping views of the city from private terraces. Each penthouse residence comes with garage parking and an exclusive, access-controlled elevator.

While The Cosmopolitan's exterior is nearly unchanged from its original 19th-century architecture, the residences are brand-new, says Piracini—and a great value. “These condominiums are the lowest price per square foot for new construction in the South End,” she says. “The condo fees are extremely reasonable and include all utilities.”

Piracini and her team have more than two decades of experience marketing and selling new home communities in the Boston area. They provide sales and marketing services for new development and condo conversions—from market analysis through closeout—with stellar customer service. The unprecedented challenges of a global pandemic caused many people to leave Boston for less populated areas, Piracini says, but the tide appears to be turning.

“People are ready to come back to this amazing city,” she adds. “Interest rates are low, and it's a great time to buy.”



The top floor includes kitchen, dining, and living areas, as well as access to a terrace.



The bedroom level features one, two, or three bedrooms.



The private amenity space offers a fitness center, screening room, and sauna.

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