

THE  
**SARA**  
RESIDENCES ON EAGLE HILL



NEW CONSTRUCTION CONDOMINIUMS OFFERED FOR PURCHASE  
219 SARATOGA STREET BOSTON, MA 02128

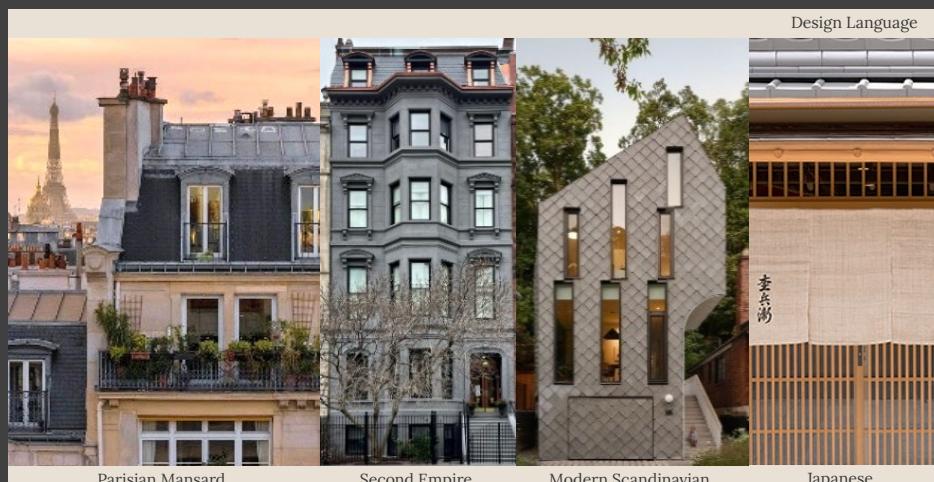


# WELCOME.

THE SARA is a new construction boutique collection of condominiums inspired by Japanese and Scandinavian minimalism with a dusting of Parisian elegance. Thoughtfully crafted for those who appreciate understated luxury and a sense of home.

## ARCHITECTURE —

There is architecture and there is Architecture; The Sara is the latter. Designed by the award-winning collective of designers at Zephyr Architects, The Sara is a masterpiece amidst a sea of genericism. In conversation with Eagle Hill's remarkable concentration of 19<sup>th</sup> century original housing stock, the façade is clad with dimensional, beveled diamond-shaped tiles - a playful modern response to the surrounding historic shingled European mansard roofs. The tall windows harken back to the romantic ratios characteristic of Second Empire, Gothic and Victorian styles, however, The Sara reinterprets these proportions by inverting the neoclassical hierarchy. Geometry, proportion, texture, dimension and execution set The Sara apart as the magazine worthy gem offered for purchase today.

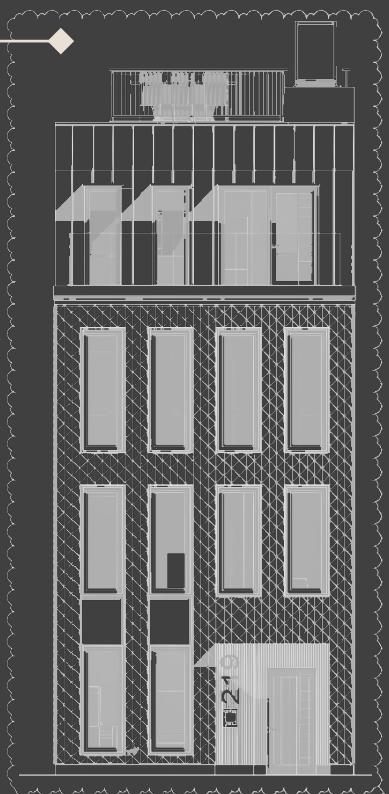


Parisian Mansard

Second Empire

Modern Scandinavian

Japanese



THE SARA



# INTERIOR DESIGN

The interior design is a carefully curated blend of natural materials, clean lines, and timeless finishes. Inspired by a balance of Japandi minimalism and the charm of Parisian elegance, every detail has been considered to create a home that is both functional and refined. To create this cohesive ode to effortless eclecticism, we blended the peaceful elements of Zen & Wabi Sabi, the warmth of Hygge with a touch of luxury in the spirit of L'Art de Vivre.

## KITCHEN SELECTIONS



Wood Slim Shaker Cabinets

Satin Finish Soapstone Quartz

Bronze Fixtures

Matte Black & Brushed Bronze Café Appliances

## BATHROOM SELECTIONS



**"The Spa"**  
Primary Bathroom  
Ribbon Maple Tile  
Limestone Floors  
Iron Fixtures

**"The Emerald"**  
Guest Bathroom  
Zellige Spruce Tile  
Slate Floors  
Bronze Fixtures

Bespoke furniture-quality  
fluted, slatted and/or slim  
shaker wooden vanities

## MILLWORK

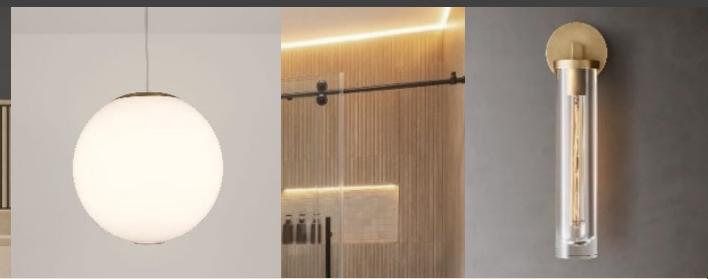


Herringbone White Oak Floors

Architectural Wall Molding

Timber Slat Wainscoting

## LIGHTING



Opal Orb Pendants

Ambient Accents

Crystal Sconces



THE SARA

# FEATURES



## EUROPEAN WINDOWS

Standard issue in 5-star hotels across Paris, London and Florence for decades, we imported thermally and acoustically superior tilt & turn high performance windows from industry leader Drutex custom fit to our architectural geometry.

## HEATING & COOLING

State-of-the-art Mitsubishi M Series recessed ceiling cassettes featuring multi-zoned individual temperature control, automatic vanes & multi-stage filtration for optimal comfort, cost savings and a clear environmental conscience.



## SMART TECH

Enjoy safety, security & seamless package management convenience with industry leading ButterflyMX smart video access systems, as well as TP Link Kasa smart light switching and kitchen appliances featuring app-enabled operation.

## MATERIALS

We built The Sara with ease and sustainability at top of mind. Features like award winning upcycled PVC façade materials, hardened, waterproofed oak flooring, steel structural moment frames, thermoplastic polyolefin roofing and more provide a worry free minimal maintenance ownership experience.



## CAFÉ APPLIANCES

Premium appliances fit with a durable fingerprintless powder coated matte finish color coordinated perfectly with the soapstone slabs and bronze fixtures. Luxury configurations like double ovens, microwave drawers and state of the art induction technology come standard.



THE SARA

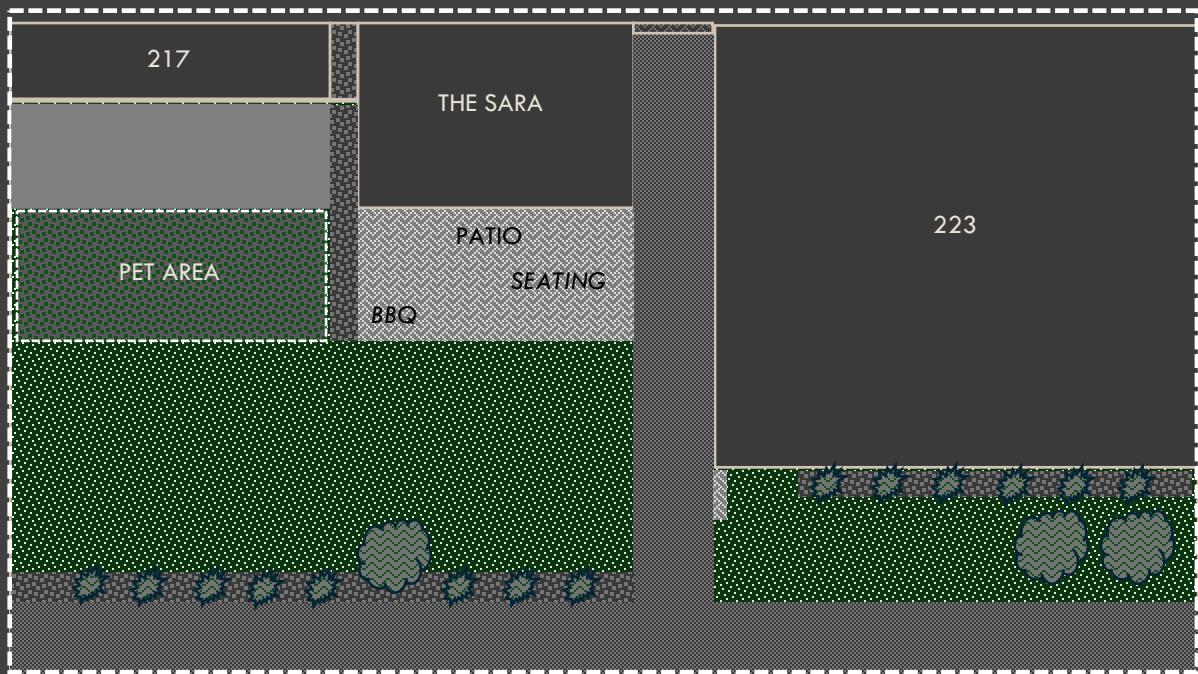
# AMENITIES



Penthouse Skyline Views (Nos. 3 & 4)



YARDS



\*Deeded Rights Offered On 219 Saratoga Parcel Only. Rights pertaining to abutting parcels are not deeded and not to be construed to be offered. Access to other parcels subject to voluntary participation.

- ◆ Landscaped, enclosed, shared rear yard\*
- ◆ In-Unit Washing Machine and Dryer
- ◆ Multizone Heating and Air Conditioning
- ◆ Café induction range & microwave drawer
- ◆ Smart Kasa Light Switching
- ◆ Smart Access & Video Surveillance

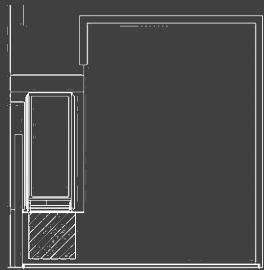
- ◆ Wood, Slim Shaker Kitchen Cabinets
- ◆ Soapstone Quartz Countertops
- ◆ Bespoke Lighting Package
- ◆ Architectural wall moldings
- ◆ Timber slat hallway wainscoting
- ◆ Beadboard bedroom ceilings



THE SARA

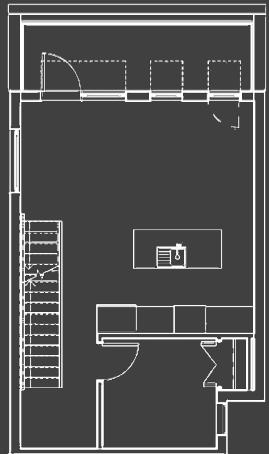
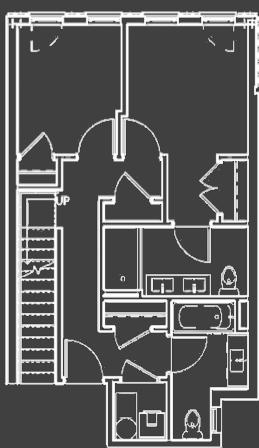
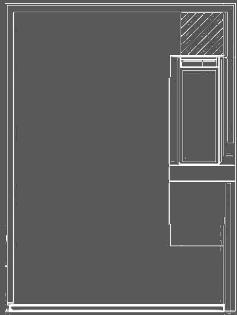
## PENTHOUSE NORTH

3 Bedrooms  
2 Bathrooms  
1,158 Square Feet  
Penthouse Duplex  
Private Roof Deck  
Skyline Views  
Bonus Terrace



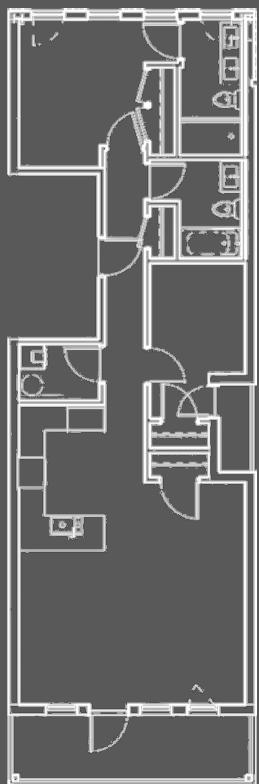
## PENTHOUSE SOUTH

3 Bedrooms  
2 Bathrooms  
1,130 SF  
Penthouse Duplex  
Private Roof Deck  
Skyline Views



## THE TREEHOUSE

2 Bedrooms  
2 Bathrooms  
1,004 Square Feet  
Floor-Through  
Upper Level  
Private Rear Deck



## THE GREENHOUSE

2 Bedrooms  
2 Bathrooms  
943 Square Feet  
Floor-Through  
Private Deck  
Direct Yard Access



# LOCATION



## EAST BOSTON

Breathtaking Skyline views, waterfront parks, rich history and culture, this convenient waterfront neighborhood was built by connecting five Boston Harbor Islands in the mid 19<sup>th</sup> century. Initially a world class shipbuilding and luxury cruise liner hub with master planned European style residential squares, streets, and gated parks, fast forward to the turn of the millennium when a neighborhood renaissance was sparked by the transformation of an abandoned railroad into a 3-mile-long award-winning Greenway, dilapidated waterfront into new developments and public space, and the MBTA Blue Line was completely overhauled. Now, East Boston is one of the most unique and appealing neighborhoods in the City.



## EAGLE HILL

Eagle Hill is known for best retaining its European feel. A streetcar-suburb scale-similar to Brookline, Cambridge or Beacon Hill-Eagle Hill strikes a lovely balance between the recent development boom and a strong sense of community & heritage. Home to historically significant figures & modern-day politicians alike, living *"on the hill"* has always carried a certain cache. Thanks to its remarkable concentration of preserved 19<sup>th</sup> Century housing stock, pocket parks, grand public buildings, tree lined streets filled with Victorian, and Second Empire architecture, the streets have a storybook feel that attracts intellectuals, academics, artists, young professionals, families and more.



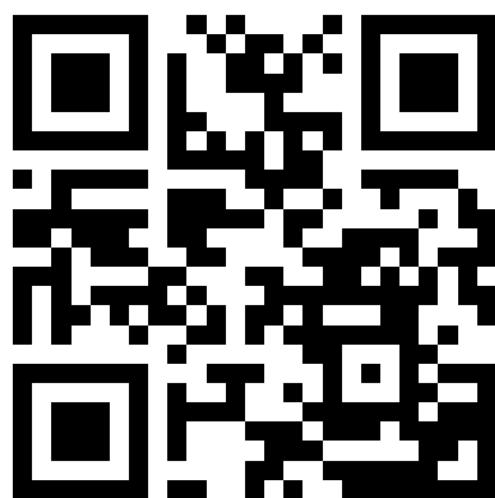
## THE SARA

Location, location...

- ◆ Desirably **'on the hill'** without being up the mountain.
- ◆ MBTA Blue Line and Greenway: 900 feet away
- ◆ 10-minute T ride to Downtown Boston
- ◆ Central Square: 2.5 blocks down (feat. Shaw's Supermarket, CVS & Walgreens Pharmacies, over 40 restaurants)
- ◆ Rino's Place (yes, *that* Rino's) is at the end of the block.
- ◆ Angela's Café, a hip, authentic, vibing breakfast, lunch, dinner pueblo restaurant is just around the corner.



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