

Historic Waltham building goes condo

By PAUL RESTUCCIA



Want to live in a place where the Industrial Revolution began?

The \$489,900 condo at 144 Moody St. in Waltham is part of

a brick complex that once housed one of the world's first textile mills.

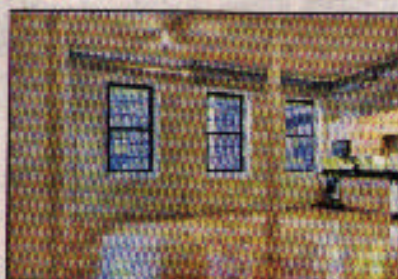
Known as the Boston Manufacturing Co., the 1814 mill hosted the first U.S. power loom, the first company-sponsored housing and America's first industrial strike — an 1821 walkout.

Today, the large complex of buildings (listed on the National Register of Historic Places) contains artist and elderly housing, as well as some light industry.

Located on the banks of the Charles River, the complex is well back from Moody Street, making it a refuge from city traffic.

Building 25, which once served as a woodmaker's shop, has just been rehabbed into 12 high-end lofts, bringing South End-style living to downtown Waltham.

Originally constructed in 1870, the attractive brick building offers lots of great details, such as new 12-over-12 windows.



GOOD LOOKIN': Large windows bring lots of sunlight and air.

Two of the project's condos are still available, including Unit 1.

Located on the ground floor, this condo offers 1,701 square feet of living space, including two bedrooms, a large kitchen/dining/living area and a laundry room.

The condo's large living area features maple-wood floors, high ceilings, track lighting and big windows that bring in lots of light.

This room's exposed-brick walls, painted white, retain the building's original character.

Nearby, the kitchen features Shaker maple-wood cabinets and Uba Tuba dark green granite countertops. Appliances include a General Electric stainless-steel stove, refrigerator, dishwasher and microwave.

The unit's two bedrooms both have walk-in closets, as well as 12-foot ceilings

and exposed ductwork that add character to the spaces.

The bath features a gray ceramic-tile floor, with white ceramic subway tiling around the tub/shower.

An adjacent utility/laundry room comes with a washer/dryer, and also offers extra storage space.

The unit also features gas heating/cooling, central air conditioning and wiring for cable and high-speed Internet service.

Additionally, the condo comes with one deeded outdoor parking space — but you won't need to drive in this neighborhood.

That's because the complex is only a one-minute walk to the MBTA commuter rail's Waltham stop, putting you 20 minutes away from Downtown Boston's North Station.

The condo is also a one-minute walk to a bus stop connecting you with Cambridge.

And you're just steps away from the restaurants and shops of bustling Moody Street.

This commercial district has become a destination point — not just for Waltham residents, but also for people from Weston, Lincoln, Sudbury and other nearby suburbs.

For more information or a chance to view this property, contact John Schwagerl of RCG Properties at 617-234-2150.

Home checklist

Information about this week's profiled home.



- **Address:** 144 Moody St., Building 25, Unit 1, Waltham
- **Bedrooms:** Two
- **Bathrooms:** One
- **List price:** \$489,900
- **Annual taxes:** About \$804
- **Features:** Luxury loft condo in a historic former mill features maple-wood floors, stainless-steel kitchen appliances, 12-foot ceilings and deeded on-site parking.
- **Location:** Short walk to the Waltham commuter-rail stop and Moody Street's shops and restaurants.
- **Built in:** 1870, updated in 2005