



La Regina

40' (12.19m) 2004 Global Boatworks 40 Floating Home
Boston Massachusetts United States



OVERVIEW

\$419,000

Manufacturer: *Global Boatworks*

Engines:

Engine Model:

Engine HP:

Beam: 24' 0"

Max Draft: "

Water:

Hull Material: Steel

Cruise Speed: Knots

Max Speed: Knots

Cabins/Heads: 2 / 2

Fuel Type: Other

Fuel:



Data Sheet

Category: House Boats
Subcategory: House Boats
Condition: Used
Model Year: 2004
Beam: 24' (7.32m)
Min Draft: 2' (0.61m)
LOA: 40' (12.19m)
Cabins: 2
Heads: 2

Knots
Knots
Fuel Type: Other
Hull Material: Steel
Hull Shape: Monohull
Air Conditioning: Yes

lbs
Imported: No
Builder: Global Boatworks, LLC
Designer: Global Boatworks, LLC

Engines/Generators

Summary/Description

2004 Global Boatworks 40' Floating 1800 sq ft Home - Owner will assist with moving costs! Enjoy a luxury waterfront lifestyle year-round or as a vacation home in your own "beach cottage"! Complete with front porch and 2nd-story wrap-around deck!

MAJOR PRICE REDUCTION - Owner is off the boat and ready to sell. "La Regina" can be moved anywhere on East Coast US or go to a marina very near Boston with great downtown and sunset views - buyer's choice!

NEW OFFERING!! Perfect vessel for use as a luxury liveaboard, guest house, floating marina office or High income generating VRBO! Global Boatworks is a high end builder of custom homes and high end custom houseboats. She is richly detailed in her interior fit and finish with many attractive traditional details while at the same time creating a spacious light-filled home with a contemporary feel and ambiance. Recent additions include a brand new Mitsubishi Mini Split HVAC system and a very high end Samsung large fridge/freezer for her massive gourmet galley! She was built as a 2 bedroom/2 Full bath home, but she has ample room for extra occasional guests on sleep sofas if desired. Perhaps her singular greatest feature is her large upper level deck with expansive views in 3 directions. This deck, conveniently located right off the huge master suite, presents an entertaining haven! Further enhancing the al-fresco experience is an adjacent "mini galley" for food storage and light prep such as morning coffee al fresco and afternoon cocktails and apps!

Another of La Regina's many great features is her massive storage area in both the twin hulls and in her attic allowing easy storage transition for a buyer who is transitioning from a land-based dwelling or a smaller boat. Overall she offers a warm and inviting waterfront home with over 1800 SF of luxury living-not to mention her over 950 SF of storage space! She truly is a must see for anyone who is or who has seriously considered living life on the water...Take it from this broker with almost 40 years of such experience! Located very close to Boston, she is a short ride from Logan Airport and she can be relocated and shipped to the location of your choosing.

Note: Outboard engines can be mounted on the stern of the barge if your local marina of choice requires a means of self propulsion for the vessel.

OWNER WILL ASSIST WITH MOVING COSTS FOR NEW OWNER!

Vessel Walkthrough

The vessel is entered via the custom built ramp leading up to the side entry and entry foyer. The ramp is fully hand railed for safety. The entry foyer area offers a generous space with a clear view across the lower level to the sliding glass doors leading out to the small lower sidedeck - a little bonus deck. Standing in the foyer to the left is a large hanging closet with built in storage. To the right is the entrance to the lower bedroom which is currently being used as a crafts room but is easily convertible back to a bedroom. This room is light filled with double wide windows on two walls and has ample room for a queen bed and dressers. This room also provides another access point to the "basement". Standing in the foyer and proceeding left is the first of two full baths with natural light and generous storage. Opposite and down the hallway is a sizeable storage closet/extra pantry and access to both the utility closet (further down and on left) and the second rear entry/exit (at end of hallway and rear of boat) and a small deck where the shore power cords enter the boat. Returning to the foyer area and moving forward one enters the main open layout living area with huge galley area to the left, dining table area at center and living room/family room area to the right. This total area takes advantage of the entire length of the boat and creates a seamless and inviting living environment. The washer and dryer is located at the rear of the galley. Also located towards the rear of the galley is the spiral staircase to the upper level. Located next to the staircase is the electric hoist "open dumbwaiter" system for moving heavy or awkward items between the two levels. Proceeding up the staircase one arrives at a beautiful cozy large landing area featuring natural light and a little

sitting area - a great area to just sit and read or meditate. I like to refer to this as the Zen Bird's Nest! The staircase opening at the top of the stairs features a clear safety surround for both safety and a feeling of openness for views and light passage down to the galley below. The huge master suite is entered through a door off this landing area. To the immediate right is the full bathroom suite. Immediately forward is a niche currently used for owners chest of drawers. To the left on the left is the immense walk in closet. Opposite the closet is the master stateroom with a semi-open office area set off with rolling semi-transparent sliding partitions. This area features a large hanging closet and can just be converted back to extra bedroom space if desired. Adjacent to this office area is the queen bed with TV wall opposite. Adjacent to the walk in closet is another sizeable open area currently used for a storage armoire and mini-bar mini galley to prep and store food and drinks for upper deck which is adjacent and accessed through insulated sliding glass doors. This "anteroom" to the deck can also be used as a second office area if desired.

Main Salon:

- Centrally located dining area that faces both the entry foyer and the double glass sliders to side deck
- Dining area is adjacent to galley for easy serving and conversation with the chef-IE country kitchen style
- Chandelier over dining area
- Custom built-in glass door hutch for extra dishware and servingware
- Third "Basement" access hatch under oriental rug under dining table
- Crown molding and baseboard molding throughout this area and entire vessel
- Living room area adjacent with beautiful coffered ceiling with inner crown molding
- Wall mounted TV above ornamental fireplace and mantel
- Wall mounted Mitsubishi heavy duty mini-split HVAC unit
- Large end-wall insulated glass window with custom Levelor duet style cordless blinds (used throughout boat)
- Engineered wood flooring in this area as well as galley

Galley:

Fully equipped expansive galley similar to that found in a large land-based home.

- Expansive granite countertops
- Large recessed stainless steel Sink with separate garbage disposer section
- Brand New Samsung Refrigerator with upper side by side doors and lower pullout freezer
- Built in stainless steel Wine Cooler
- Abundant Cherry cabinetry throughout
- Stainless steel Household sized dishwasher
- Stainless steel Electric glass top 4 burner stove with full sized oven below
- Stainless steel Full sized Convection/Microwave oven above stove
- Separate built in Cherry/Granite buffet/prep area with generous storage below
- Access (1 of 3) to "basement" hull area with massive storage potential
- Full sized washer and dryer
- Electric winch dumbwaiter system for moving food/groceries and misc items to second floor
- GFCI outlets where required
- Crown molding throughout

Master Stateroom:

- Spectacular owner's suite offering multiple use options!
- (2) Office areas with extra storage
- Multiple insulated windows for great light and views
- Levelor custom cordless honeycomb blinds
- Huge walk in closet

- Large additional double wide hanging/storage closet
- Insulated sliding glass door leading to private outdoor deck with fantastic Boston skyline views!!!
- Mini-galley setup adjacent to master deck for serving/light food prep convenience
- Mini glass front auxiliary heater wall mounted opposite queen bed
- Fabulous huge en-suite master bathroom with Jacuzzi
- Wall mounted LCD TV opposite master queen bed

Master Head:

- Large Jacuzzi tub/shower in separate section of bath suite
- Beautiful granite top vanity and sink with generous storage below
- Matching oval mirror above vanity
- Insulated over/under window for great natural light
- Water saver household style toilet in separate niche with extra storage area
- Custom lighting

Guest Stateroom:

- Light filled from double wide windows on 2 adjacent walls
- Currently used as a craft room-easily converted back to bedroom
- Access hatch to "basement" hull interior
- Ceiling fan
- Ample 110v outlets
- Custom Levelor cordless blinds

Deck:

Expansive L-Shaped wraparound upper deck with fabulous views of Boston skyline and Sunsets!!!

- Low maintenance synthetic planked decking material
- Low maintenance white balustered deck rails at safety height
- L-Shaped synthetic wicker outdoor lounge with removable cushions
- Storage lockers for cushions and misc items
- Additional cushioned chairs
- Outdoor safety GFI electrical outlets
- Small round dining/serving table

Electrical:

- (2) 50 amp 110/220V shore power cables and inlets
- 110/220v home styled circuit breaker panels
- GFCI outlets throughout boat where required by code
- More than ample 110v outlets throughout boat
- (3) 110v Electric bilge pumps

Improvements Since 2017

- Installed a new custom access ramp and entry stoop to enter the boat
- Installed an electric outlet in downstairs fireplace and put in a set of electric candles with a heater
- Installed a heater/electric fireplace in master bedroom
- Upgraded the electric service in the boat
- Replaced downstairs flooring with durable engineered wood

- Installed a wine storage unit in addition to the wine fridge
- Installed custom shelving in the downstairs hall closet
- Installed full warning alarms on the two black water holding tanks
- Adjusted the two holding tanks for more efficient use and disposal
- Insulated the back wall of the boat, the downstairs, and closed up a small window
- Installed open shelving in first floor bathroom
- Installed hand-held Bidets in both bathrooms
- Had deck and roof repaired as was necessary
- Installed cabinets in the first floor bedroom currently used for crafts-can be removed and converted to bedroom
- Installed piping to provide water source for the upper deck
- Installed electric winch for raising and lowering a “dumbwaiter” basket
- Installed new steps, a shelf and hanging hooks in the hallway bilge “basement” section
- Installed IKEA curtain panels to create an office/craft area in upstairs master bedroom suite
- Purchased and installed new large Samsung bespoke refrigerator with glass panel doors
- New dishwasher installed when owner moved in in 2017

Broker's Comments

This is an amazing and rare chance to purchase a well loved floating palace! La Regina has been well loved by her current owner who is moving back to the hometown of Philadelphia after having had a great 6 year living adventure onboard. With very mixed feelings, the owner is letting her go for another lucky new owner to continue the love, the beauty and adventure of living aboard a truly one of a kind houseboat! If you’ve had this dream or are ready to move up to a higher end houseboat, then La Regina could very well be the boat for you-she will not disappoint!

Exclusions

All furniture and personal items, artwork. Some furniture may be negotiable and for sale on case by case basis.

Mechanical Disclaimer

Engine and generator hours are as of the date of the original listing and are a representation of what the listing broker is told by the owner and/or actual reading of the engine hour meters. The broker cannot guarantee the true hours. It is the responsibility of the purchaser and/or his agent to verify engine hours, warranties implied or otherwise and major overhauls as well as all other representations noted on the listing brochure.

Disclaimer

The company offers the details of this vessel in good faith but cannot guarantee or warrant the accuracy of this information nor warrant the condition of the vessel. A buyer should instruct his agents, or his surveyors, to investigate such details as the buyer desires validated. This vessel is offered subject to prior sale, price change or withdrawal without notice.

























































