MAISON COMMONWEALTH

THE DUPLEX RESIDENCES AT MAISON COMMONWEALTH

A Chevron Partners Development

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QUINTESSENTIAL BOSTONIAN BOUTIQUE PROPERTY

FEATURES

A Maison property is about the interior refinement that is expressed through the careful selection of all details throughout the residence. Two brownstones have been combined with all bearing walls removed for a breathtaking sense of expansiveness and grandeur on Commonwealth Avenue. Featuring refined artisan-crafted finishes, Maison Commonwealth cohesively incorporates the elements of luxury living, modern design, and timeless elegance.

A true boutique development, Maison Commonwealth offers concierge and security service to be shared amongst only five residences, allowing for personal and attentive service to its residents. Maison Commonwealth is also able to offer its customers interior design and customization services through its partner design team at Adige Design.

Please review these features in conjunction with our Finishes Book, detailing finishes included in each residence. With exclusively sourced products, beautiful finishes, underground garage parking, concierge service, and close proximity to Boston's premier shopping and dining district, Maison Commonwealth offers its residents a truly special place to live.

**DISCLAIMER: All features are projected prior to unit construction and condominium formation and are therefore subject to variation, substitution or elimination at any time without notice at the sole discretion of the Developer. Such features are for informational purposes only which may or may not be included in a Purchase and Sale Agreement. For a complete and final presentation of the features, reference may only be made to the terms and conditions of the Purchase and Sale Agreement and other documents required to be provided to a Condominium Purchaser pursuant to Massachusetts law.*

PROPERTY FEATURES

Building

Grand, rare, double-wide brownstone with all interior bearing walls removed, and nearly 48 feet of continuous frontage on Commonwealth Avenue.

Beautifully appointed lobby with panel molding, hand-cast plaster crown molding, a custom finished elevator, and a patterned Italian marble floor inlaid within the warmth of imported oak chevron flooring.

An exceptional 4,181-square-foot, two-level Penthouse includes a newly built 1,503-square-foot modern upper-level addition. At the front and rear, motorized glass walls blur the line between inside and out, opening to 970 square feet of private outdoor space.

Floor-through Residences offer 2,812 square feet of seamless single-level living, stretching from Commonwealth Avenue to the rear of the building. The Duplex Residences span two levels, each with approximately 450 square feet of private outdoor space.

Meticulously restored historic building facade complete with ornamental brownstone and turreted slate roof.

Two Garden Level Suites offer independent additional space, deeded together with two of the floor-through units. The spaces have been sold in shell condition to allow for customization.

Residence Details

Formal living, dining, and entertaining spaces overlook Commonwealth Avenue, with ceilings of up to 12 feet, imported wide-plank engineered oak chevron floors, a hand-carved Italian marble mantel with gas fireplace, and cast plaster moldings.

Chef's kitchen outfitted with Italian cabinetry, hand-selected Statuario marble countertops, and appliances by Wolf, Sub-Zero, and Miele.

Serene primary suite with imported oak floors, crown molding, a gas fireplace, and an en suite bath, plus a walk-in closet and dressing area ready for customizable Italian closet systems. Each primary suite opens onto private outdoor space.

Primary bath finished in floor-to-ceiling, hand-selected Statuarietto marble. The space features a freestanding tub, heated floors, a separate water closet, an Italian double vanity, and Radomonte Venezia fixtures.

Laundry room with washing sink and folding space.

Thermal Comfort

The heating and cooling system was designed with a level of care often overlooked, even in high-end developments. Heat is delivered in two stages. First, perimeter hydronic radiators, set into the walls and concealed behind custom decorative iron grilles, provide gentle, even warmth. When more is needed, a virtually silent, low-velocity forced-air system takes over.

Ambient heat is provided in bathroom suites by radiant flooring.

Residences also include gas fireplaces in the living room and primary suite.

Cooling is provided via VRF units and low velocity air handlers.

New historically appropriate windows have been installed to enhance thermal comfort.

Amenities

Heated underground parking with electric charging capability and turntable, accessible by driveway ramp with snowmelt system.

Property concierge and dedicated dry cleaning, package, trash, grocery, and other pick-up/drop-off services from secure in-unit concierge storage location.

Additional secure resident storage units in garage.

Building security uses the ButterflyMX intercom system, offering residents secure and convenient building access through a mobile application. Guests can be easily verified and admitted from anywhere, providing modern convenience while maintaining the highest level of security.

PRESERVED HISTORICAL ELEGANCES CAREFULLY LAYERED WITH MODERN DESIGN

IMAGERY

Maison Commonwealth's design is intended to create an impression of honored and preserved historical elegances carefully layered with modern design that is so uniquely appropriate to Boston and the hallmark of the Maison Brand. Cast plaster moldings that meet sleek modern finishes, hand-carved marble mantels that meet modern Italian cabinetry and the most state-of-the-art appliances, imported oak wood chevron flooring, Italian closets, and floor-to-ceiling imported Carrara marble primary bathrooms. Maison Commonwealth combines the timeless elegance of Boston with the forefront of modern design and convenience.

**DISCLAIMER: The artist renderings, fixtures, finishes, appliances, interior decorations, specifications, terms, conditions and statements contained herein are examples for illustrative purposes only and shall not be construed as representation or offering and shall not create a contractual relationship of any kind as to the content contained therein. The Seller reserves the right to modify, revise or withdraw any or all of each of the foregoing in its sole discretion and without prior notice. Renderings may contain illustrations of finishes that are not included in the finish package to be delivered with the Unit. For actual items included in the Residences, consult only the documents provided with the Purchase and Sale Agreement and such other documents required to be provided by a Seller to a Condominium Purchaser pursuant to Massachusetts law.*

CUSTOM DESIGNED LOBBY

By Chevron Partners

Inspired by Parisian lobbies and entrances, the care and attention to detail in Maison Commonwealth's design clearly distinguishes the lobby from any other on Commonwealth Avenue. The lobby welcomes residents and their guests with features including a custom-made elevator with doors recalling Parisian wrought iron design and a custom appointed elevator interior, designer lighting, cast plaster moldings and inlaid marble and wood flooring.



LOBBY

LOBBY

RESIDENCE IA
LIVING ROOM

Parlor Level with approximately 12-foot ceilings facing Commonwealth Avenue, cast plaster crown molding, hand-carved Italian marble fireplace mantel, imported oak chevron flooring and custom decorative iron heating vents.

RESIDENCE IA
DINING ROOM

Kitchen with imported Italian cabinetry,
48-inch Wolf double oven and range with charbroiler.
See Finishes Book for full appliance list.

Hand-carved marble fireplace mantel, cast plaster crown molding, custom decorative iron heating vents and customizable walk-in closet. The suite opens up to a private 177-square-foot terrace.

RESIDENCE IA
PRIMARY BATH

Primary bath with floor-to-ceiling large format 24 inch x 24 inch imported Carrara marble slabs.

RESIDENCE IA
PARLOR TERRACE

Parlor terrace off Residence IA's primary suite overlooking the garden level patio. Corten steel planter boxes and custom wooden planter walls are provided for added privacy.

Secondary bedroom/study with access to Residence IA's garden level private patio.

RESIDENCE IB
LIVING ROOM

Parlor Level with 12-foot ceilings facing Commonwealth Avenue, cast plaster crown moldings, hand-carved Italian marble fireplace mantel, imported oak chevron flooring and custom decorative iron heating vents.

Imported Italian kitchen with Wolf, Subzero and Miele appliances and Statuario Carrara marble countertops, cast plaster crown molding and built-in banquette.

RESIDENCE IB
KITCHEN

RESIDENCE IB
PRIMARY BEDROOM

Hand-carved marble fireplace mantel, cast plaster crown molding, custom decorative iron heating vents and a customizable dressing area. The suite opens to a private 326-square-foot patio.

RESIDENCE IB
PRIMARY BATHROOM

Primary bath with floor-to-ceiling large format 24 inch x 24 inch imported Carrara marble slabs and Italian double vanity.

RESIDENCE IB
GARDEN PATIO

Garden level patio with bluestone pavers, cast stone, brick, and exterior lighting.

Powder room with custom vanity by Adige Design, vessel sink, and wall hung toilet.

DRIVEWAY & GARAGE

The Maison Commonwealth driveway features a fully automated snow melt system.

The Maison Commonwealth garage features a park assist turntable, electric charging capability, and dedicated storage and direct elevator access for each residence.

EXCEPTIONALLY REFINED & FUNCTIONAL LIVING SPACES

FLOORPLANS

A Maison floorplan is intended to emphasize elegance, grand contiguous receiving areas, generous primary suite living and overall functionality. They are the result of a multi-layered process to review the small details of life in connection with complicated architectural and engineering requirements to create exceptionally functional and refined living spaces.

Residences IA & IB feature the highest ceilings at Maison Commonwealth at nearly 12 feet and boast some of the most intricate plaster moldings. Each have separate Garden Level entrances allowing for full separation between the Duplex Levels.

RESIDENCE IA

3 BEDROOMS | 3 EN SUITE BATHS | 1 HALF BATH

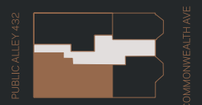
PARLOR LEVEL	1,403 SQFT	130 SQM
GARDEN LEVEL	1,010 SQFT	94 SQM
TOTAL	**2,413 SQFT**	**224 SQM**
PARLOR TERRACE	177 SQFT	16 SQM
GARDEN PATIO	262 SQFT	24 SQM

CLG = Ceiling height measured from subfloor.

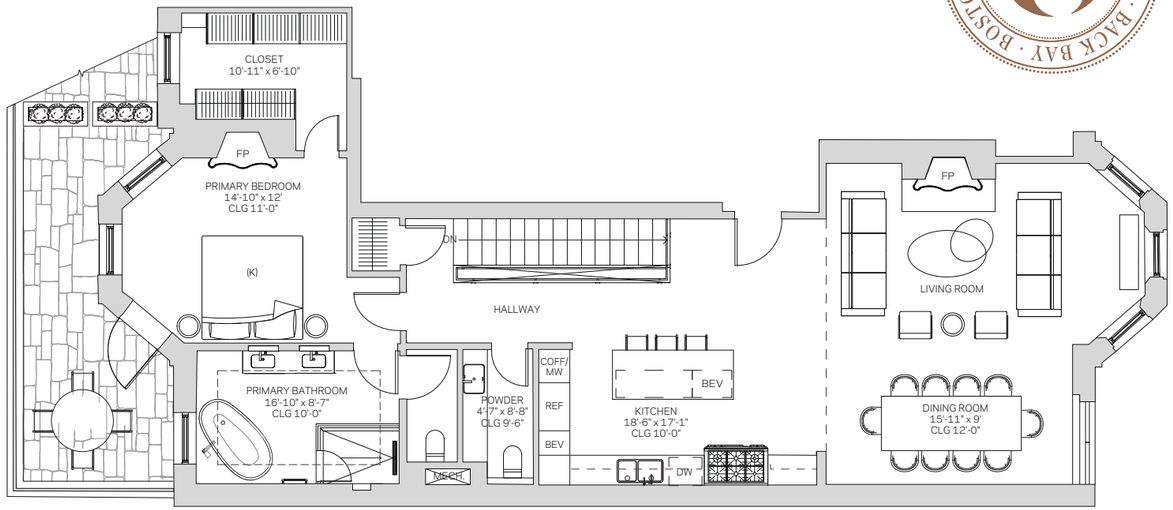
PARLOR LEVEL



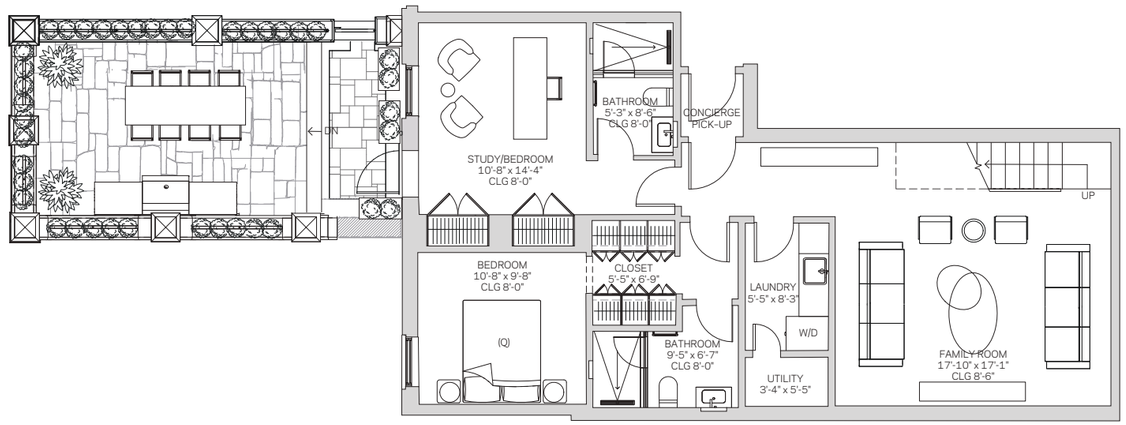
GARDEN LEVEL



PARLOR LEVEL



GARDEN LEVEL





EQUAL HOUSING OPPORTUNITY

All area calculations and dimensions shown on the floorplans are estimates and projections only prior to unit construction prepared for marketing purposes and are therefore necessarily subject to variation or change during construction at any time without notice and therefore may not be relied upon. For area representations, reference may only be made to the Purchase and Sale Agreement and other documents required to be provided by a Developer to a Condominium Purchaser pursuant to Massachusetts law.

RESIDENCE IB

2 BEDROOMS | 2 EN SUITE BATHS | 1 HALF BATH

PARLOR LEVEL	1,071 SQFT	99 SQM
GARDEN LEVEL	758 SQFT	70 SQM
TOTAL	**1,829 SQFT**	**169 SQM**
PARLOR TERRACE	142 SQFT	13 SQM
GARDEN PATIO	326 SQFT	30 SQM

CLG = Ceiling height measured from subfloor.

PARLOR LEVEL

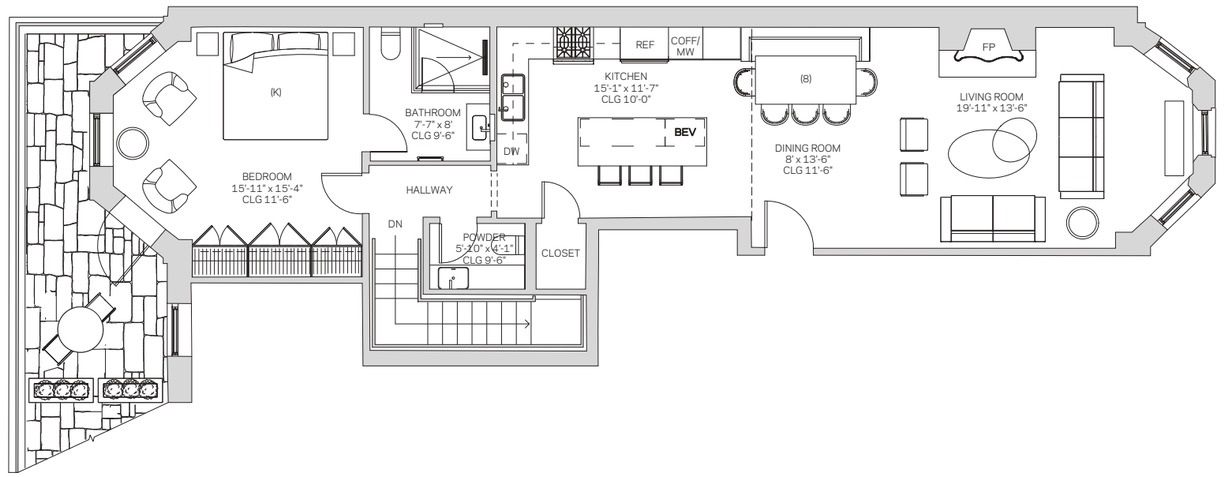


GARDEN LEVEL

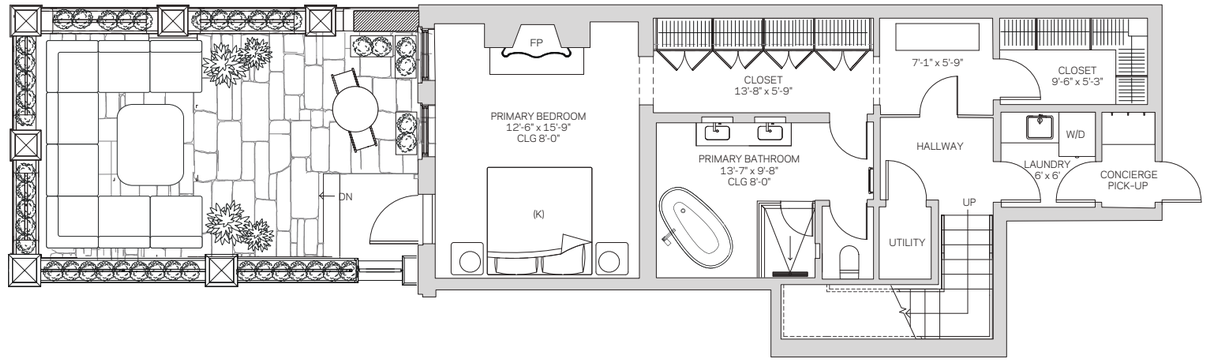


BOSTON · MAISON · COMMONWEALTH · BACK BAY ·

PARLOR LEVEL



GARDEN LEVEL





EQUAL HOUSING OPPORTUNITY

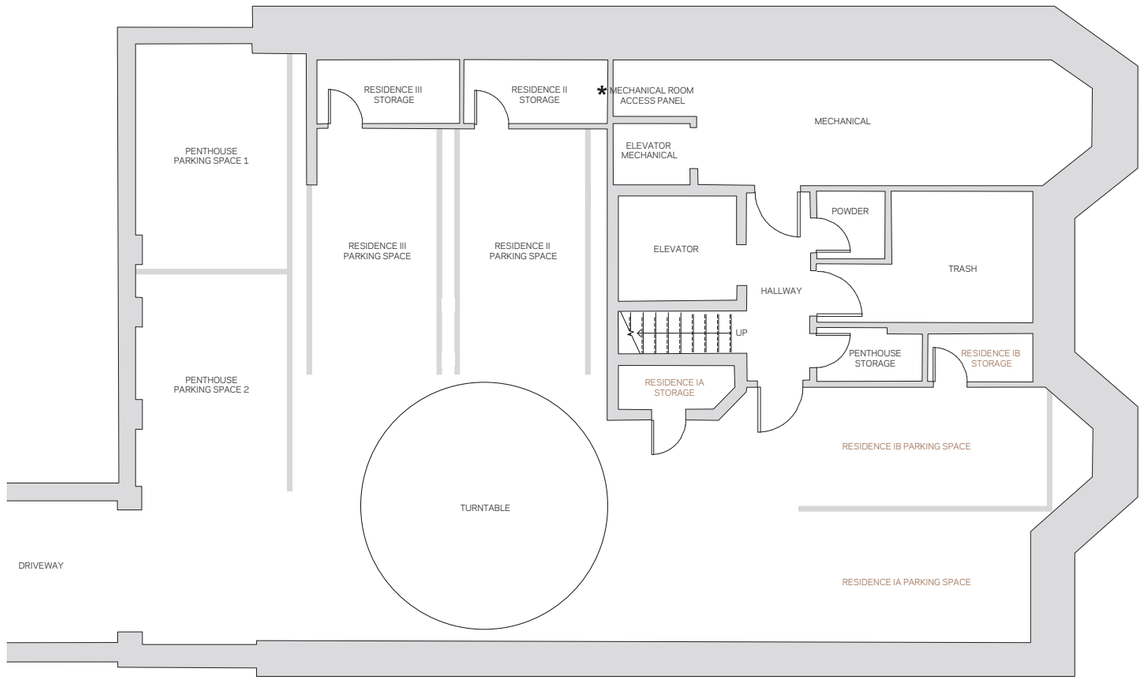
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PARKING & STORAGE

BASEMENT LEVEL



BASEMENT LEVEL





EQUAL HOUSING OPPORTUNITY

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THE STORIED NEIGHBORHOOD AT THE CENTER OF MODERN BOSTON

LOCATION

Sitting between Fairfield and Gloucester Streets, Maison Commonwealth benefits from the beauty of tree-lined Commonwealth Avenue while being at the center of Boston's premier retail and hospitality district. The 'Quin House, Back Bay's celebrated private members' club, is just a few minutes' stroll down the avenue. Steps from the entrance of the Prudential Center, Copley Place, and other luxury retailers, Maison Commonwealth conveniently provides full access to Boston's best indoor & outdoor dining and shopping.

LUXURY BACK BAY RETAIL

BVLGARI LOUIS VUITTON CELINE VALENTINO

Cartier DIOR CHANEL FENDI ROLEX GUCCI

WELCOME TO BACK BAY

MAISON COMMONWEALTH
260 – 262 Commonwealth Avenue
Boston, MA 02116

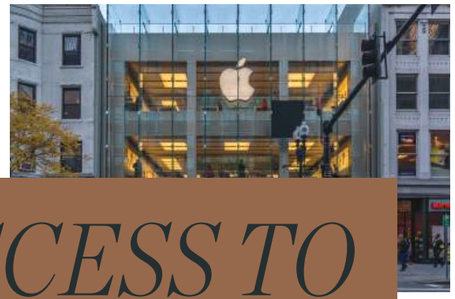
0.1 mi	*Newbury Street*
0.1 mi	*The 'Quin House*
0.2 mi	*Prudential Center Shops*
0.3 mi	*Charles River Esplanade*
0.4 mi	*The Shops at Copley Place*
1.0 mi	*South End*
1.3 mi	*Downtown Boston*
1.6 mi	*South Station*
2.0 mi	*Seaport District*
4.9 mi	*Boston Logan International Airport*







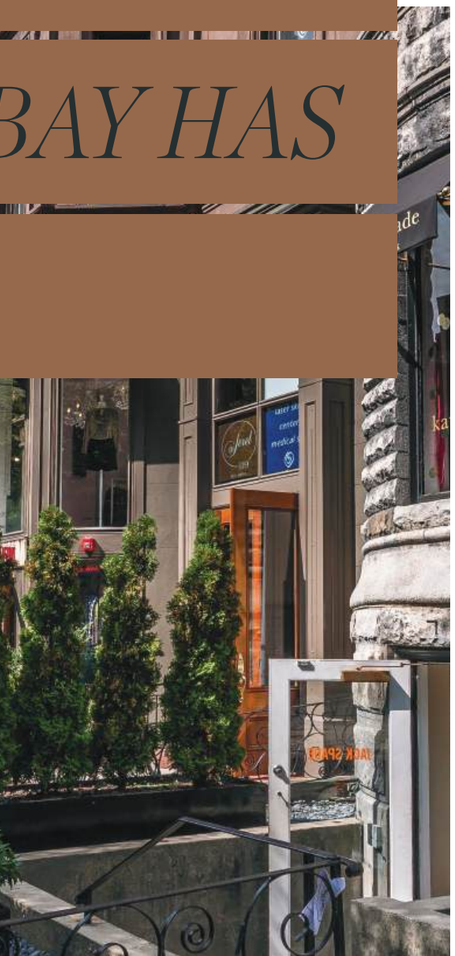




DIRECT ACCESS TO ALL BACK BAY HAS TO OFFER











EXPLORE THE NEIGHBORHOOD

Luxury shopping & dining, just steps away from Maison Commonwealth.

- *RETAIL*
- *RESTAURANTS*
- *SERVICE*
- *CULTURE*
- *HOSPITALITY*
- *MARKETS*
- *ENTRANCE TO SHOPPING CENTERS*

CHARLES RIVER
ESPLANADE
BEACON STREET
MARLBOROUGH STREET
COMMONWEALTH AVENUE
NEWBURY STREET
BOYLSTON STREET
ST. JAMES STREET
STUART STREET
COLUMBUS AVENUE
BOSTON PUBLIC GARDEN
BOSTON PUBLIC LIBRARY
COPLEY SQUARE
BERKELEY STREET
CLARENDON STREET
DARTMOUTH STREET
EXETER STREET
FAIRFIELD STREET
GLOUCESTER STREET
HEREFORD STREET
DALTON STREET
ARLINGTON STREET

PRUDENTIAL CENTER

COPLEY PLACE
A SIMON CENTER

ONE DALTON

TESLA
lululemon
CANADA GOOSE
alo
WARBY PARKER
EATALY
BONOBOS
Saks Fifth Avenue
SEPHORA

Neiman Marcus
DIOR
TIFFANY & CO
LOUIS VUITTON
MONCLER
john varvatos
ALEXANDER MCQUEEN
CELINE

A EUROPEAN LOVE AFFAIR WITH BOSTON

THE PROJECT TEAM

The Maison Brand represents a European love affair with Boston. From the world's foremost city combining eternal beauty with modern design, the Parisian-Bostonian team strive to create a quintessentially Bostonian balance of American modernity that respects its European roots.

THE PROJECT TEAM

CHEVRON
PARTNERS®

Developer, Design Concept, Marketing

chevronpartners.com

Chevron Partners is a privately-held and fully integrated boutique real estate development, investment, asset and property management firm with affiliated design and construction management companies.

Whether by lovingly restoring and modernizing a historical property or developing the most modern new construction, Chevron Partners is a brand dedicated to the belief that real estate development is a creative venture. We believe long-term value is generated at all levels through quality, from innovative and elegant aesthetic design to thoughtful placement of building systems.

NAUSET

General Contractor

nauset.com

Nauset provides commercial construction management and design-build services throughout the Boston area and New England. Our employees have a keen understanding of Boston building codes, regulations, and the local nuances of successfully constructing projects within the City's unique neighborhoods.

Specialties include urban infill, renovations and additions, historic restorations, and adaptive reuse. From tenant fit-outs to building expansions and new, ground-up construction, Nauset is active in a diverse range of market sectors.

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Project Architect

meyerandmeyerarchitects.com

Meyer & Meyer, Inc., an award winning architectural and interior design firm, provides comprehensive services for residential, commercial, and institutional clients. Since 1980, they've earned an impeccable reputation for design, detailing, and use of quality materials—and for the principals' hands-on involvement in every job. Projects vary in style and scale, but their first priority is always client satisfaction. Distinguished by a multitude of design awards and community recognition, John and Laura Meyer stand as leaders in the design of luxury residences. Inspirational and memorable features set them apart, offering personal expression to their projects. Their skillful design sensibilities blended with over thirty-five years of experience has led to the hallmark of their success—the seamless integration of detailed architectural elements, fine furniture and finishes; to create city dwellings and suburban residences that are cherished for generations.

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Gibson Sotheby's International Realty is the largest independently-owned brokerage based in Massachusetts, with 26 offices serving Boston, Greater Boston, MetroWest, the North Shore, South Shore, South Coast, and Cape Cod. Since its inception in 1962, Gibson Sotheby's International Realty has offered a world of advantages to discerning buyers and sellers, including hyperlocal expertise, exclusive media partnerships, and a reputation for white-glove service. The brokerage's affiliation with Sotheby's and Sotheby's International Realty® gives the company unmatched global reach and access to luxury homes and clientele worldwide through a network of 1,075 offices in 81 countries and territories.

ADIGE®
MODERN ARTISANS

Material Sourcing, Design Consultancy, Interior Design

adigedesign.com

Adige Design is a Boston-based European material sourcing and custom solutions company. Having traveled to the mines, workshops, factories, and mills, Adige works directly with modern artisans and suppliers with centuries of craft knowledge to offer unique, quality products and top-tier materials. Detail-oriented and focused on craftsmanship, nothing at Adige is ordinary; everything is tailormade for each specific project.



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