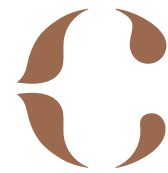
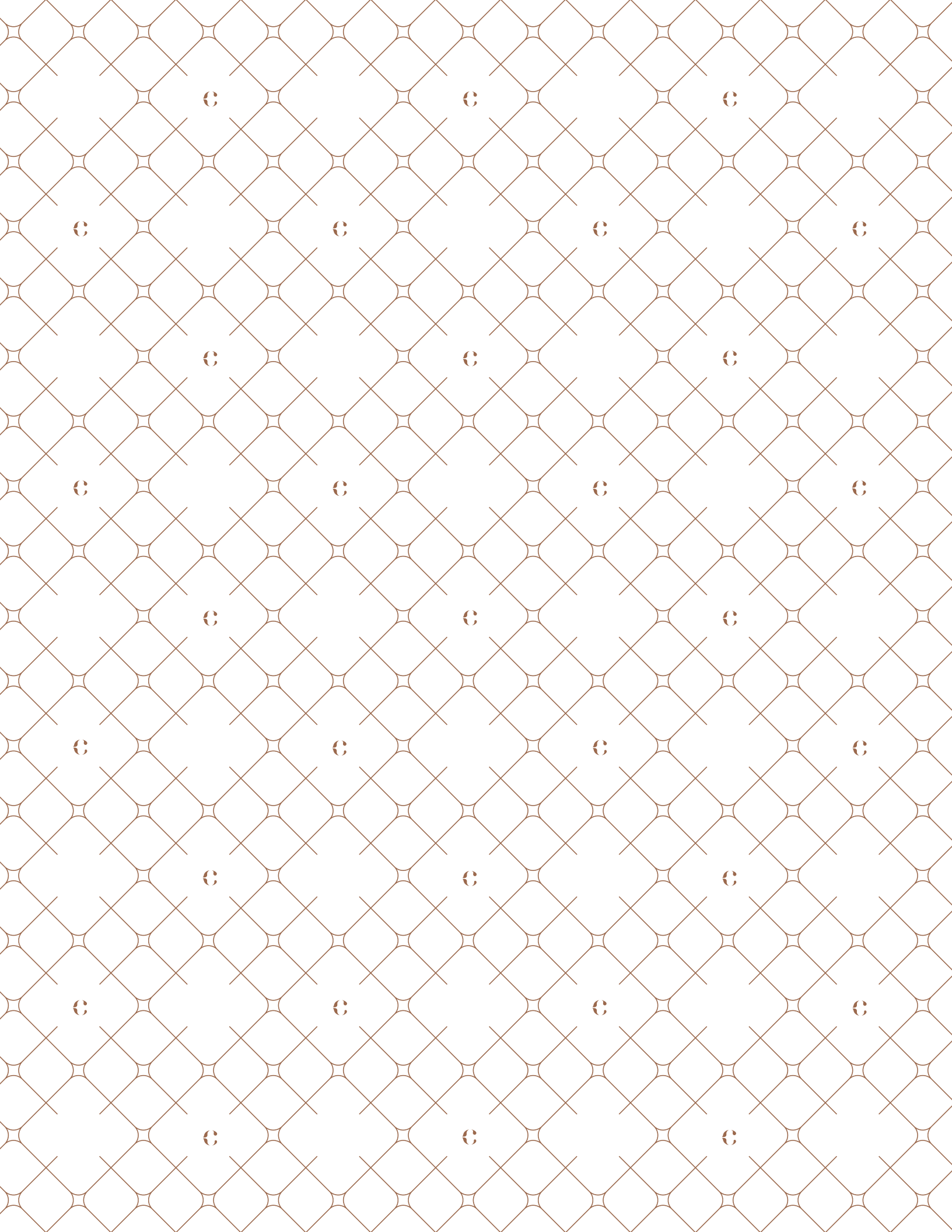




*MAISON  
COMMONWEALTH  
RESIDENCE  
FINISHES*

RESIDENCE II & III



MAISON COMMONWEALTH

*Dear Prospective Purchaser,*

*Thank you for your interest in Maison Commonwealth. Our design, finishes, artisans, and products represent the differentiating factor of our Maison Brand. We encourage you to review our finishes carefully; from the origin and type of marble, the exclusive brand of faucets, imported doors and invisible hardware, to the discreet remote thermostat sensors, the HVAC design, our secondary closets, and more. Many products are sourced by Adige Design, a European design and material sourcing team with exclusive products not otherwise available on the Boston market.*

*As a development of only five Residences, Maison Commonwealth remains a true boutique building and among the smallest concierge buildings on Commonwealth Avenue, allowing fewer residents to have more attention and service from their concierge.*

#### CUSTOMIZATIONS NOTICE

Customizations are generally not permitted until after closing. Any customizations requested by a Purchaser will be reviewed on a case-by-case basis.

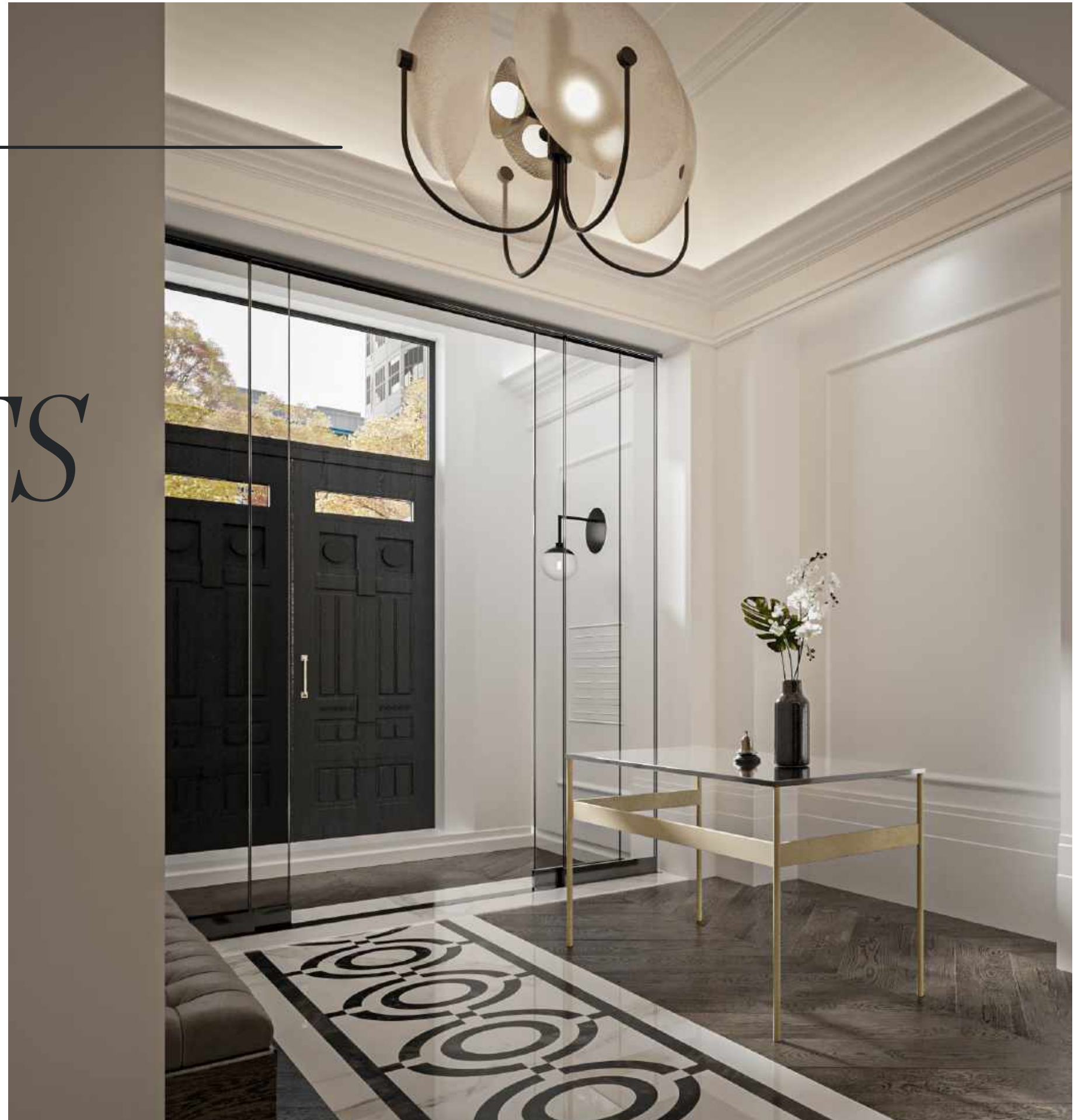
#### FINISHES DISCLAIMER

All finish specifications are subject to change at any time without notice and subject to the right of the Seller to substitute finishes at any time and at its discretion as provided in the Purchase and Sale Agreement. Such specifications may not be construed as a representation, warranty or contractual offer by the Seller, Commonwealth Avenue Partners LLC, Gibson Sotheby's International Realty LLC or any agent of any of the foregoing. For correct representations, reference may only be made to documents required to be provided by a Seller to a Condominium Purchaser pursuant to Massachusetts law and any executed contractual documents between the Purchaser and the Seller of such Condominium.



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# LOBBY



## Maison Commonwealth Lobby & Elevator

Assembling a curated collection of artisan-crafted elements, Maison Commonwealth's lobby establishes a tone of elegance and grandeur—an alluring reception. The up-lit, vaulted ceiling with intricately detailed hand-cast plaster crown molding draws the eye upward, while the custom Italian marble floor pattern inlaid within the warmth of imported oak chevron patterned flooring invites progression inward. The elevator features doors that recall Parisian wrought iron design with a custom appointed elevator interior. The lobby at Maison Commonwealth captures the Maison Brand's essence with a design that brings together modern elements in an exquisitely classic envelope.



# *KITCHEN*

COUNTERTOPS  
CABINETS  
APPLIANCES  
FIXTURES

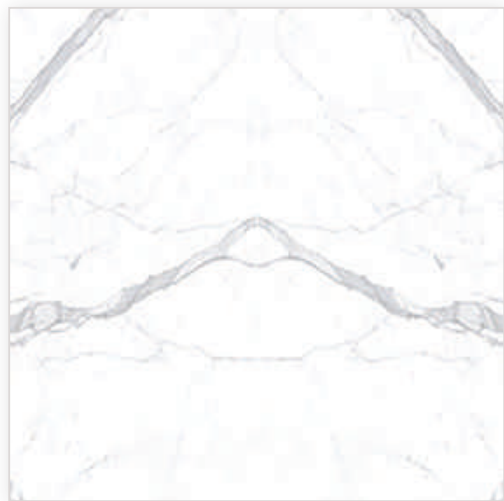






# KITCHEN

Countertops, Cabinetry



## Countertops

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Ideamarble
<b>TYPE</b>	Statuario Marble
<b>ORIGIN</b>	Italy
<b>FINISH</b>	Polished
<b>SIZE</b>	Custom
<b>FEATURES</b>	Custom, hand-curated, vein-matching waterfalls

*Residence Selection – Statuario Marble*



## Kitchen Cabinetry

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Armonia Group
<b>TYPE</b>	Wood Veneer
<b>ORIGIN</b>	Italy
<b>FINISH</b>	Cuoio
<b>FEATURES</b>	Custom fabrication; Blum interior hardware

*Residence Selection – Cuoio*



# KITCHEN

Appliances



Panel Clad

## Concealed Refrigerator

<b>BRAND</b>	Sub-Zero
<b>MODEL</b>	IT-36CI
<b>FINISH</b>	Stainless Steel; Panel Ready
<b>SIZE</b>	36" W x 84" H x 24" D
<b>FEATURES</b>	13.3FT <sup>3</sup> fridge capacity 6.3FT <sup>3</sup> freezer capacity



Panel Clad

## Concealed Wine Storage

<b>BRAND</b>	Sub-Zero
<b>MODEL</b>	1W-18
<b>FINISH</b>	Stainless Steel; Panel Ready
<b>SIZE</b>	18" W x 84" H x 24" D
<b>FEATURES</b>	Two independent temp zones, 59 bottle capacity



Panel Clad

## Concealed Supplemental Refrigeration

<b>BRAND</b>	Sub-Zero
<b>MODEL</b>	ID-30R
<b>FINISH</b>	Stainless Steel; Panel Ready
<b>SIZE</b>	30" W x 34½" H x 24" D
<b>FEATURES</b>	5.3FT <sup>3</sup> capacity



Panel Clad

## Concealed Dish Washer

<b>BRAND</b>	Miele
<b>MODEL</b>	G6785 SCVi
<b>FINISH</b>	Stainless Steel; Panel Ready
<b>SIZE</b>	23⅞" W x 33⅛" H x 22⅞" D
<b>FEATURES</b>	Hidden controls



# KITCHEN

Appliances



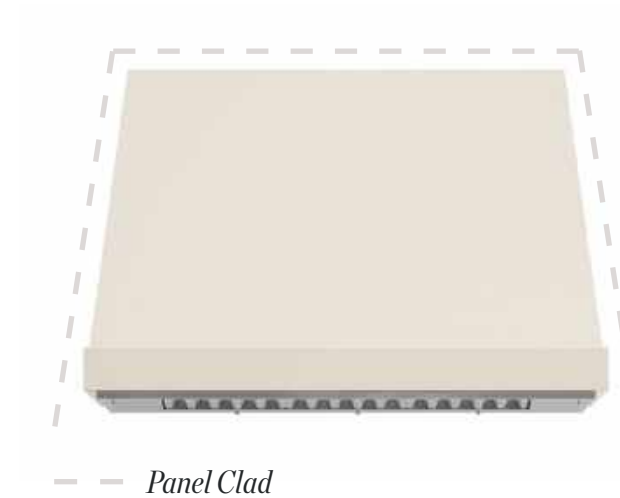
## Coffee & Espresso Machine

<b>BRAND</b>	Miele
<b>MODEL</b>	CVA6405
<b>FINISH</b>	Stainless Steel
<b>SIZE</b>	23 <sup>7</sup> / <sub>16</sub> " W x 17 <sup>15</sup> / <sub>16</sub> " H x 19" D
<b>FEATURES</b>	Built-in plumbed water connection



## Microwave Speed Oven

<b>BRAND</b>	Wolf
<b>MODEL</b>	MD24TE/S
<b>FINISH</b>	Stainless Steel
<b>SIZE</b>	23 <sup>7</sup> / <sub>8</sub> " W x 15 <sup>1</sup> / <sub>8</sub> " H x 21 <sup>7</sup> / <sub>8</sub> " D
<b>FEATURES</b>	1.2FT <sup>3</sup> capacity, select from 10 power levels, warming mode, sensor cooking



## Concealed Wall-Mounted Hood

<b>BRAND</b>	Wolf
<b>MODEL</b>	PL521912
<b>FINISH</b>	Concealed Stainless Steel
<b>SIZE</b>	52 <sup>3</sup> / <sub>8</sub> " W x 12 <sup>1</sup> / <sub>8</sub> " H x 19 <sup>3</sup> / <sub>8</sub> " D
<b>FEATURES</b>	1,100 CFM inline blower, illuminates cooking surface



## Range & Double Oven

<b>BRAND</b>	Wolf
<b>MODEL</b>	DF486C
<b>FINISH</b>	Stainless Steel
<b>SIZE</b>	47 <sup>7</sup> / <sub>8</sub> " W x 36 <sup>7</sup> / <sub>8</sub> " H x 29 <sup>1</sup> / <sub>2</sub> " D
<b>FEATURES</b>	Six dual-stacked burners, 16,000 BTU infrared charbroiler





# KITCHEN

Fixtures



## Faucet (Primary)

BRAND	Franke
LINE	Cube
MODEL	FF3352
FINISH	Stainless Steel
SIZE	16¼" H
FEATURES	Dual spray; 360° faucet rotation



## Double Sink

BRAND	Blanco
LINE	Fomera
MODEL	442769
FINISH	Stainless Steel (18 Gauge)
SIZE	18" W x 33" L
FEATURES	Undermount, two bowls



## Faucet (Hot Water)

BRAND	Franke
LINE	Steel
MODEL	LB13150
FINISH	Stainless Steel
SIZE	8¾" H
FEATURES	360° spout swivel range



# *LIVING ROOM*

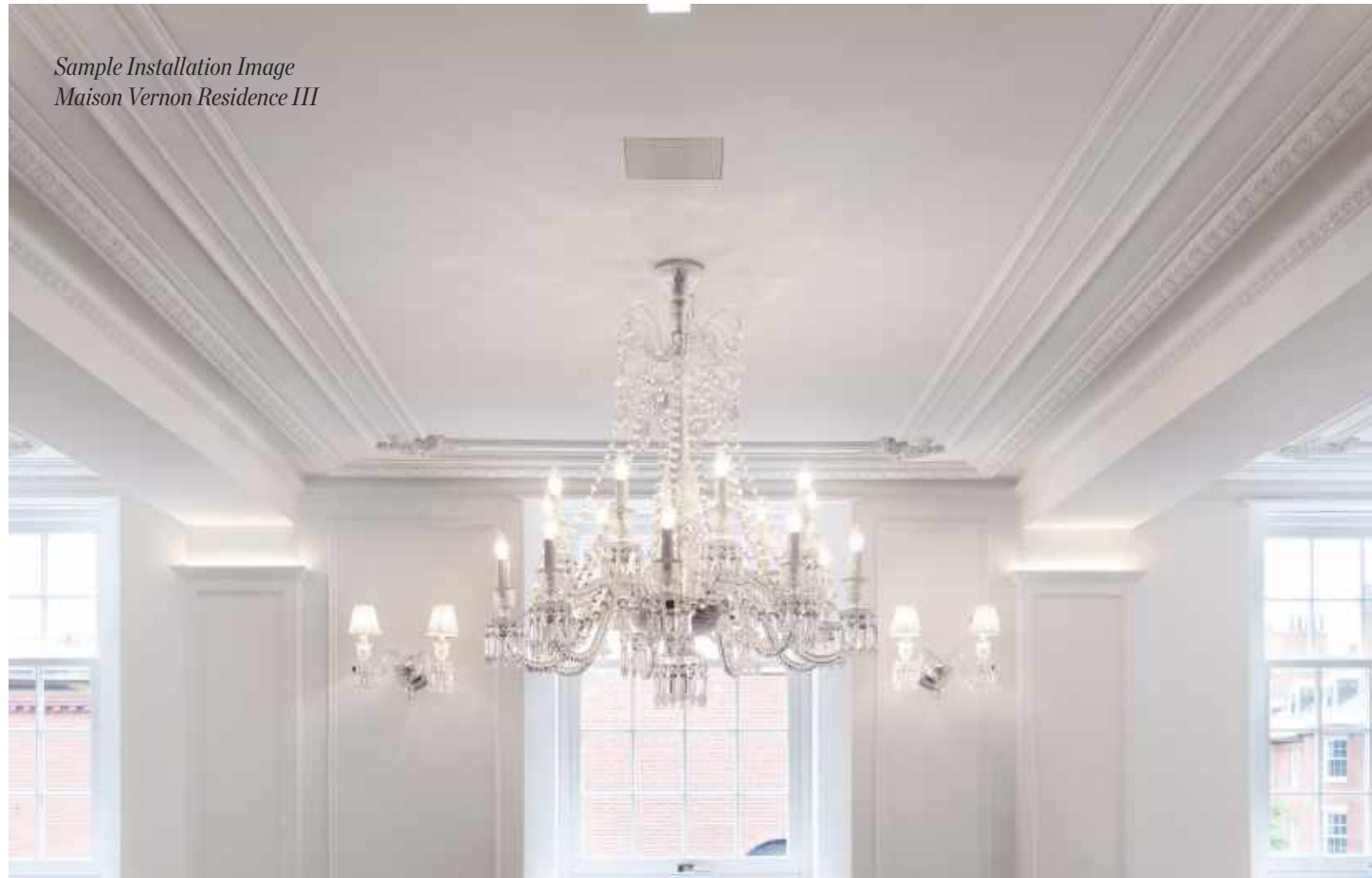
CEILING DESIGN  
TRIM  
FIREPLACE  
WOOD FLOORING





# LIVING ROOM

## Ceiling Design



Sample Installation Image  
Maison Vernon Residence III

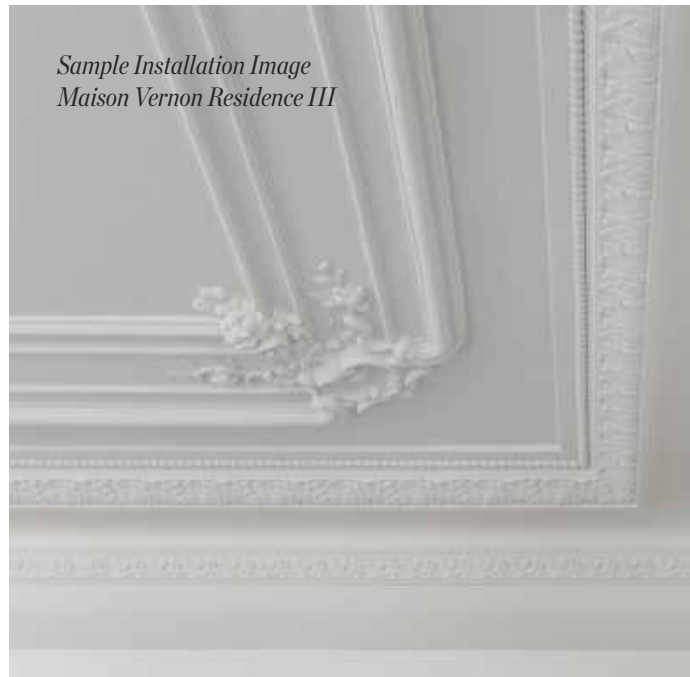


Sample Installation Image  
Maison Vernon Residence III

Ceiling Corner Cartouche

Ceiling Banding

Crown Molding



Sample Installation Image  
Maison Vernon Residence III

### Ceiling Design

ARTISAN	Boston Ornament Co., Inc
TYPE	Hand-Cast Plaster
FINISH	White Matte
MOTIF	Custom
FEATURES	Ceiling Banding, Crown Molding, Ceiling Corner Cartouche



### Ceiling Medallion

ARTISAN	Boston Ornament Co., Inc
TYPE	Hand-Cast Plaster
FINISH	White Matte
MOTIF	Custom

*Customization options prior to cut-off date:*

- ☐ Residence Selection – No Medallion
- ☐ Medallion





# LIVING ROOM

Trim, Fireplace, Wood Flooring



Sample Installation Image  
Maison Vernon Residence V

## Panel Molding

<b>VENDOR</b>	Anderson & McQuaid
<b>MODEL</b>	7091
<b>TYPE</b>	Wood
<b>FINISH</b>	Painted
<b>SIZE</b>	1⅜" H x ½" D
<b>PROFILE</b>	



## Fireplace Mantel

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Venetian Gold
<b>TYPE</b>	Statuarietto Marble
<b>ORIGIN</b>	Italy
<b>FINISH</b>	Polished
<b>RESIDENCE SELECTION</b>	Parigi

Residence Selection – Parigi



## Wood Flooring

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Labor Legno
<b>TYPE</b>	Oak
<b>ORIGIN</b>	Europe
<b>FINISH</b>	Colli Trevigiani
<b>BOARD SIZE</b>	5½" W x 31½" H x 1⅝" thickness
<b>INSTALLATION</b>	Parisian chevron 45° angle

Residence Selection – Colli Trevigiani



# *DOORS & WINDOWS*

INTERIOR DOORS

HARDWARE

WINDOWS

SHADES





# DOORS & WINDOWS

*Interior Doors, Hardware*



*Lever handle & lock with magnetic closure*

*Concealed hinges*

## Interior Doors

<b>VENDOR</b>	Adige Design
<b>BRAND</b>	Zanini Porte
<b>TYPE</b>	3 Panel Door
<b>ORIGIN</b>	Italy
<b>FINISH</b>	White RAL 9016
<b>SIZE</b>	84" H (typical) Width varies

## Door Casing

<b>TYPE</b>	Wood
<b>SIZE</b>	3½" H x ¾" D
<b>PROFILE</b>	

## Interior Door Hardware

<b>VENDOR</b>	Adige Design
<b>LEVER</b>	Electra/Colombo Design
<b>MAGNETIC LOCK</b>	AGB
<b>CONCEALED HINGES</b>	Zanini Porte
<b>FINISH</b>	Polished Chrome





# DOORS & WINDOWS

*Windows, Shades*



*Sample Installation Image  
Maison Vernon Residence III*

## Windows

---

New custom-made locally crafted mahogany double-hung insulated windows to match historic profiles with modern materials, efficiency, and operation.

Windows facing Commonwealth Avenue have one-over-one divisions, and windows facing towards the alley have two-over-two divisions.

## Shade Pocket

---

For Commonwealth-Avenue-facing windows, a discreet built-in shade pocket can accommodate powered Lutron shades. Shades are to be owner selected and installed.

## Splayed Window Surround

---

Commonwealth-Avenue-facing windows of the Living & Dining spaces are detailed with a splayed window surround to create a layering of light and shadow that dramatically accentuates the width of the window by juxtaposing ornate crown for a clean, modern feel.



# *LIGHTING & TECHNOLOGY*

LIGHTING  
LIGHTING & SHADE CONTROL  
AUDIO-VISUAL





# LIGHTING & TECHNOLOGY

*Recessed Lighting, Pendant Lighting*



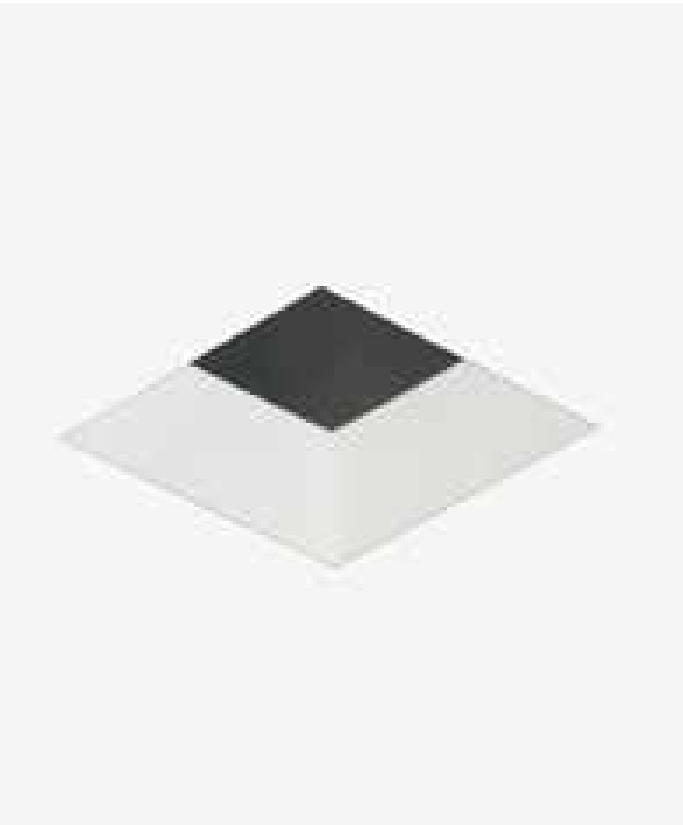
Sample Installation Image

## Cove Lighting (LED Strip)

<b>BRAND</b>	Jesco Lighting Group
<b>MODEL</b>	DL-flex2-up-ultra-3090
<b>COLOR TEMPERATURE</b>	3,090K
<b>FEATURES</b>	Dimmable
<b>LOCATION</b>	Living Room Cove

## Recessed Linear

<b>BRAND</b>	PreciseLED
<b>MODEL</b>	Zenlite NC2
<b>COLOR TEMPERATURE</b>	3,000K
<b>FEATURES</b>	Dimmable, mud-in flange
<b>LOCATION</b>	Living Area South Wall



## Living Area Recessed Lighting

<b>BRAND</b>	Element by TechLighting
<b>MODEL</b>	3" LED Entra Adjustable Downlight
<b>COLOR TEMPERATURE</b>	3,000K
<b>FEATURES</b>	Recessed, dimmable LED fixture. Square trimless plastered-in installation.
<b>LOCATION</b>	Downlight and wall wash versions in Living Areas and Kitchen.



## Kitchen Island Pendant Lights (x3)

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Il Fanale
<b>MODEL</b>	Madame 288.01.ME
<b>SIZE</b>	10 <sup>3</sup> / <sub>4</sub> " H x 2 <sup>23</sup> / <sub>64</sub> " D body Up to 59" suspension
<b>FINISH</b>	Two-tone; body in Morocco and head in Grafene





# LIGHTING & TECHNOLOGY

*Lighting & Shade Control, Audio-Visual*



## Lighting Control System

Residences are delivered with a Lutron lighting control system. Thoughtfully designed with elegance and minimalism in mind, keypads in the Living Room, Kitchen, and Master Suite allow residents the convenience of pre-programmed settings at the touch of a button or through Lutron's mobile application. Personalized engravings and other customizations are available for an upcharge upon request.

## Shading Devices

Commonwealth Avenue-facing windows are pre-wired for automated Lutron shades, with wires terminating in the AV closet. Shades are not included, allowing residents to select their own preferred shading specifications. Please note: The exterior of the shades must receive Condo Association approval.

## Audio-Visual

Residences are pre-wired for audio-visual in the Living Room, Kitchen, and Master Suite. Speakers and televisions are not included, allowing residents to select their preferred specifications. Please note: Audio-visual plans indicating device location and wiring are available upon request.



# MASTER BEDROOM

FIREPLACE  
TRIM  
WOOD FLOORING  
CLOSETS





# MASTER BEDROOM

Fireplace, Trim



## Gas Fireplace

<b>BRAND</b>	European Home
<b>MODEL</b>	Bidore 140RC
<b>VIEWABLE OPENING</b>	54 <sup>7</sup> / <sub>8</sub> " W x 16 <sup>9</sup> / <sub>16</sub> " H
<b>FEATURES</b>	Statement ultra-modern frameless 2-sided glass fireplace with Carrara marble pebbles. Variable heat settings.

## Panel Molding

<b>VENDOR</b>	Anderson & McQuaid
<b>MODEL</b>	7091
<b>TYPE</b>	Wood
<b>FINISH</b>	Painted
<b>SIZE</b>	1 <sup>3</sup> / <sub>8</sub> " H x 1 <sup>1</sup> / <sub>2</sub> " D
<b>PROFILE</b>	

## Crown Molding

<b>ARTISAN</b>	Boston Ornament Co., Inc
<b>TYPE</b>	Hand-Cast Plaster
<b>FINISH</b>	White Matte
<b>MOTIF</b>	Custom
<b>SIZE</b>	9 <sup>3</sup> / <sub>8</sub> " L x 5" H





# MASTER BEDROOM

Wood Flooring, Closets



Sample Installation Image  
Maison Vernon Residence IB



Sample Installation Image

## Master Closets

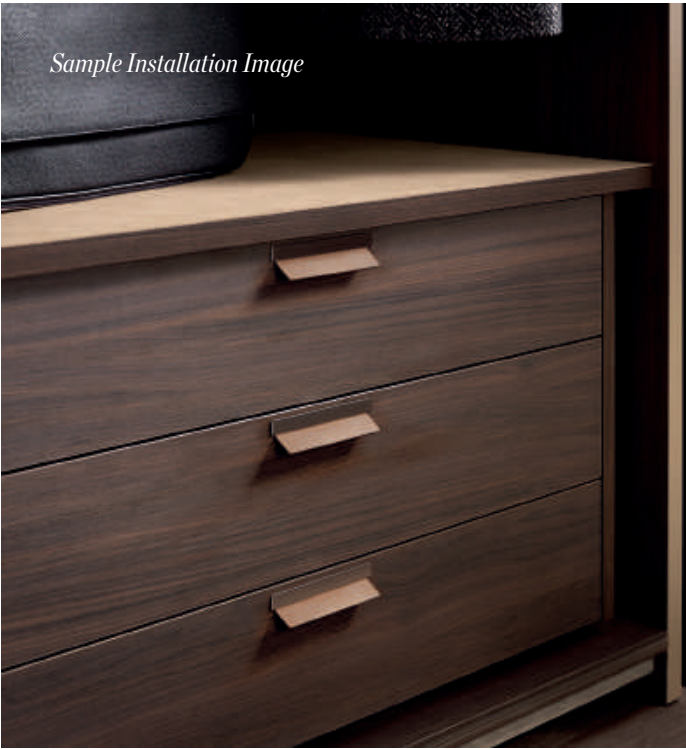
<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Oliveri Mobili
<b>ORIGIN</b>	Italy
<b>RESIDENCE SELECTION</b>	Royal wood veneer exterior, Cuoio Corda leather handles & drawer tops, and integrated LED lighting.
<b>FEATURES</b>	Closet configuration is available to be customized with Adige Design.



Residence Selection – Colli Trevigiani

## Wood Flooring

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Labor Legno
<b>TYPE</b>	Oak
<b>ORIGIN</b>	Europe
<b>FINISH</b>	Colli Trevigiani
<b>BOARD SIZE</b>	7 <sup>9</sup> / <sub>32</sub> " W x up to 94 <sup>1</sup> / <sub>2</sub> " in variable lengths x 1 <sup>9</sup> / <sub>32</sub> " thickness
<b>INSTALLATION</b>	Plank



Sample Installation Image



Residence Selection – Royal (Exterior)



Residence Selection – Cuoio Corda Leather  
(Top of drawers, drawer handles)

Alternative options available upon request.



# *MASTER BATHROOM*

WALLS & FLOORING  
BATHROOM FURNITURE  
WELLNESS FIXTURES  
WATER CLOSET







# MASTER BATHROOM

*Walls & Flooring*



## Stone Tiled Walls & Flooring

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Ideamarble
<b>TYPE</b>	Statuarietto Marble
<b>ORIGIN</b>	Italy
<b>FINISH</b>	Polished
<b>SIZE</b>	24" W x 24" L
<b>COMMENTS</b>	Floor-to-ceiling marble accent walls, shower curbs, and window returns.





# MASTER BATHROOM

Bathroom Furniture



Sample Installation Image  
Maison Vernon Residence IA



Residence Selection – Walnut Naturale

## Double Vanity with (2) Integrated Sinks

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Tailormade Stocco
<b>TYPE</b>	Wood Veneer
<b>LINE</b>	Loop 53
<b>FINISH</b>	Walnut Naturale
<b>SIZE</b>	70 <sup>3</sup> / <sub>16</sub> " L x 21 <sup>1</sup> / <sub>16</sub> " D x 18 <sup>7</sup> / <sub>8</sub> " H
<b>COUNTERTOP</b>	Rim Ocritech with (2) integrated sinks
<b>FEATURES</b>	Sleek wall hung aesthetic & interior convenience drawer



Sample Installation Image  
Two shown here

## Linen Closet

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Tailormade Stocco
<b>TYPE</b>	Wood Veneer & Glass
<b>LINE</b>	Loop
<b>FINISH</b>	Walnut Naturale
<b>OVERALL SIZE</b>	25 <sup>7</sup> / <sub>8</sub> " W x 9 <sup>13</sup> / <sub>16</sub> " D x 66 <sup>15</sup> / <sub>16</sub> " H
<b>INTERIOR SIZE</b>	24 <sup>9</sup> / <sub>16</sub> " W x 7 <sup>1</sup> / <sub>2</sub> " D
<b>FEATURES</b>	(1) wood veneer door, (1) glass door, (4) glass shelves and (1) melamine shelf



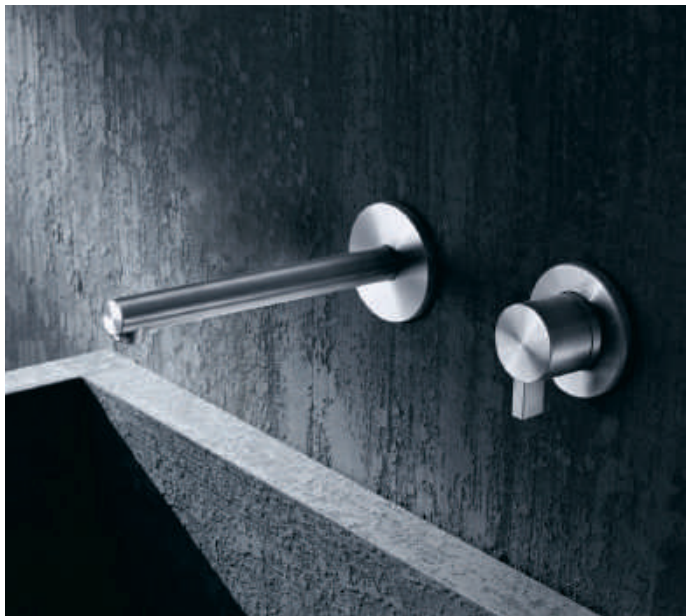
# MASTER BATHROOM

Wellness Fixtures, Water Closet



## Illuminated Medicine Cabinet (x2)

<b>BRAND</b>	Robern
<b>LINE</b>	Vitality Lighted Cabinet
<b>MODEL</b>	YC2430D4P1
<b>SIZE</b>	23¼" W
<b>FEATURES</b>	Recessed, illuminated cabinet with dimmable LED task lighting, electrical outlet, and mirrored interior with 3 adjustable glass shelves.



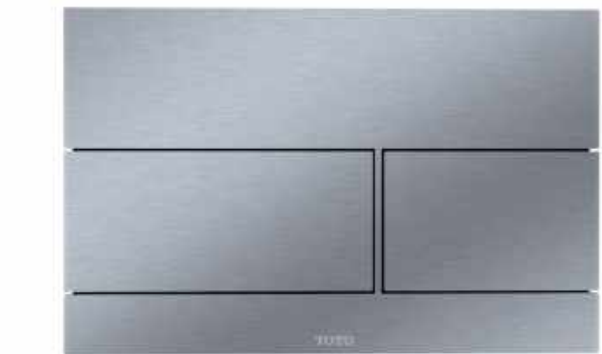
## Wall-Mounted Faucet (x2)

<b>BRAND</b>	Radomonte Venezia
<b>LINE</b>	Toox
<b>MODEL</b>	TXQ18 L-U1
<b>FINISH</b>	Polished Stainless Steel
<b>ARM SIZE</b>	7½"



## Towel Warmer

<b>BRAND</b>	Amba by Emmesteel
<b>LINE</b>	Antus
<b>MODEL</b>	RL234020SN
<b>FINISH</b>	Polished Stainless Steel
<b>SIZE</b>	15⅞" W x 40¼" H
<b>FEATURES</b>	Electrical heated towel rack



## Dual Button Flush Plate

<b>BRAND</b>	Toto
<b>MODEL</b>	YT980 #SS
<b>FINISH</b>	Polished Chrome



## Wall Hung Toilet

<b>BRAND</b>	Toto
<b>MODEL</b>	CT447CFG
<b>FINISH</b>	#01 Cotton
<b>FEATURES</b>	Contemporary rimless design with SS204 soft-close seat and cover





# MASTER BATHROOM

Wellness Fixtures



## Shower Head & Wall Arm

<b>VENDOR</b>	Adige Design
<b>BRAND</b>	Radomonte Venezia
<b>LINE</b>	Tomo
<b>MODEL</b>	SOF2L-U1 BRA1 L
<b>FINISH</b>	Polished Stainless Steel
<b>SIZE</b>	12 <sup>5</sup> / <sub>64</sub> " diameter



## Freestanding Bath Tub

<b>BRAND</b>	Crosswater London
<b>MODEL</b>	Formoso Grande US-N2ACS
<b>MATERIAL</b>	ClearStone
<b>FINISH</b>	White
<b>SIZE</b>	31 <sup>1</sup> / <sub>2</sub> " W x 66 <sup>1</sup> / <sub>2</sub> " H



## Hand Shower, Bar & Hose

<b>VENDOR</b>	Adige Design
<b>BRAND</b>	Radomonte Venezia
<b>MODEL</b>	DOC1 L-U1 ASN1 L FLEX3
<b>FINISH</b>	Polished Stainless Steel
<b>COMMENTS</b>	Round shower bar and threaded silver hose with polished conicals



## Freestanding Bath Group

<b>VENDOR</b>	Adige Design
<b>BRAND</b>	Radomonte Venezia
<b>LINE</b>	Toox
<b>MODEL</b>	PV3L-U1
<b>FINISH</b>	Polished Stainless Steel



## Shower Controls (x2)

<b>VENDOR</b>	Adige Design
<b>BRAND</b>	Radomonte Venezia
<b>LINE</b>	Toox
<b>MODEL</b>	TER3 - L
<b>FINISH</b>	Polished Stainless Steel
<b>COMMENTS</b>	Coaxial thermostatic mixer with integrated 3-way diverter



## Shower Drain

<b>BRAND</b>	Schluter Systems
<b>LINE</b>	Kerdi Drain
<b>MODEL</b>	KL1AR 19 EB 80
<b>FINISH</b>	Chrome
<b>SIZE</b>	31 <sup>1</sup> / <sub>2</sub> " linear drain





# GUEST ROOM

WOOD FLOORING  
CLOSET  
BATHROOM FURNITURE  
WELLNESS FIXTURES  
BATHROOM TILE

*Sample Rendering of Similar Space*





# GUEST ROOM

Wood Flooring, Closet



Sample Rendering of Similar Space



Sample Installation Image

## Closet

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Oliveri Mobili
<b>TYPE</b>	Lacquer
<b>ORIGIN</b>	Italy
<b>LINE</b>	Gap
<b>FINISH</b>	Exterior lacquer finish in Matte Linen AL13, interior finish in Grafis Texture
<b>FEATURES</b>	Cuoio Corda leather handles & drawer tops



Residence Selection – Matte Linen AL13 (Exterior)



Residence Selection – Grafis (Interior)



Residence Selection – Cuoio Corda Leather (Top of drawers, drawer handles)



Residence Selection – Colli Trevigiani

## Wood Flooring

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Labor Legno
<b>TYPE</b>	Oak
<b>ORIGIN</b>	Europe
<b>FINISH</b>	Colli Trevigiani
<b>BOARD SIZE</b>	7 <sup>3</sup> / <sub>32</sub> " W x up to 94 <sup>1</sup> / <sub>2</sub> " in variable lengths x 1 <sup>1</sup> / <sub>32</sub> " thickness
<b>INSTALLATION</b>	Plank



Sample Installation Image





# GUEST ROOM

Bathroom Furniture, Wellness Fixtures



Residence Selection – Walnut Naturale

## Vanity with Integrated Sink

VENDOR	Adige Design
ARTISAN	Tailormade Stocco
TYPE	Wood Veneer
ORIGIN	Italy
LINE	Loop 51
FINISH	Walnut Naturale
SIZE	35⅝" L x 20¼" D x 18⅞" H
COUNTERTOP	Rim Ocritech with an integrated sink
FEATURES	Sleek wall hung aesthetic & interior convenience drawer



## Towel Warmer

BRAND	Amba by Emmesteel
LINE	Antus
MODEL	RL234020SN
FINISH	Polished Stainless Steel
SIZE	15⅞" W x 40¼" H
FEATURES	Electrical heated towel rack



## Illuminated Medicine Cabinet

BRAND	Lumithree
MODEL	LM-1107
SIZE	24" W x 36" H
FEATURES	Soft closing hinges, frosted area with fingerprint-free technology



## Wall-Mounted Faucet

BRAND	Radomonte Venezia
LINE	Toox
MODEL	TXQ18 L-U1
FINISH	Polished Stainless Steel
ARM SIZE	7½"





# GUEST ROOM

Wellness Fixtures, Bathroom Tile



## Shower Head & Wall Arm

VENDOR	Adige Design
BRAND	Radomonte Venezia
LINE	Tomo
MODEL	SOF2L-U1 BRA1 L
FINISH	Polished Stainless Steel
SIZE	12 <sup>5</sup> / <sub>64</sub> " diameter



## Shower Control

VENDOR	Adige Design
BRAND	Radomonte Venezia
LINE	Toox
MODEL	TER3 - L
FINISH	Polished Stainless Steel
COMMENTS	Thermostatic shower mixer with 3-way manifold



## Shower Drain

BRAND	Schluter Systems
LINE	Kerdi Drain
MODEL	KLIAR 19 EB 80
FINISH	Chrome
SIZE	31 <sup>1</sup> / <sub>2</sub> " linear drain



## Dual Button Flush Plate

BRAND	Toto
MODEL	YT980 #SS
FINISH	Polished Chrome



## Wall Hung Toilet

BRAND	Toto
MODEL	CT447CFG
FINISH	#01 Cotton
FEATURES	Contemporary rimless design with SS204 soft-close seat and cover



Sample Installation Image

## Tile Composition

WALL	RIBBED WALL	FLOOR
Porcelanosa	Porcelanosa	Porcelanosa
Porcelain	Porcelain	Porcelain
Marmi China	Venis	Beige Nature
13" L x 39" W	13" L x 39" W	24" W x 24" L





# *POWDER & LAUNDRY*

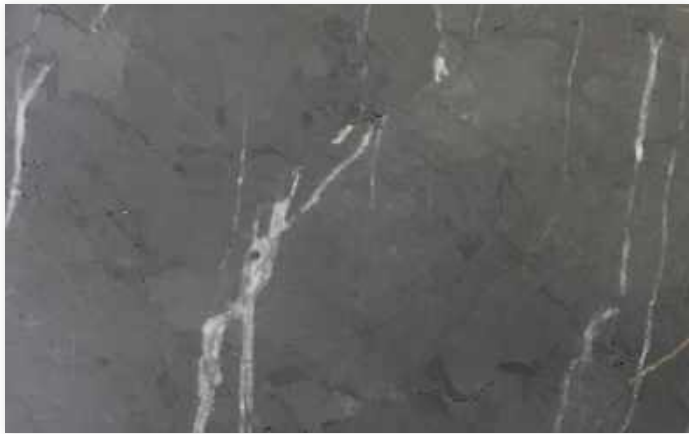
BATHROOM FURNITURE  
BATHROOM FIXTURES  
WOOD FLOORING  
LAUNDRY FIXTURES  
LAUNDRY CABINETRY  
APPLIANCES  
LAUNDRY TILE





# POWDER ROOM

*Bathroom Furniture, Fixtures, Wood Flooring*



*Residence Selection – Grafite Marble*

## Marble Countertop

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Ideamarble
<b>TYPE</b>	Grafite Marble
<b>ORIGIN</b>	Italy
<b>FINISH</b>	Leathered
<b>SIZE</b>	Custom



## Vessel Sink

<b>BRAND</b>	Kohler
<b>LINE</b>	Vox
<b>MODEL</b>	K-5373-0
<b>FINISH</b>	White
<b>SIZE</b>	16⅛" W x 3¼" H x 22⅝" L



## Wall-Mounted Faucet

<b>BRAND</b>	Radomonte Venezia
<b>LINE</b>	Toox
<b>MODEL</b>	TXQ18 L-U1
<b>FINISH</b>	Polished Stainless Steel
<b>ARM SIZE</b>	7½"



## Dual Button Flush Plate

<b>BRAND</b>	Toto
<b>MODEL</b>	YT980 #SS
<b>FINISH</b>	Polished Chrome



## Wall Hung Toilet

<b>BRAND</b>	Toto
<b>MODEL</b>	CT447CFG
<b>FINISH</b>	#01 Cotton
<b>FEATURES</b>	Contemporary rimless design with SS204 soft-close seat and cover



*Residence Selection – Colli Trevigiani*

## Wood Flooring

<b>VENDOR</b>	Adige Design
<b>ARTISAN</b>	Labor Legno
<b>TYPE</b>	Oak
<b>ORIGIN</b>	Europe
<b>FINISH</b>	Colli Trevigiani
<b>BOARD SIZE</b>	7⅝" W x up to 94½" in variable lengths x 1⅝" thickness
<b>INSTALLATION</b>	Plank





Faucet

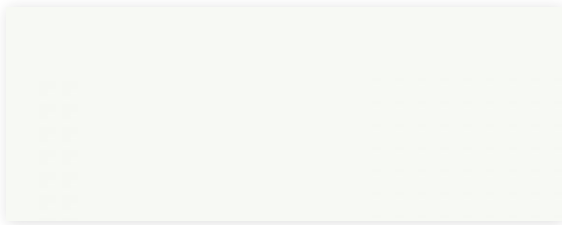
VENDOR	Grohe
LINE	Concetto
MODEL	31479001
FINISH	StarLight Chrome
SIZE	13¾" tall
FEATURES	360° spout swivel range, pull-out dual spray, adjustable flow rate limiter

Sink

VENDOR	Blanco
MODEL	Laundry Single Bowl Undermount – 441398
FINISH	Stainless Steel
SIZE	23" W x 17¾" H x 12" D

Laundry Cabinetry

VENDOR	Adige Design
ARTISAN	Tailormade Stocco
CABINET FINISH	Matte Lacquered White
COUNTERTOP	Caesarstone 6134 Georgian Bluffs Quartz, Polished
ORIGIN	Italy
FEATURES	Custom fabrication



Residence Selection – Matte Lacquered White



Residence Selection – Georgian Bluffs Quartz

LAUNDRY ROOM

Fixtures, Cabinetry, Appliances, Tile



Dryer

VENDOR	Whirlpool
MODEL	WHD560CHW
FINISH	White
SIZE	27" W x 31" D x 38¾" H
FEATURES	7.4FT³ capacity, intuitive controls, advanced moisture sensing, Wrinkle Shield™ option

Washer

VENDOR	Whirlpool
MODEL	WFW560CHW
FINISH	White
SIZE	27" W x 31⅞" D x 38⅝" H
FEATURES	4.3FT³ capacity, single load dispenser, intuitive controls, ENERGY STAR® Certified

Floor Tile

VENDOR	Porcelanosa
LINE	Concrete
TYPE	Porcelain
FINISH	Beige Nature
SIZE	24" W x 24" L



# *THERMAL COMFORT*

RADIATOR GRILLES  
TEMPERATURE CONTROL  
HEATING & COOLING





# THERMAL COMFORT

*Radiator Grilles, Temperature Control, Heating & Cooling*



Sample Installation Image

## Decorative Iron Radiator Grilles

VENDOR	Adige Design
ARTISAN	Mingardo
ORIGIN	Monselice, Italy
COMMENTS	Custom blacksmith fabrication; customized with Maison Commonwealth logo

## Thermostat

VENDOR	Google
LINE	Nest Learning Thermostat
SIZE	3.3" diameter
COLOR	White
FEATURES	Wifi enabled, remote control with mobile application. Residents can opt in to automatically schedule their desired temperature based on their routine and preferences.

## Temperature Sensors

VENDOR	Google
LINE	Nest Temperature Sensors
SIZE	1.9" diameter
COLOR	White
FEATURES	Discreet, modern sensors located in the Living Area and Kitchen are designed to blend in with the wall while communicating with remote thermostats.

## Heating & Cooling System Design

The heating and cooling system was designed with a level of care and elegance in mind, most often overlooked in even high-end developments. Residences are served by centralized equipment on the rooftop and building mechanical room, reducing sources of mechanical noise and optimizing space for usable area within the Residence.

Forced air heating and cooling is delivered by way of a top-of-the-line system, a 2-pipe heat recovery system that allows for simultaneous heating and cooling of different zones within the Residence.

## Heating

Heating is provided by way of a multi-stage sequenced delivery. The first stage activates forced air, resulting in a quiet, low-velocity air distribution. The second stage activates in-wall hydronic radiators in the exterior walls concealed behind custom decorative iron grilles, delivering a comfortable and efficient heat source under the window openings during cooler months.

For further warmth and comfort in the bedroom bathrooms, electric radiant heat is provided beneath the floor tiles, as are wall-mounted electric towel warmers.

Supplemental ambient heat is provided by gas fireplaces in the Living Room and Master Bedroom Suite.





NOTES

BUYER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

FINISHES DISCLAIMER

All finish specifications are subject to change at any time without notice and subject to the right of the Seller to substitute finishes at any time and at its discretion as provided in the Purchase and Sale Agreement. Such specifications may not be construed as a representation, warranty or contractual offer by the Seller, Commonwealth Avenue Partners LLC, Gibson Sotheby’s International Realty LLC or any agent of any of the foregoing. For correct representations, reference may only be made to documents required to be provided by a Seller to a Condominium Purchaser pursuant to Massachusetts law and any executed contractual documents between the Purchaser and the Seller of such Condominium.

RENDERING 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.

SAMPLE INSTALLATION DISCLAIMER

Sample installation images shown herein are to show products as similarly installed in other units previously constructed but not constructed as part of this development. However, while the products may be the same if so specified, sample installation images may not be representative of the layout or configuration of such products in the Residence being offered for sale. Please use this Finishes Book in consultation with floorplans and architectural drawings indicating proposed layouts and configurations of such products for any Residence.

