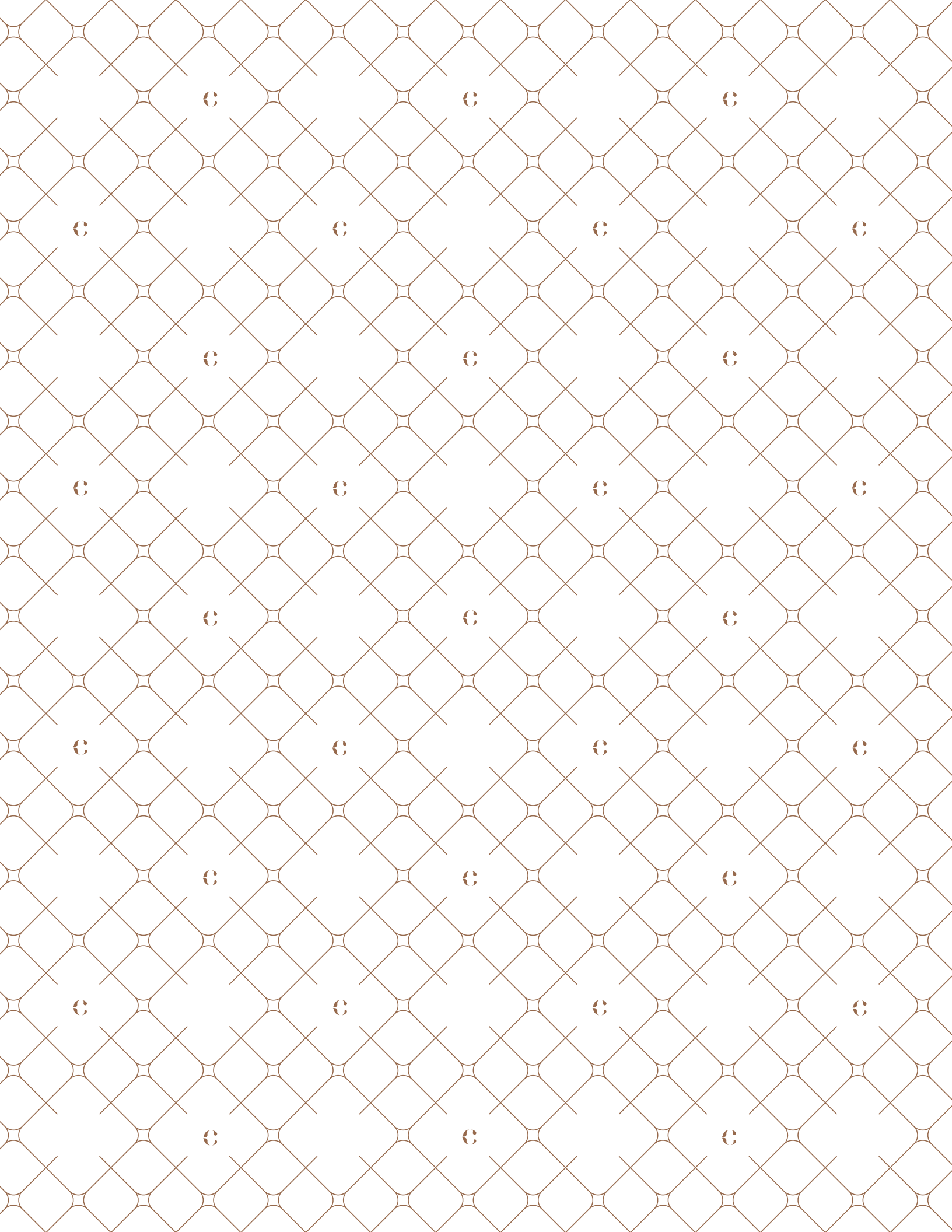




*MAISON
COMMONWEALTH
RESIDENCE
FINISHES*

RESIDENCE 1B



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.

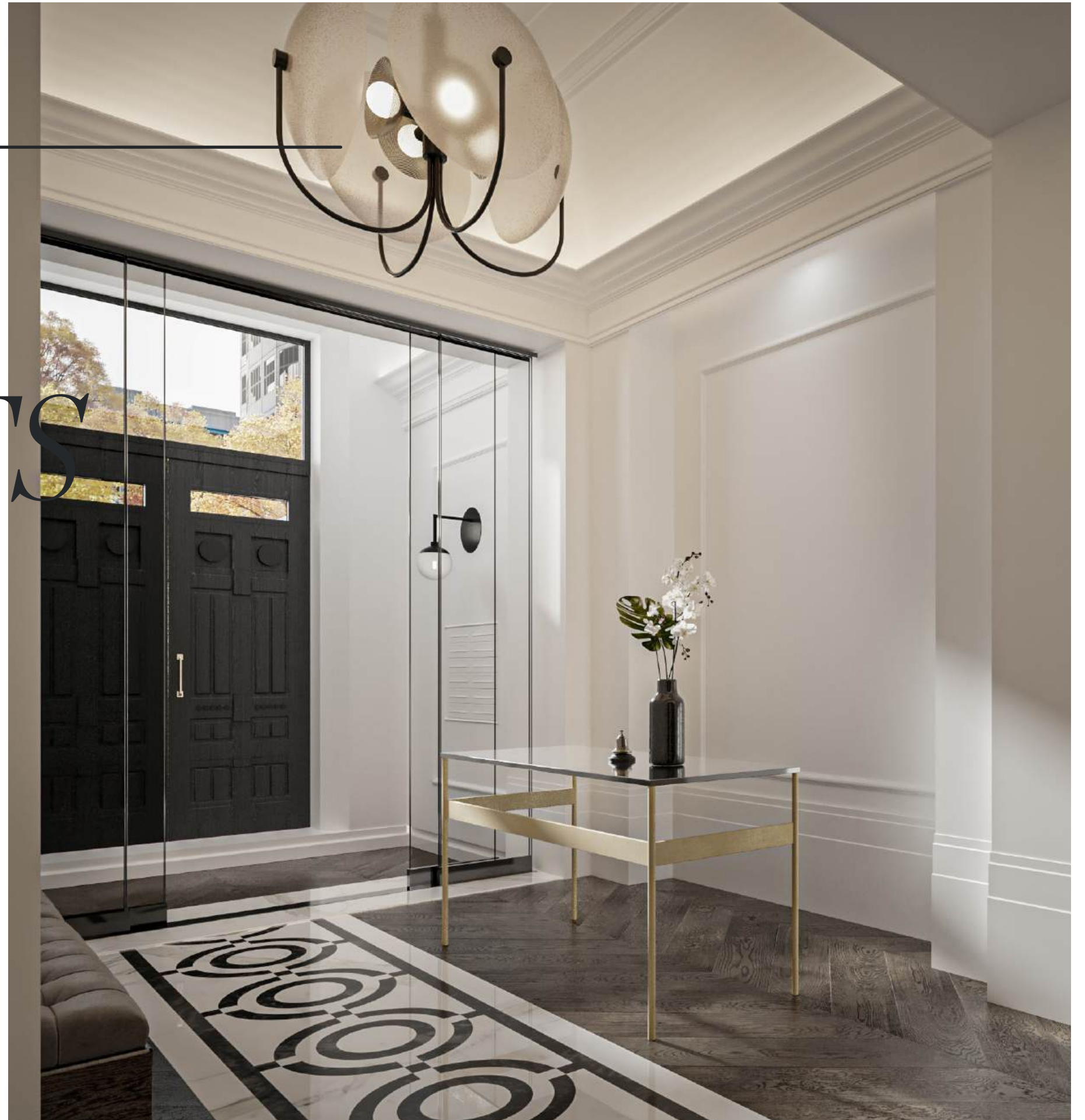
FINISHES DISCLAIMER

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
CABINETRY
BANQUETTE
APPLIANCES
FIXTURES





KITCHEN

Countertops, Cabinetry, Banquette

Countertops

VENDOR	Adige Design
ARTISAN	Venetian Gold
TYPE	Statuario Marble
ORIGIN	Italy
FINISH	Polished
SIZE	Custom
FEATURES	Custom, hand-curated, vein-matching waterfalls



Residence Selection – Statuario Marble

Kitchen Cabinetry

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



Residence Selection – Cuoio

Banquette

TYPE	Painted wood
COMMENTS	A custom-built banquette in the Dining Room is designed to complement the wall panel molding. Residents may customize the cushions and fabric.



KITCHEN

Appliances



Panel Clad

Concealed Refrigerator

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



Panel Clad

Concealed Wine Storage

BRAND	Sub-Zero
MODEL	UW-24/O
FINISH	Stainless Steel; Panel Ready
SIZE	23 ⁷ / ₈ " W x 34" H x 24" D
FEATURES	Two independent temp zones, 46 bottle capacity



Panel Clad

Concealed Dish Washer

BRAND	Miele
MODEL	G6785 SCVi
FINISH	Stainless Steel; Panel Ready
SIZE	23 ⁹ / ₁₆ " W x 33 ¹¹ / ₁₆ " H x 22 ⁷ / ₁₆ " D
FEATURES	Hidden controls



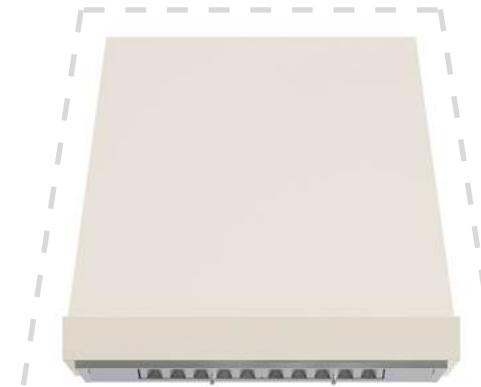
KITCHEN

Appliances



Coffee & Espresso Machine

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



Panel Clad

Concealed Wall-Mounted Hood

BRAND	Wolf
MODEL	PL341912
FINISH	Concealed Stainless Steel
SIZE	34 ³ / ₈ " W x 12 ¹ / ₈ " H x 19 ³ / ₈ " D



Microwave Speed Oven

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



Range

BRAND	Wolf
MODEL	DF304
FINISH	Stainless Steel
SIZE	29 ⁷ / ₈ " W x 36 ¹ / ₂ " H x 29 ¹ / ₂ " D
FEATURES	Four dual-stacked burners



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

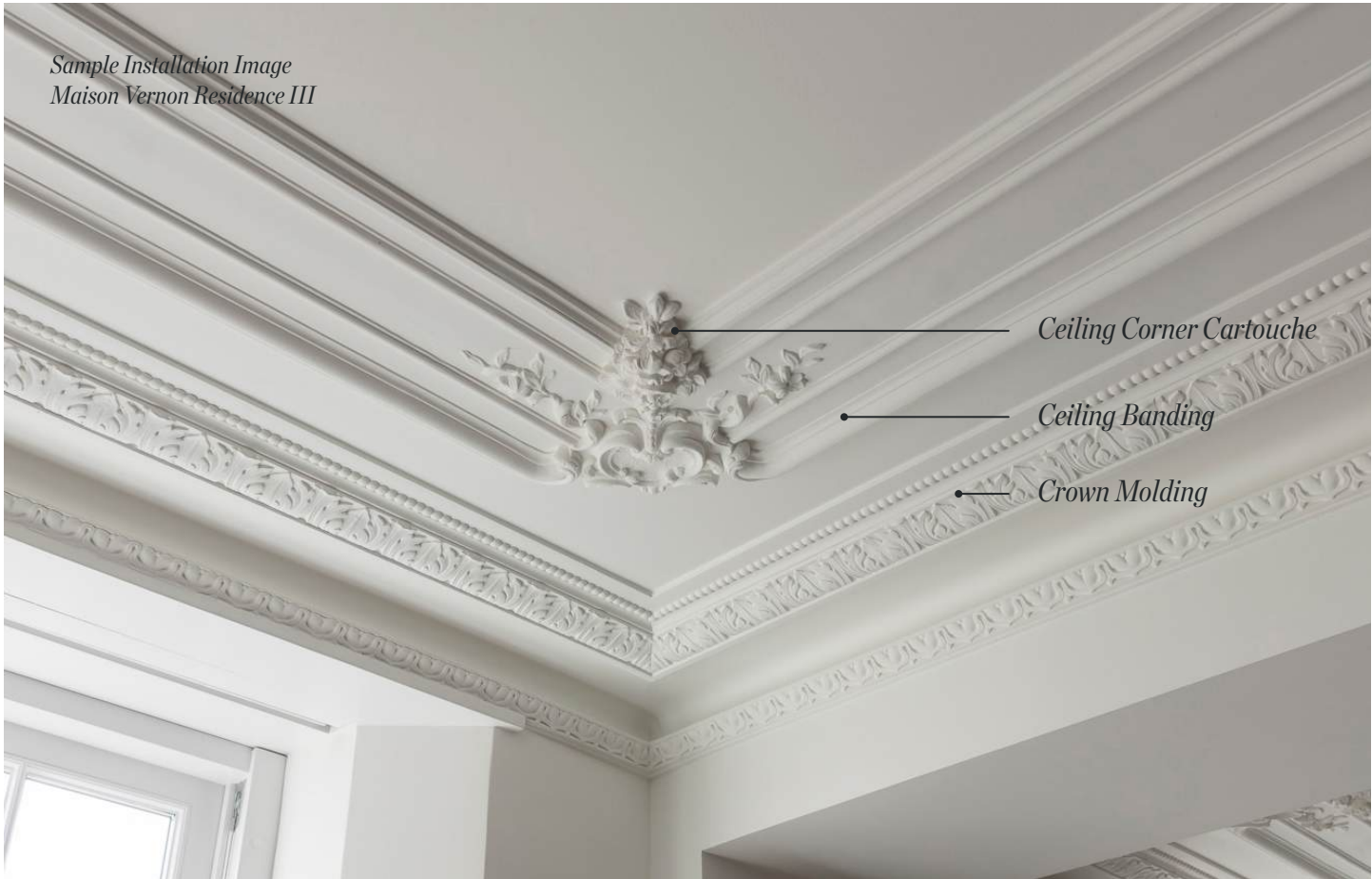
CEILING DESIGN
TRIM
FIREPLACE
WOOD FLOORING





LIVING ROOM

Ceiling Design



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

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



Fireplace Mantel

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

Residence Selection – Parigi



Wood Flooring

VENDOR	Adige Design
ARTISAN	ITLAS Pavimenti in Legno
TYPE	Oak; Tavole del Piave (three layer structure)
ORIGIN	France
FINISH	Colli Trevigiani
BOARD SIZE	5½" W x 31½" H x ⅝" thickness
INSTALLATION	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

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

Door Casing

TYPE	Wood
SIZE	3½" H x ¾" D
PROFILE	

Interior Door Hardware

VENDOR	Adige Design
LEVER	Electra/Colombo Design
MAGNETIC LOCK	AGB
CONCEALED HINGES	Zanini Porte
FINISH	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

Kitchen, Living, Primary Bath Lighting



Kitchen Island Pendant Lights (x2)

VENDOR	Adige Design
ARTISAN	Il Fanale
MODEL	Madame 288.01.ME
SIZE	10 ³ / ₄ " H x 2 ² / ₃ " D body Up to 59" suspension
FINISH	Two-tone; body in Morocco and head in Grafene
LOCATION	Over Kitchen Island

Living Area Recessed Lighting

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

Recessed Linear

BRAND	PreciseLED
MODEL	Zenlite NC2
COLOR TEMPERATURE	3,000K
FEATURES	Dimmable, mud-in flange
LOCATION	Over stair connecting Duplex Levels

Linear Shower Lighting

BRAND	Luminii
MODEL	Kendo M Wet Static White
COLOR TEMPERATURE	3,000K
FEATURES	Linear illumination system defines the shower by highlighting the marble walls.
LOCATION	Primary Bathrooms



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 Primary 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.

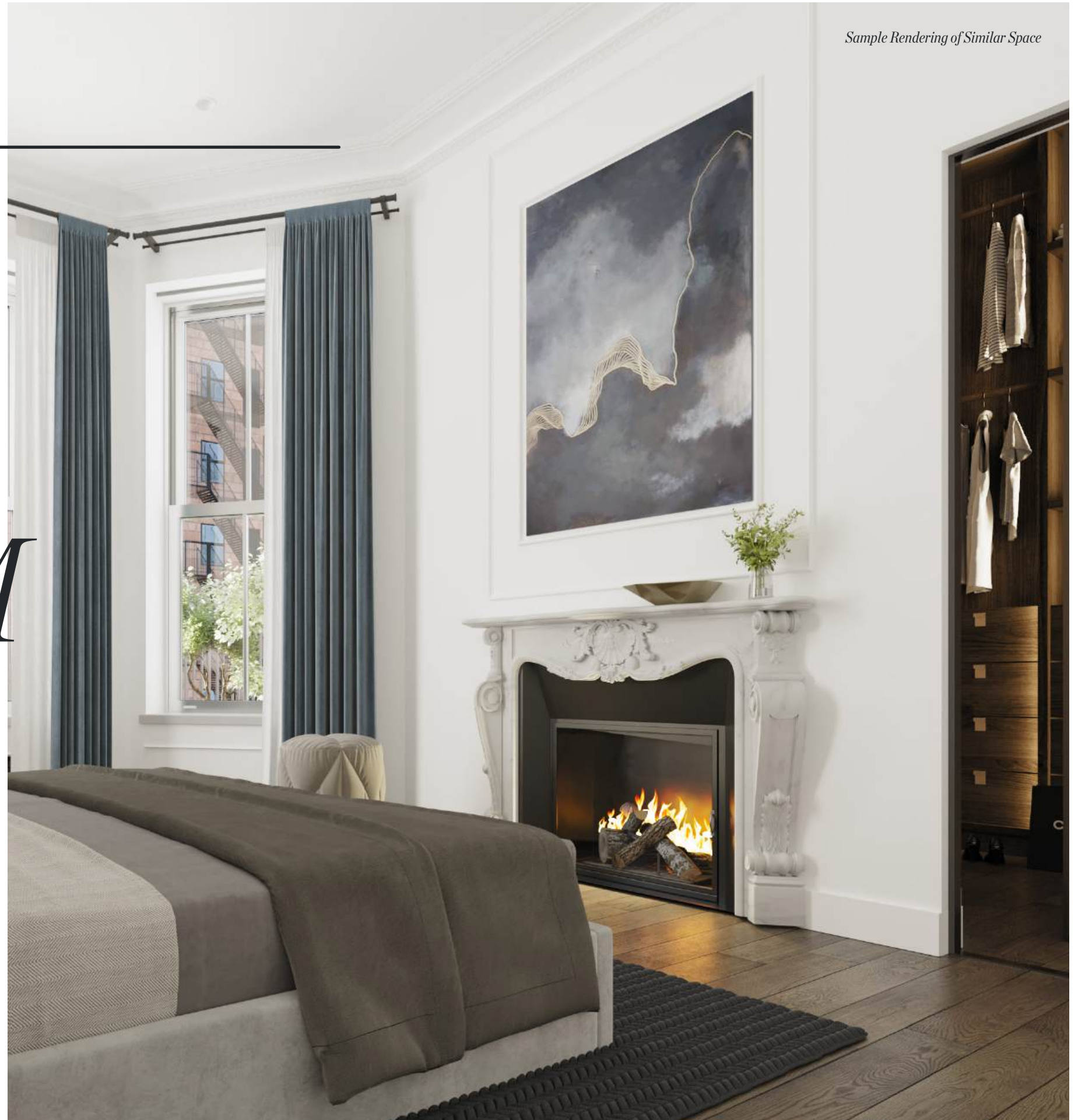
Audio-Visual

Residences are pre-wired for audio-visual in the Living Room, Kitchen, and Primary 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.



PRIMARY BEDROOM

FIREPLACE
TRIM
WOOD FLOORING
CLOSETS



Sample Rendering of Similar Space



PRIMARY BEDROOM

Fireplace, Trim



Fireplace Mantel

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

Gas Fireplace

BRAND	Town & Country
MODEL	TC36
VIEWABLE OPENING	37¾" W x 32⅞" H
FEATURES	Flush hearth vented fireplace with variable heat settings and ceramic low-visibility glass.



Panel Molding

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



Crown Molding

ARTISAN	Boston Ornament Co., Inc
TYPE	Hand-Cast Plaster
FINISH	White Matte
MOTIF	Custom
SIZE	9⅜" L x 5" H



PRIMARY BEDROOM

Wood Flooring, Closets



Primary Closets

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



Residence Selection – Colli Trevigiani

Wood Flooring

VENDOR	Adige Design
ARTISAN	ITLAS Pavimenti in Legno
TYPE	Oak; Tavole del Piave (three layer structure)
ORIGIN	France
FINISH	Colli Trevigiani
BOARD SIZE	7½" W x 39½" – 118" in variable lengths x ⅝" thickness
INSTALLATION	Plank



Residence Selection – Royal (Exterior)



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

Alternative options available upon request.



Sample Rendering of Similar Space

PRIMARY BATHROOM

WALLS & FLOORING
BATHROOM FURNITURE
WELLNESS FIXTURES
WATER CLOSET





PRIMARY BATHROOM

Walls & Flooring, Bathroom Furniture



Sample Installation Image
Maison Vernon Residence V



Sample Installation Image
Maison Vernon Residence IA



Residence Selection – Statuarietto Marble

Stone Tiled Walls & Flooring

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



Residence Selection – Walnut Naturale

Double Vanity with (2) Integrated Sinks

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



PRIMARY BATHROOM

Wellness Fixtures, Water Closet



Illuminated Medicine Cabinet (x2)

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



Wall-Mounted Faucet (x2)

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



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



Dual Button Flush Plate

BRAND	Toto
MODEL	YT980 #SS
FINISH	Polished Chrome



Toilet

BRAND	Kohler
MODEL	K-22378-0
FINISH	White
FEATURES	Dual flush, Quiet-Close™ elongated lid and seat



PRIMARY BATHROOM

Wellness Fixtures



Shower Head & Wall Arm

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



Freestanding Bath Tub

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



Hand Shower, Bar & Hose

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



Freestanding Bath Group

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



Shower Controls (x2)

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



Shower Drain

BRAND	Schluter Systems
LINE	Kerdi Drain
MODEL	KL1AR 19 EB 80
FINISH	Chrome
SIZE	31 ¹ / ₂ " 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

Wood Flooring

VENDOR	Adige Design
ARTISAN	ITLAS Pavimenti in Legno
TYPE	Oak; Tavole del Piave (three layer structure)
ORIGIN	France
FINISH	Colli Trevigiani
BOARD SIZE	7½" W x 39½" – 118" in variable lengths x 5⁄8 thickness
INSTALLATION	Plank



Residence Selection – Colli Trevigiani



Sample Installation Image



Sample Installation Image

Closet

VENDOR	Adige Design
ARTISAN	Oliveri Mobili
TYPE	Lacquer
ORIGIN	Italy
LINE	Gap
FINISH	Exterior lacquer finish in Matte Linen AL13, interior finish in Grafis Texture
FEATURES	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)



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	31 ¹ / ₁₆ " L x 20 ¹ / ₄ " D x 18 ⁷ / ₈ " 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	15 ⁷ / ₈ " W x 40 ¹ / ₄ " 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	7 ¹ / ₂ "



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 ⁵ / ₆₄ " 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 ¹ / ₂ " 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



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





OUTDOOR SPACES

EXTERIOR DOORS

LIGHTING

WALLS

FLOORING





OUTDOOR SPACES

Exterior Doors, Lighting



Exterior Doors

BRAND	Simpson
MODEL	7002 Thermal French
MATERIAL	Painted Mahogany
LOCATION	Roof Terrace Garden Level Patio



Exterior Wall Lights

BRAND	Bega
MODEL	24502
COLOR TEMPERATURE	3,000K
FEATURES	LED fixture made of one-piece die-cast aluminum with safety lens and pure anodized aluminum reflector.
LOCATION	Roof Terrace Garden Level Patio



Exterior Recessed Lights

BRAND	The Lighting
MODEL	IKON Outdoor Step Light
FINISH	Black
COLOR TEMPERATURE	3000K
SIZE	.3" W x 4" H x 6" L
FEATURES	Minimized rectangular aperture that aims illumination downward with minimal glare
LOCATION	Roof Terrace Garden Level Patio



OUTDOOR SPACES

Walls, Flooring



Brick

BRAND	Stiles and Hart Brick Co.
TYPE	Waterstruck Brick
COLOR	Custom Blend
LOCATION	Garden Level Patio

Cast Stone

BRAND	Cast Stone Inc.
COLOR	Deep Tan
LOCATION	Garden Level Patio



Exterior Flush Lights

BRAND	B Light
MODEL	Merope 70
FINISH	Stainless Steel
LOCATION	Roof Terrace
COMMENTS	Flush uplighting installed within roof pavers



Exterior Porcelain Floor Tile

VENDOR	Stone Source
COLLECTION	Slate
TYPE	Porcelain Paver
FINISH	Dark Grey Matte
EXTERIOR SIZE	24" L x 24" W x 3/4" thickness
LOCATION	Roof Terrace



Bluestone Pavers

BRAND	Northeast Masonry Distributors
TYPE	Pennsylvania/New York Bluestone
FINISH	Thermal
PATTERN	Irregular
LOCATION	Garden Level Patio



POWDER & LAUNDRY

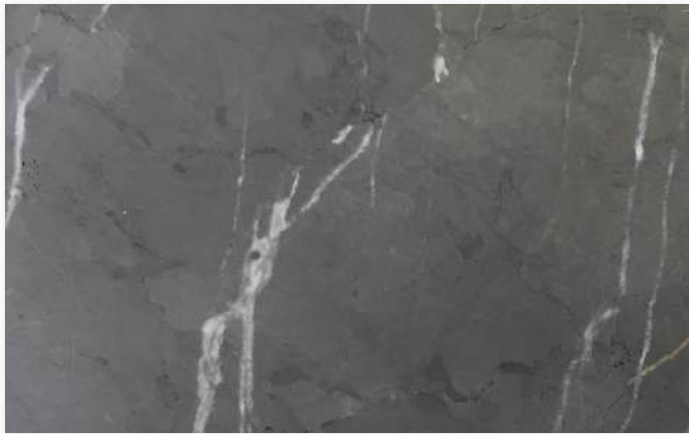
BATHROOM FURNITURE
BATHROOM FIXTURES
WOOD FLOORING
LAUNDRY FIXTURES
LAUNDRY CABINETRY
APPLIANCES
LAUNDRY TILE





POWDER ROOM

Bathroom Furniture, Fixtures, Wood Flooring



Residence Selection – Grafite Marble

Marble Countertop

VENDOR	Adige Design
ARTISAN	Ideamarble
TYPE	Grafite Marble
ORIGIN	Italy
FINISH	Leathered
SIZE	Custom



Vessel Sink

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



Wall-Mounted Faucet

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



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



Residence Selection – Colli Trevigiani

Wood Flooring

VENDOR	Adige Design
ARTISAN	Labor Legno
TYPE	Oak
ORIGIN	Europe
FINISH	Colli Trevigiani
BOARD SIZE	7⅞" W x up to 94½" in variable lengths x 1⅞" thickness
INSTALLATION	Plank



Faucet

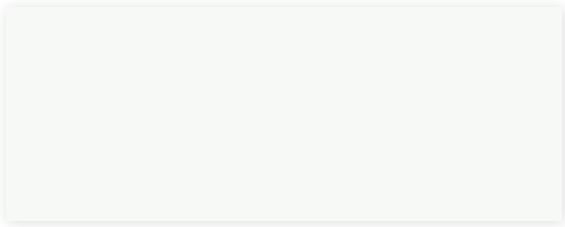
VENDOR	Grohe
LINE	Concetto
MODEL	31479001
FINISH	StarLight Chrome
SIZE	13¾" tall
FEATURES	360° spout swivel range, pull-out dual spray, adjustable flow rate limiter

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



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 Primary 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.

