



*MAISON
COMMONWEALTH
RESIDENCE
FINISHES*

PENTHOUSE RESIDENCE



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 our marble, to our exclusive brand of faucets, our imported doors and invisible hardware, the lack of visible thermostats, 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.

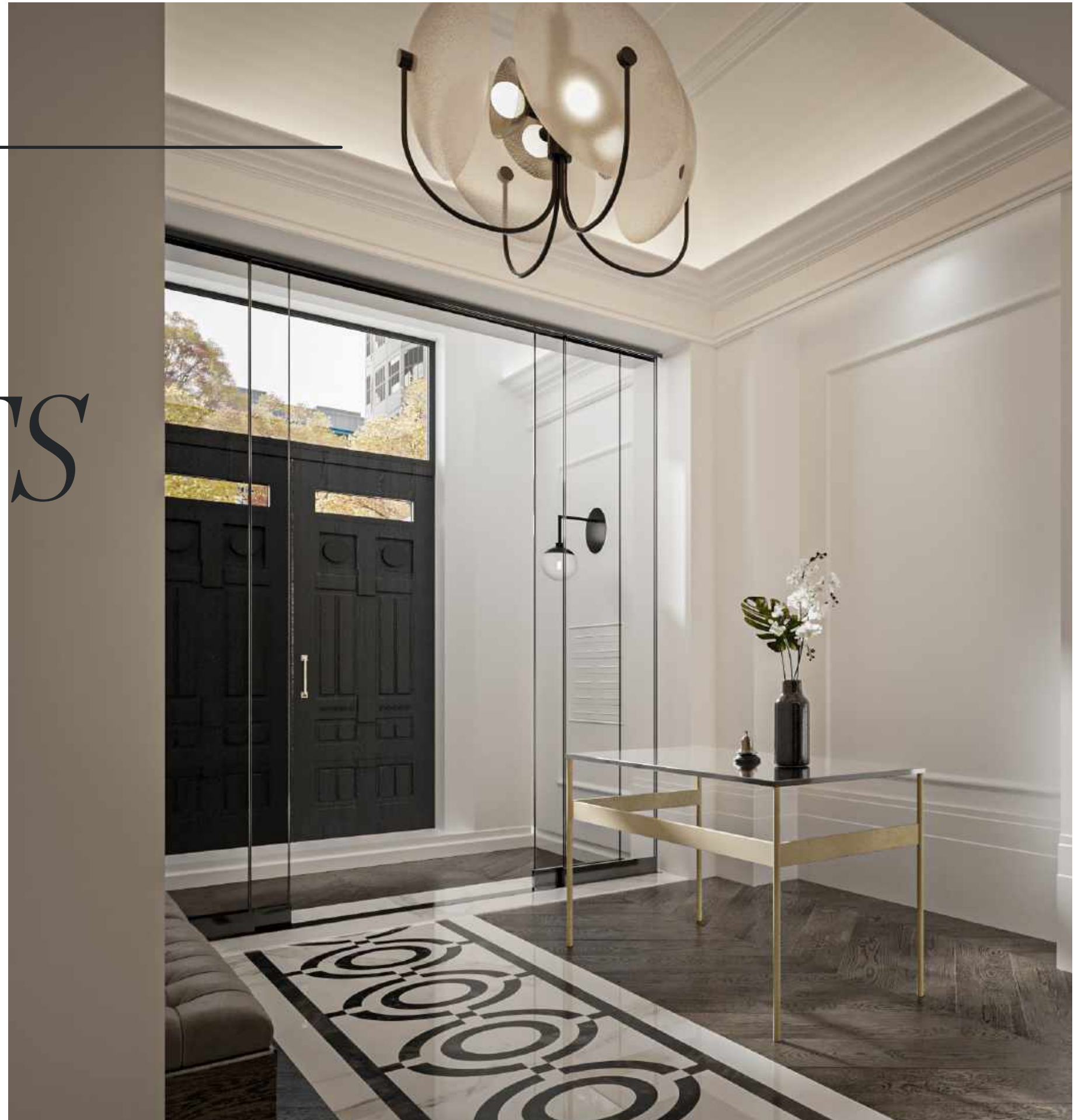
FINISHES DISCLAIMER

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.



MODERN LEVEL LIVING & DINING

SUN ROOM SKYLIGHT
GLASS WALL SYSTEM
FIREPLACE
TILE
WOOD FLOORING
KITCHENETTE
POWDER ROOM





LIVING & DINING

Modern Level: Sun Room Skylight, Glass Wall System



Frameless Linear Skylight

BRAND	Glazing Vision
TYPE	Flushglaze Fixed Skylight
SIZE	240" L x 60" W
FEATURES	Minimalist fixed skylight with frameless internal views, designed to allow as much natural daylight into a room as possible. Includes pre-wiring for client-installed shades & shade pockets.



Sample Installation Image
Maison Vernon Penthouse Residence

Motorized Sliding Glass Wall System

VENDOR	Adige Design
ARTISAN	Ponzio Aluminium
MODEL	Apexfine
FINISH	Gunmetal Black Aluminum, Glass
SIZE	North, towards Commonwealth Avenue: 263" W x 84" H South, towards Newbury Street: 155" W x 84" H
FEATURES	The open concept of the Penthouse Sun Room extends outdoors towards the North and South by way of large format operable glass wall systems. A concealed motorized system effortlessly operates the system, and includes a safety sensor for detecting obstructions. The innovative system allows for vertical frame profiles to be merely ¾ of an inch wide.



LIVING & DINING

Modern Level: Fireplace, Tile, Wood Flooring



Stone Mantel

VENDOR	Adige Design
ARTISAN	Venetian Gold
TYPE	Lilac Marble
FINISH	Polished
SIZE	67" W x 46" H x 14" D

Residence Selection – Lilac Marble



Residence Selection – Bone

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



Residence Selection – Colli Trevigiani

Interior Wood Flooring

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

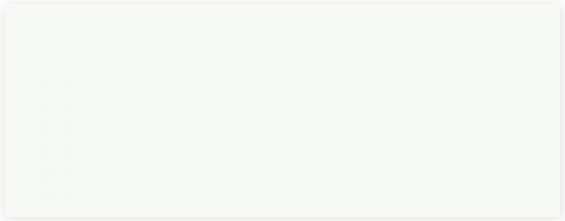


KITCHENETTE

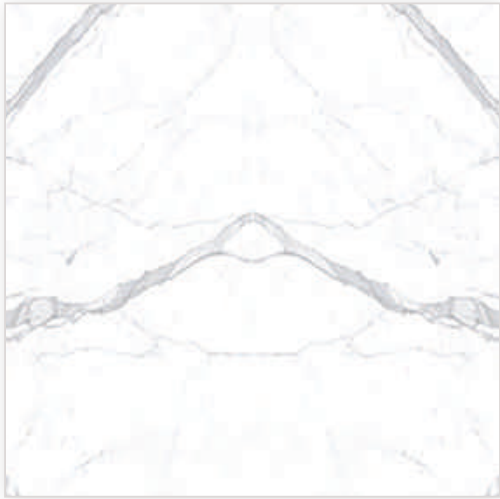
Modern Level: Cabinetry



Sample Installation Image



Residence Selection – White Glossy Lacquer



Residence Selection – Statuario Marble

Kitchen Cabinetry

VENDOR	Adige Design
ARTISAN	Armonia Group
TYPE	Glossy Lacquer
ORIGIN	Italy
FINISH	White
FEATURES	Custom fabrication; Blum interior hardware

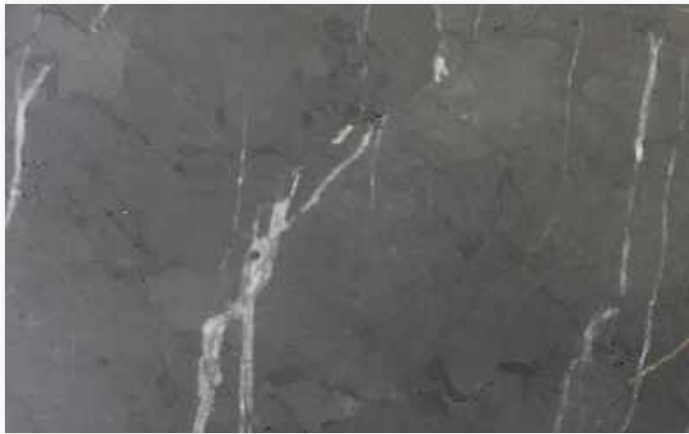
Countertop & Backsplash

VENDOR	Adige Design
ARTISAN	Ideamarble
TYPE	Statuario Marble
ORIGIN	Italy
FINISH	Polished
SIZE	Custom
FEATURES	Custom, hand-curated



POWDER ROOM

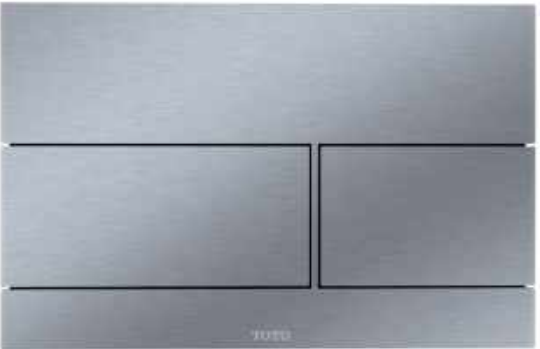
Modern Level: Fixtures, Walls, Flooring



Residence Selection – Grafite Marble

Marble Countertop

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



Dual Button Flush Plate

BRAND	Toto
MODEL	YT980 #SS
FINISH	Brushed Stainless Steel



Vessel Sink

BRAND	Kohler
LINE	Vox
MODEL	K-5373-0
FINISH	White
SIZE	16 $\frac{1}{8}$ " W x 3 $\frac{1}{4}$ " H x 22 $\frac{5}{8}$ " L



Wall Hung Toilet

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



Wall-Mounted Faucet

BRAND	Radomonte Venezia
LINE	Toox
MODEL	TXQ18 L-U1
FINISH	Polished Stainless Steel
ARM SIZE	7 $\frac{1}{2}$ "



Residence Selection – Colli Trevigiani

Wood Flooring

VENDOR	Adige Design
ARTISAN	Labor Legno
TYPE	Oak
ORIGIN	Europe
FINISH	Colli Trevigiani
BOARD SIZE	7 $\frac{9}{32}$ " W x up to 94 $\frac{1}{2}$ " in variable lengths x 1 $\frac{9}{32}$ " thickness
INSTALLATION	Plank



MASTER BEDROOM

FIREPLACE
TRIM
WOOD FLOORING
CLOSETS





MASTER BEDROOM

Modern Level: Fireplace, Trim



Crown Molding

ARTISAN	Boston Ornament Co., Inc
TYPE	Hand-Cast Plaster
FINISH	White Matte
MOTIF	Custom
SIZE	9½" L x 3½" H



Floating Marble Hearth

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

Residence Selection –Statuarietto Marble



Gas Fireplace

BRAND	European Home
MODEL	Bidore 140RC
VIEWABLE OPENING	54⅞" W x 16⅞" H
FEATURES	Statement ultra-modern frameless 2-sided glass fireplace with Carrara marble pebbles. Variable heat settings.



MASTER BEDROOM

Modern Level: Wood Flooring, Closets



Please note: built-in cabinet is for illustrative purposes only.



Sample Installation Image



Sample Installation Image



Residence Selection – Colli Trevigiani

Wood Flooring

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



Sample Installation Image

Master Closets

VENDOR	Adige Design
ARTISAN	Oliveri Mobili
ORIGIN	Italy
FEATURES	Integrated LED lighting. Closet configuration is available to be customized with Adige Design. Wood veneer finish shown in sample installation.



MASTER BATHROOM

SKYLIGHT
WALLS & FLOORING
BATHROOM FURNITURE
WELLNESS FIXTURES
WATER CLOSET





MASTER BATHROOM

Modern Level: Skylight, Walls & Flooring, Bathroom Furniture



Sample Installation Image
Maison Vernon Residence IA

Skylight

VENDOR	Glazing Vision
TYPE	Flushglaze Fixed Rooflight
SIZE	51" W x 93" L
FEATURES	Minimalist fixed rooflight with frameless internal views, designed to allow as much natural daylight into a room as possible. Includes pre-wiring for client-installed shades & shade pockets.

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	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 Ocritch with (2) integrated sinks
FEATURES	Sleek wall hung aesthetic & interior convenience drawer



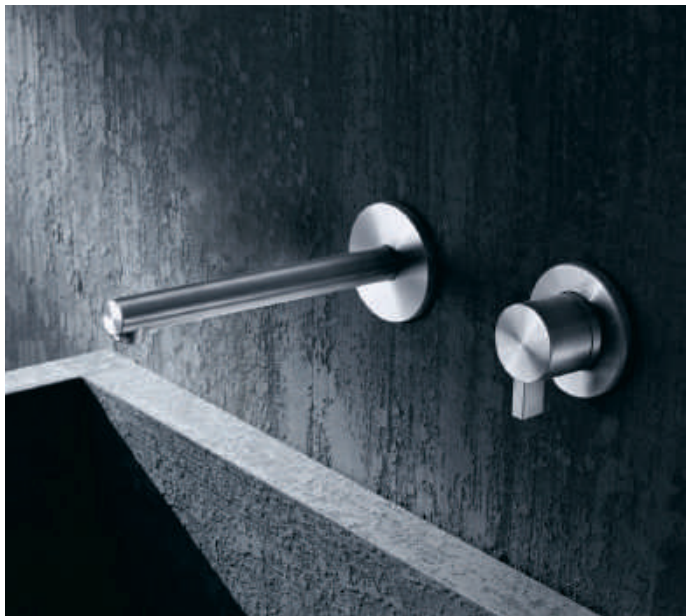
MASTER BATHROOM

Modern Level: 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	Brushed Stainless Steel



Wall Hung Toilet

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



MASTER BATHROOM

Modern Level: 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



CLASSIC LEVEL KITCHEN

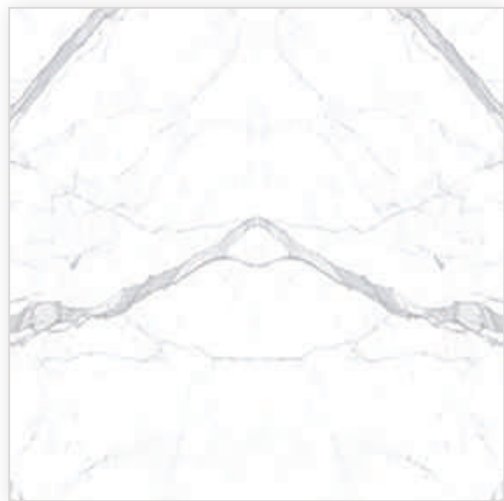
COUNTERTOPS
CABINETS
APPLIANCES
FIXTURES





KITCHEN

Classic Level: Countertops, Cabinetry



Residence Selection – Statuario Marble

Countertops

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



Residence Selection – Cuoio

Kitchen Cabinetry

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



KITCHEN

Classic Level: 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	1W-18
FINISH	Stainless Steel; Panel Ready
SIZE	18" W x 84" H x 24" D
FEATURES	Two independent temp zones, 59 bottle capacity



— — Panel Clad

Concealed Supplemental Refrigeration

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



— — Panel Clad

Concealed Dish Washer

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



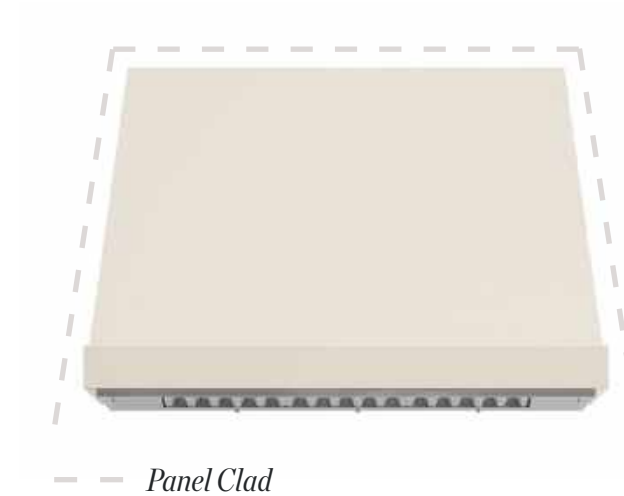
KITCHEN

Classic Level: Appliances



Coffee & Espresso Machine

BRAND	Miele
MODEL	CVA6405
FINISH	Stainless Steel
SIZE	23 ⁷ / ₁₆ " W x 17 ⁵ / ₁₆ " H x 19" D
FEATURES	Built-in plumbed water connection



Concealed Wall-Mounted Hood

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



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 & Double Oven

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



KITCHEN

Classic Level: 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

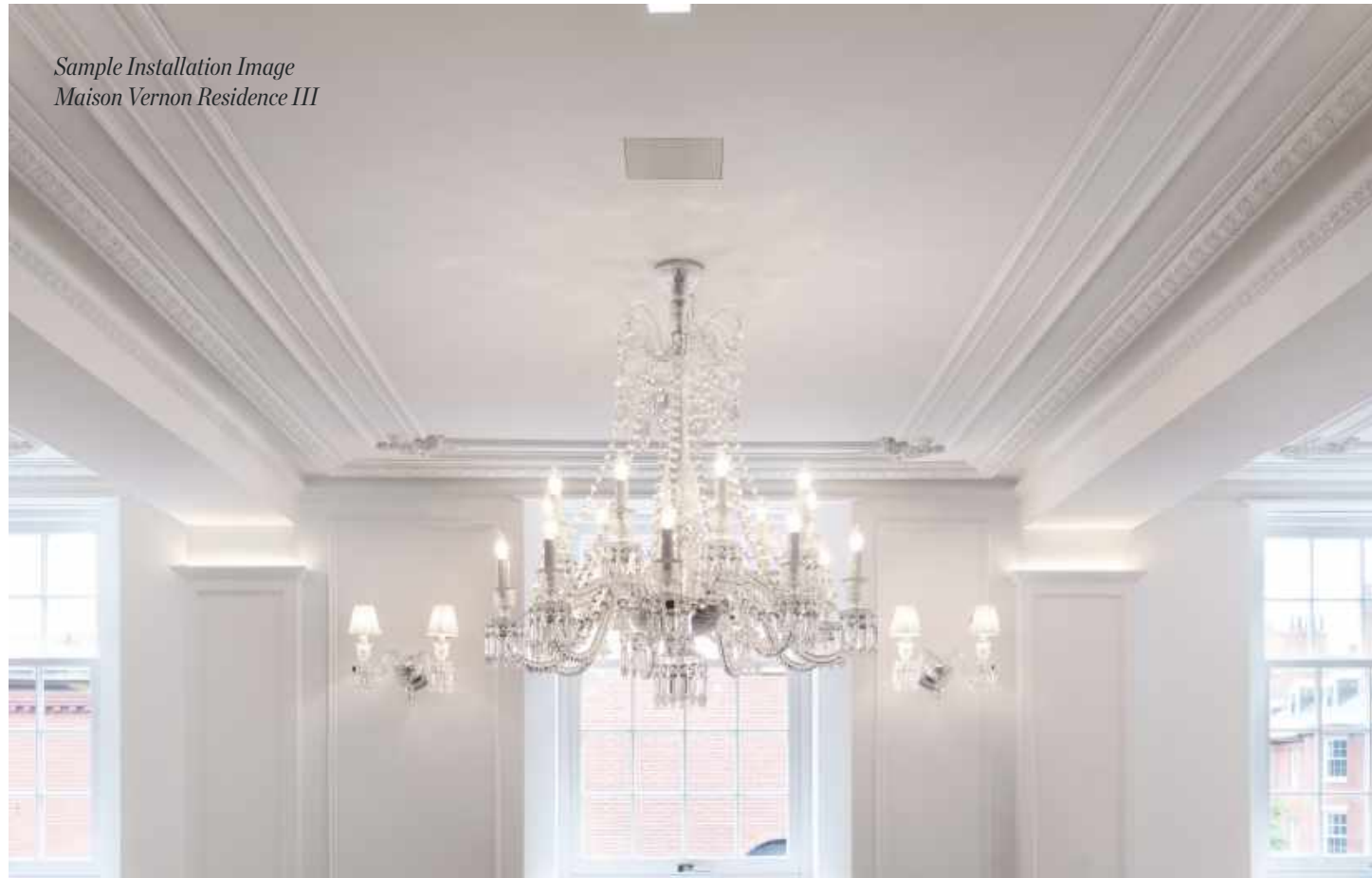
CEILING DESIGN
TRIM
FIREPLACE
WOOD FLOORING





LIVING ROOM

Classic Level: 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

Classic Level: Trim, Fireplace, Wood Flooring



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	Labor Legno
TYPE	Oak
ORIGIN	Europe
FINISH	Colli Trevigiani
BOARD SIZE	5½" W x 31½" H x 1⅜" 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



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 on the Classic Level feature two one-over-one divisions with a half round transom, in addition to windows with two-over-two divisions. Windows facing towards the alley on both Levels have one-over-one divisions.

Shade Pocket

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

Timeless Window Surround

Commonwealth-Avenue-facing windows of the Living & Dining spaces are detailed with a trimless 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

Recessed Lighting, Pendant Lighting



Cove Lighting (LED Strip)

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

Recessed Linear

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



Living Area Recess 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.



Kitchen Island Pendant Lights (x3)

VENDOR	Adige Design
ARTISAN	Il Fanale
MODEL	Madame 288.01.ME
SIZE	10 ³ / ₄ " H x 2 ²³ / ₆₄ " D body Up to 59" suspension
FINISH	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 rooms, kitchens, and master suites 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 & Video

Residences are pre-wired for audio/visual in the living rooms, kitchens, and master suites. 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.



GUEST ROOM

WOOD FLOORING
CLOSET
BATHROOM FURNITURE
WELLNESS FIXTURES
BATHROOM TILE





GUEST ROOM

Classic Level: Wood Flooring, Closet



Sample Rendering of Similar Space



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 & shelves



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

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



Sample Installation Image



GUEST ROOM

Classic Level: Bathroom Furniture, Wellness Fixtures



Vanity with Integrated Sink

VENDOR	Adige Design
ARTISAN	Stocco
TYPE	Wood Veneer
ORIGIN	Italy
LINE	Loop 51
FINISH	Walnut Naturale
SIZE	35 ⁵ / ₈ " L x 20 ¹ / ₄ " D x 18 ⁷ / ₈ " H 39 ⁹ / ₁₆ " L x 20 ³ / ₄ " D x 18 ⁷ / ₈ " H 70 ³ / ₁₆ " L x 21 ¹ / ₁₆ " D x 18 ⁷ / ₈ " H*
COUNTERTOP	Rim Ocritech with an integrated sink
FEATURES	Sleek wall hung aesthetic & interior convenience drawer
COMMENTS	*Double vanity with (2) integrated sinks



Residence Selection – Walnut Naturale



Towel Warmer

BRAND	Amba by Emmesteeel
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

Classic Level: 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	Brushed Stainless Steel



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 40" W	24" W x 24" L





POWDER & LAUNDRY

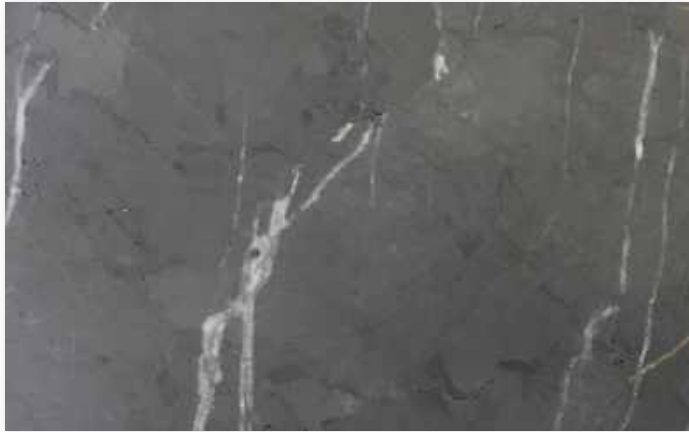
BATHROOM FURNITURE
FIXTURES
WOOD FLOORING
LAUNDRY CABINETRY
LAUNDRY FINISHES
APPLIANCES
LAUNDRY TILE





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	16⅜" 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	Brushed Stainless Steel



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	7⅝" W x up to 94½" in variable lengths x 1⅝" thickness
INSTALLATION	Plank



Faucet

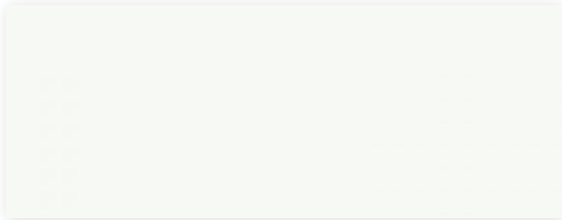
VENDOR	Grohe
LINE	Concetto
MODEL	31479001
FINISH	StarLight Chrome
SIZE	13¾" tall
FEATURES	360° spout swivel range, pull-out dual spray, adjustable flow rate limiter

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	Stocco
CABINET FINISH	Matte Lacquered White
ORIGIN	Italy
FEATURES	Custom fabrication



Residence Selection – Matte Lacquered White



LAUNDRY ROOM

Cabinetry, Finishes, 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



Residence Selection – Beige Nature



THERMAL COMFORT

RADIATOR GRILLES
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. Automatically creates a schedule by learning the resident's routine and preferences.

Temperature Sensors

VENDOR	Google
LINE	Nest Temperature Sensors
SIZE	1.9" diameter
COLOR	White
FEATURES	Discreet, modern design. Communicates with Nest Learning Thermostat allowing each room to be a certain temperature at a certain time of day.

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 in-wall hydronic radiators at exterior walls concealed behind custom decorative iron grilles, delivering a comfortable and efficient heat source that does not require movement, air or airborne allergens. The second stage activates forced air, resulting in a quiet, low velocity air distribution.

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

Supplemental ambient heat is provided by gas fireplaces in Living Room & 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.

