



MAISON COMMONWEALTH

THE DUPLEX RESIDENCES AT MAISON COMMONWEALTH

A Chevron Partners Development



CONTENTS

04 *PROPERTY FEATURES*

08 *IMAGERY*

- 10 *Lobby*
- Residence IA*
- 14 *Living Room*
- 16 *Dining Room*
- 18 *Kitchen*
- 20 *Primary Bedroom*
- 22 *Primary Bathroom*
- 24 *Roof Terrace*
- 26 *Secondary Bedroom*
- Residence IB*
- 28 *Living Room*
- 30 *Dining & Kitchen*
- 32 *Garden Level Patio*
- 34 *Powder Room*
- 36 *Garage*

38 *FLOORPLANS*

- 40 *Residence IA*
- 42 *Residence IB*
- 44 *Parking & Storage*

46 *LOCATION*

54 *TEAM*

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

A 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 patterned flooring.

Illustrious 4,181-square-foot, two-level Penthouse unit features a newly constructed 1,503-square-foot modern upper level addition, appointed with front and rear motorized glass walls that blur the boundary to 970 square feet of private front and rear outdoor space.

Floor-through units offer 2,812 square feet of single-level living. Duplex units offer two-level living, 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

Expansive formal living, dining, and entertaining spaces with views onto Commonwealth Avenue with ceiling heights up to 12'-0", featuring imported 1st choice wide-plank engineered oak wood chevron flooring, hand-carved Italian marble mantle and gas fireplace, and cast plaster moldings.

Open chef's kitchen that opens to the living area, with Italian cabinetry, hand-selected Statuario Carrara marble countertops, and Wolf, Subzero and Miele appliances, including a standard Wolfe 48-inch double oven with infrared charbroiler.

Expansive primary suite with imported oak wood flooring, crown molding, gas fireplace, walk-in closet and dressing area with a customizable imported Italian closet system, and en suite bathroom.

Primary bathroom is appointed with floor-to-ceiling, hand selected large-format Carrara marble, a freestanding bathtub, heated floors, a separate toilet room, imported Italian double vanity, Radomonte Venezia plumbing fixtures and contemporary finishes.

Laundry room with washing sink and folding space.

Thermal Comfort

The heating and cooling system was designed with care and elegance in mind most often overlooked in even high-end developments. Heating is controlled to offer sequenced delivery; the first stage activates perimeter in-wall hydronic radiators concealed behind custom decorative iron grilles, and the second stage activates a virtually silent, low velocity forced air distribution system.

Ambient heat is provided in bathroom suites by radiant flooring.

Residences also include gas fireplaces in the living room and primary bedroom 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





RESIDENCE 1A
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 kitchen with imported Italian cabinetry,
48-inch Wolf double oven and range with charbroiler.
See Finishes Book for full appliance list.*

RESIDENCE 1A
PRIMARY BEDROOM



*Hand-carved marble fireplace mantel,
cast plaster crown molding, custom decorative
iron heating vents and customizable walk-in closet.*

ALL RESIDENCES
PRIMARY BATH

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

RESIDENCE 1A
ROOF TERRACE

Roof terrace off Residence 1A's primary suite overlooking the garden level patio. Corten steel planter boxes and custom wooden planter walls are provided for added privacy.



Secondary bedroom 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.

RESIDENCE IB
DINING & KITCHEN



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



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

ALL RESIDENCES
POWDER ROOM



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



The Maison Commonwealth garage features a park assist turntable, electric charging capability, direct elevator access to the residences and a fully automated snow melt system. The garage area also includes resident storage 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. Residences IA & IB each have separate Garden Level entrances allowing for full separation between the Duplex Levels.

RESIDENCE 1A

3 BEDROOMS | 3 EN SUITE BATHS | 1 HALF BATH

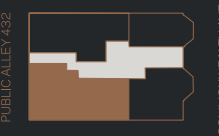
PARLOR LEVEL	1,403 SQFT	130 SQM
GARDEN LEVEL	1,010 SQFT	94 SQM
TOTAL	2,413 SQFT	224 SQM
GARDEN TERRACE	262 SQFT	24 SQM
ROOF TERRACE	177 SQFT	16 SQM

CLG = Ceiling height measured from subfloor.

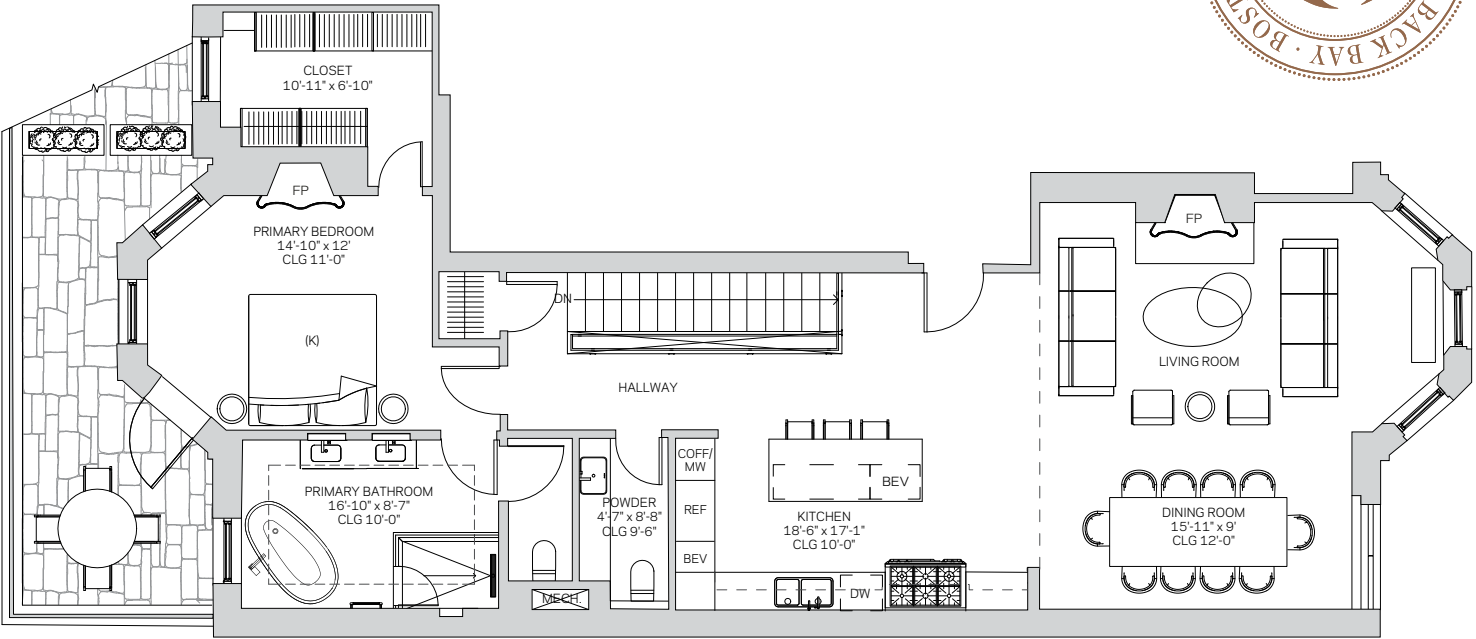
PARLOR LEVEL



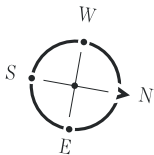
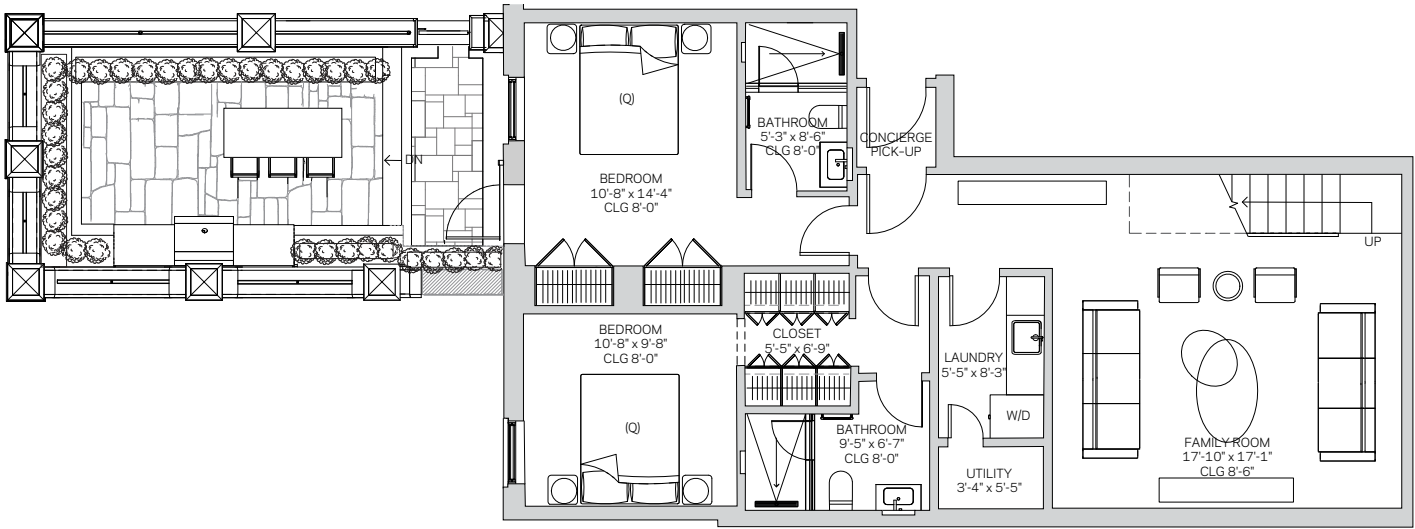
GARDEN LEVEL



PARLOR LEVEL



GARDEN LEVEL



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.



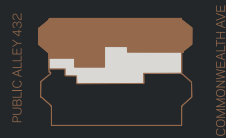
RESIDENCE 1B

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
GARDEN TERRACE	326 SQFT	30 SQM
ROOF TERRACE	142 SQFT	13 SQM

CLG = Ceiling height measured from subfloor.

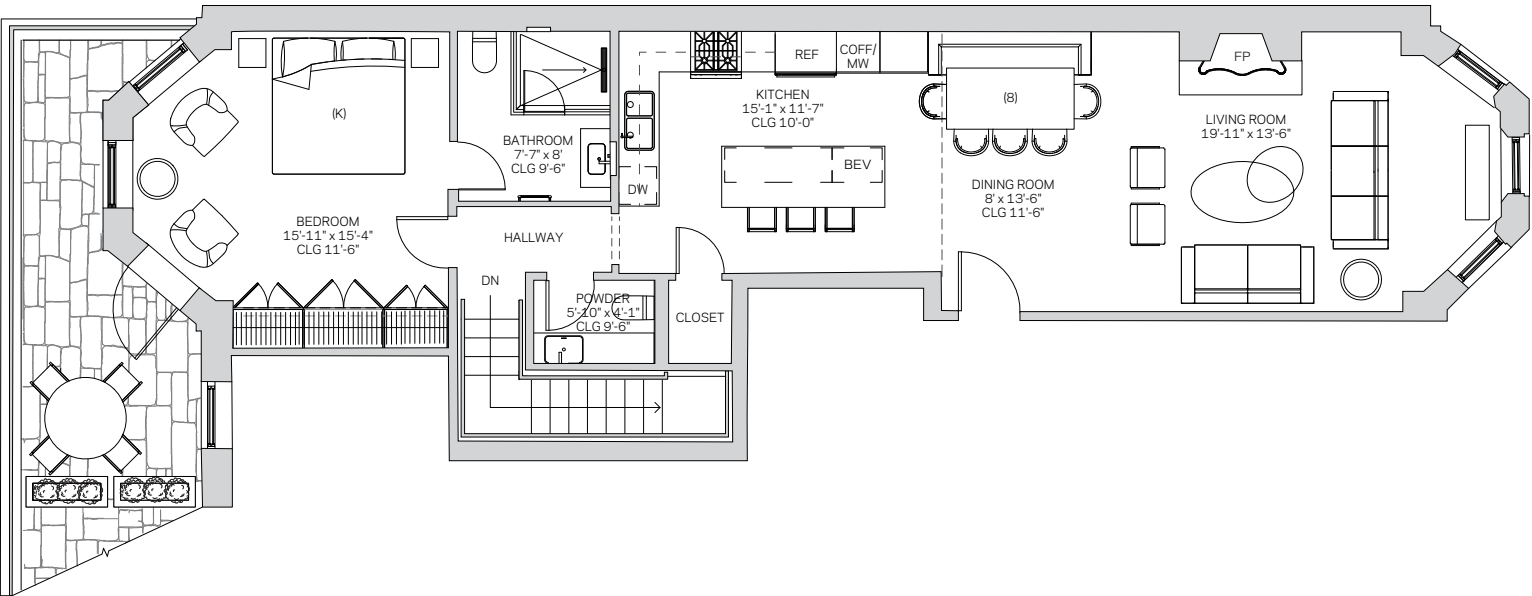
PARLOR LEVEL



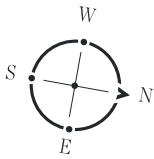
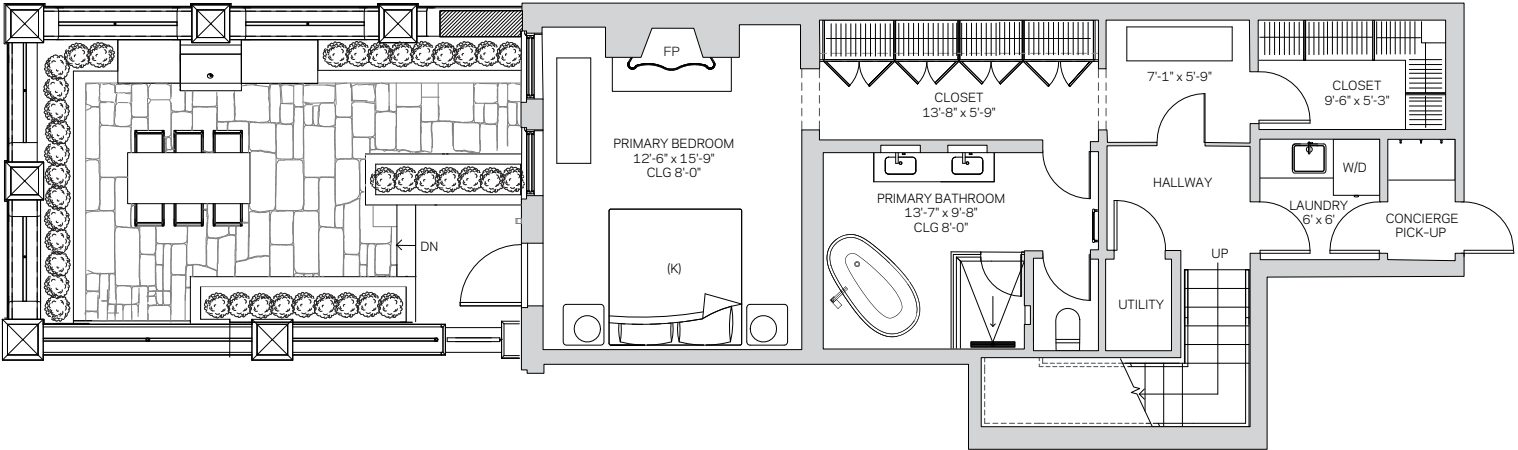
GARDEN LEVEL



PARLOR LEVEL



GARDEN LEVEL



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.



PARKING & STORAGE

BASEMENT LEVEL

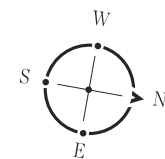
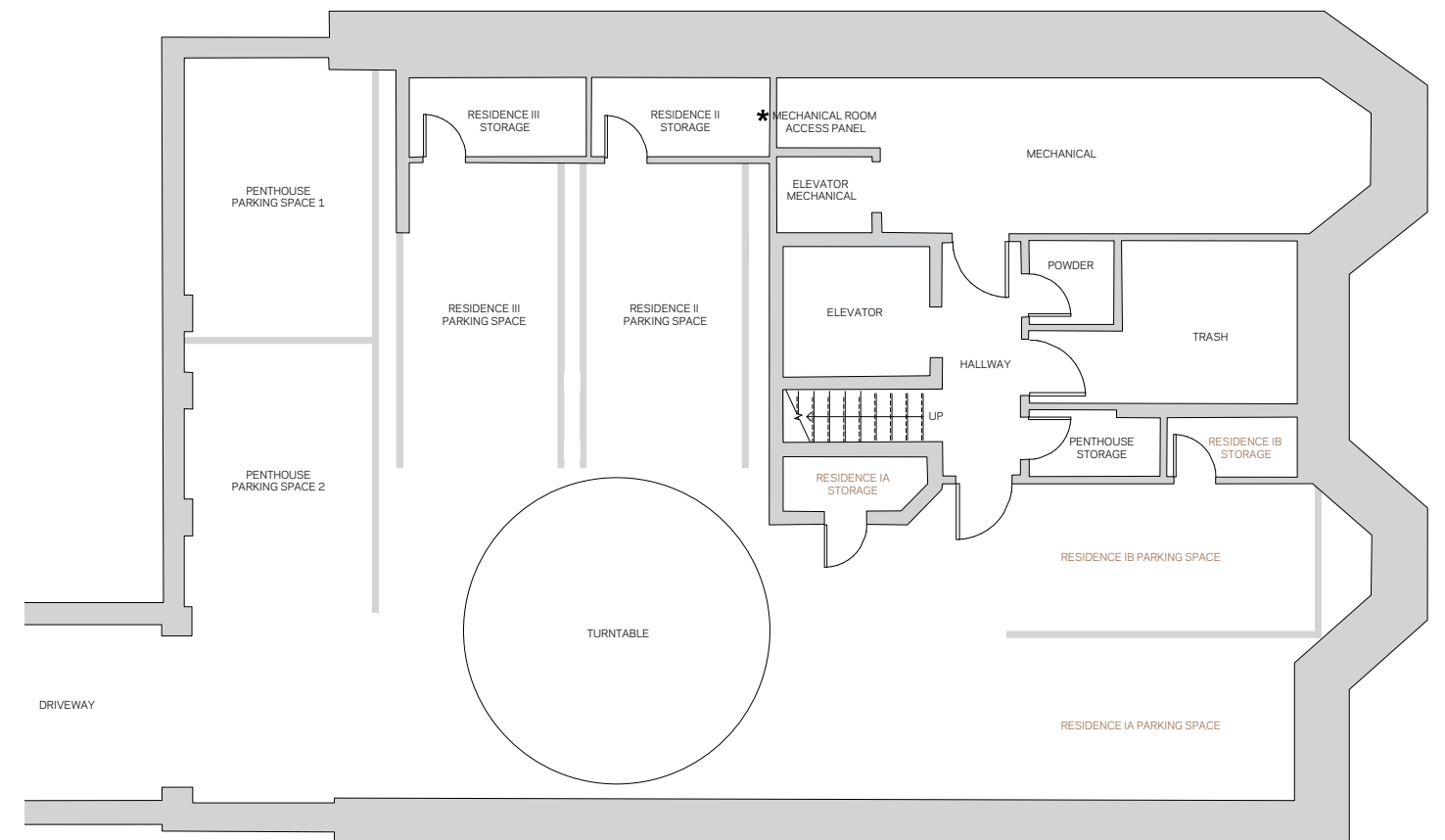
PUBLIC ALLEY 432



COMMONWEALTH AVE



BASEMENT LEVEL



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.

THE STORIED
NEIGHBORHOOD
AT THE CENTER OF
MODERN BOSTON



LOCATION

Maison Commonwealth benefits from the beauty of Commonwealth Avenue while being at the center of Boston’s premier retail and hospitality district, attracting the world’s top brands and trendy restaurants from the world’s top chefs. 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 —————

B V L G A R I LOUIS VUITTON CELINE VALENTINO
Cartier DIOR CHANEL FENDI ROLEX GUCCI

WELCOME TO BACK BAY



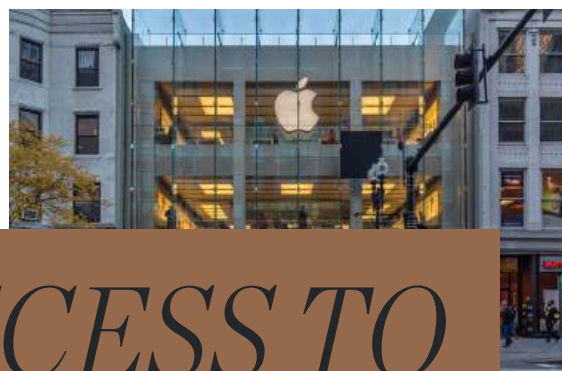
MAISON COMMONWEALTH
260 – 262 Commonwealth Avenue
Boston, MA 02116

- 0.1 mi Newbury Street
- 0.2 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

TESLA

lululemon

CANADA GOOSE

alo

WARBY PARKER

EATALY

BONOBOS

Saks Fifth Avenue

SEPHORA



Neiman Marcus

DIOR

TIFFANY & Co

LOUIS VUITTON

MONCLER

john varvatos

ALEXANDER
MQUEEN

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

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.



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.



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 tailor-made for each specific project.



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.



Gibson Sotheby's International Realty Sales Team

gibsonsothebysrealty.com

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.





For more information
maisoncommonwealth.com
sales@maisoncommonwealth.com

260 – 262 Commonwealth Avenue, Boston, MA 02116

