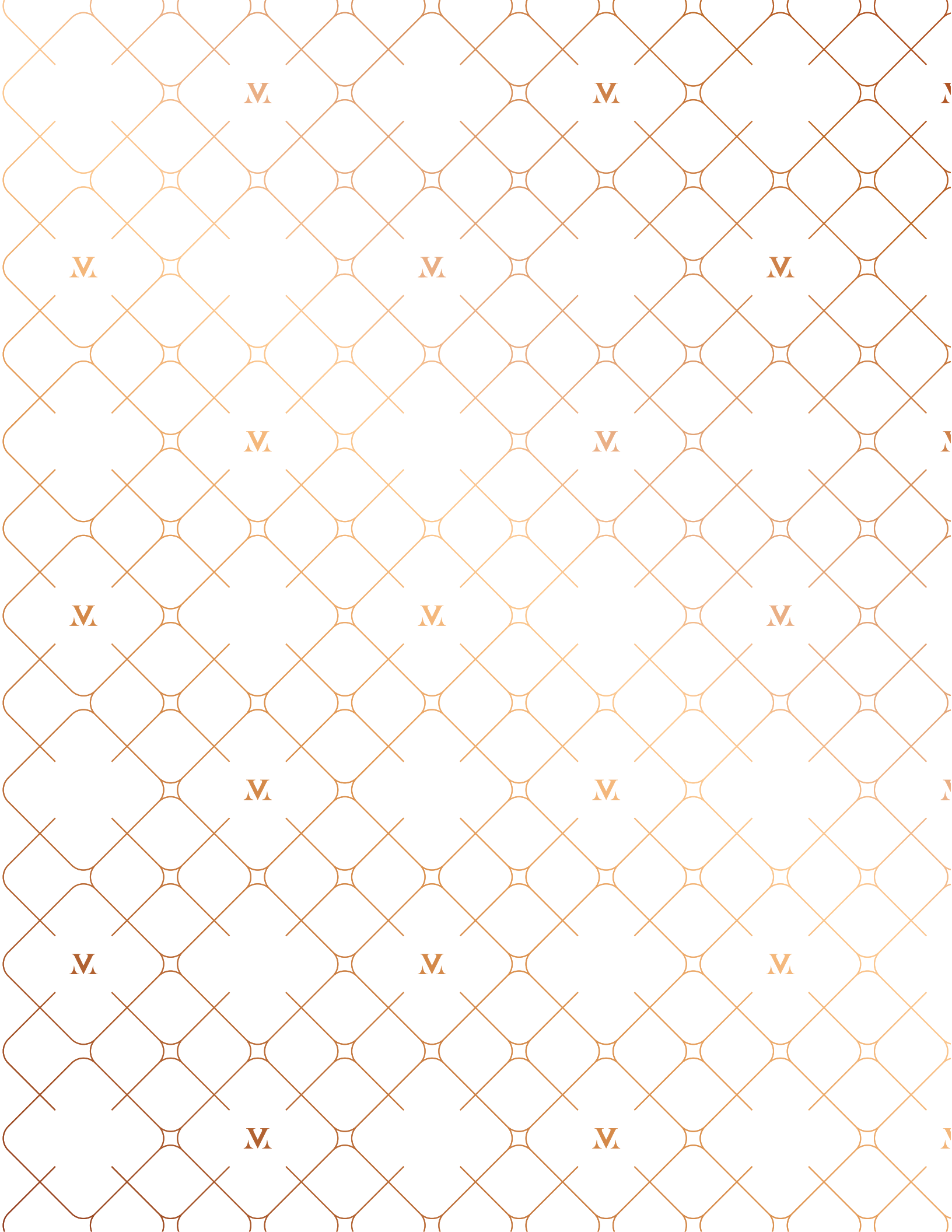


MAISON VERNON



“Maison Vernon has inspired us to look into our past while envisioning our future; to create a dialogue of beauty that preserves tradition and defines modernity. Maison Vernon simultaneously embodies the essence of Beacon Hill in its grandeur of yesterday, today and tomorrow. The result is seven iconic residences which we hope to leave as the new reference of Bostonian Elegance.”

JOHN MEYER / *Architect*





MAISON VERNON

FEATURES

Maison Vernon offers unprecedented features incorporating the finest and most exclusive materials, the most extraordinary craftsmanship, together with state-of-the-art conveniences.

PROPERTY FEATURES

Single-floor living on over 2,900 sq. ft., 3-bedroom, 3.5-bath typical units

Near 50’ wide, sun-filled, south-facing living areas with 11 windows and 3 exposures

Private terraces from 200-500 sq. ft.

4,000-square-foot duplex penthouse, with an 845 sq. ft. folding-glass roof suite, a 1,900-square-foot private terrace and 360-degree city and river views

Massive chef’s kitchens open to living areas with private terraces and Wolf, Subzero and Miele appliances

13’-9’ ceilings

Fully restored historic building façade

Elegantly appointed European wrap-around staircase and grand unit entrances

Expansive master suites with 3-sided glass fireplaces, walk-in closets and en suite baths

Wine storage stocked with Sélection Maison Vernon: a unique collection of rare French wines and liqueurs exclusively sourced in France for Maison Vernon residents

Pre-selected technology design with optional mirror-LED televisions, invisible-speaker entertainment and music system

Pre-selected smart home system and home security system

AMENITIES

24-hour valet parking service

24-hour concierge

Car service scheduling

Dry cleaning, package, grocery, trash and other pick-up/drop-off services from secure in-unit storage

Resident storage

Unit maintenance scheduling including: deck treatment, marble polishing, appliance and HVAC maintenance

State-of-the-art building and unit security

Wine storage stocked with Sélection Maison Vernon

LIVING ROOM

50’ wide, south-facing sun-filled, living area with 11 windows and 3 exposures

Grand main entrance to full living areas

Imported French Oak chevron flooring

Hand-carved Italian marble mantles and gas fireplace

Hand-carved plaster moldings with LED cove lighting

Library nook

Beautiful custom-made cast iron heating vents

Pre-selected technology design including optional mirror-LED televisions and invisible-speaker entertainment and music system

KITCHEN

Massive open chef’s kitchen with private terrace

Imported Italian cabinetry and Carrara marble countertops

2 sinks and 2 dishwashers for typical layout

All Wolf, Subzero and Miele appliances exquisitely selected and integrated including:

- Wolf dual-fuel range double oven with 6 burners and infrared charbroiler
- Wolf professional-grade wall hood
- Subzero full-height, wine and beverage refrigerator
- Subzero over-under refrigerator-freezer
- Miele built-in coffee machine
- Miele 24” built-in microwave
- 2 Miele 24” dishwashers

MASTER BEDROOM

Expansive master suites crossing entire rear of property

En suite bath

Large, walk-in closets and optional designs and consultations from pre-qualified closet designer

3-sided glass gas fireplace

Tranquil courtyard setting

Isolated for sound and privacy

Imported French Oak wood flooring

MASTER BATHROOM

Floor to ceiling hand-selected Carrara marble

Elegant bath-tubs with fireplace and city views

Optional separate toilet rooms

Heated floors

Imported Italian double vanities

Fogless heated mirrors with optional mirror-view display

Attentively selected contemporary fixtures and finishes

LAUNDRY

Separate laundry rooms with steam dryers, washing sink and folding space

THERMAL COMFORT

New energy efficient historical windows

Customizable heating and cooling zones with dedicated systems to each unit

Triple heating system including:

- Radiant Heat
- Forced Hot Air
- Gas fireplaces

Cooling system via top-of-the-line variable refrigerant flow rooftop units



CONTENTS

8	PROJECT <i>A Dialogue of Beauty</i>
10	RESIDENCES <i>Bostonian Elegance Redefined</i>
19	FLOORPLANS
25	AMENITIES <i>A Lifestyle of Indulgence</i>
28	LOCATION <i>The Essence of Beacon Hill</i>
32	TEAM



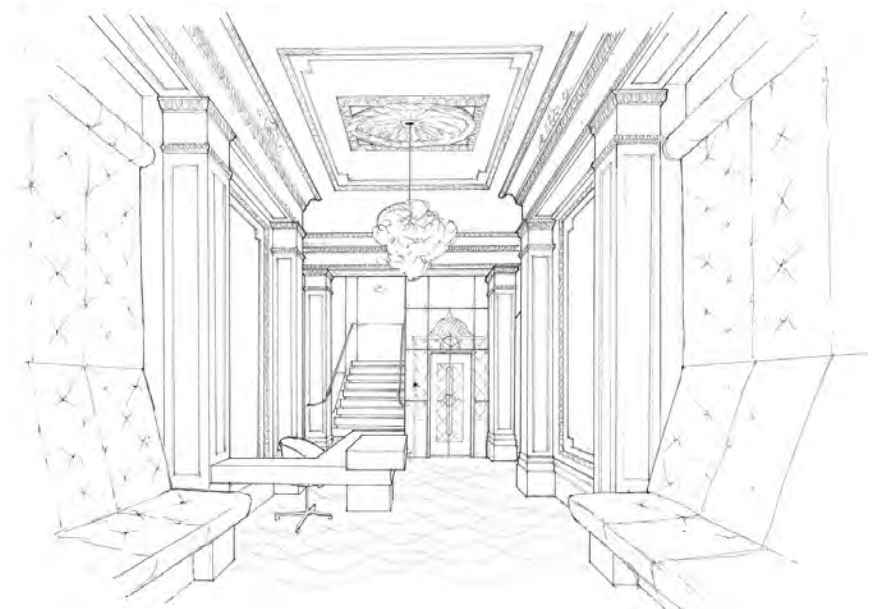
A DIALOGUE OF BEAUTY

PROJECT

A Dialogue of Beauty

Maison Vernon Makes Everyday Living a Work of Art

Beauty is unique and inspires life. From the subtle way the rich red hue of a fine wine accentuates the graceful curve of a glass, to the momentous contrasting intonations that comprise the passionate score of a symphony; the delicate marriage of elements like these give beauty its power to move us, and to transform the way we see the world and ourselves. Maison Vernon makes everyday living a work of art.



John Meyer



Rich American Heritage Meets European Elegance

Maison Vernon represents a European love affair with Boston. The Parisian-Bostonian team strives to create a quintessentially Bostonian balance of American modernity that respects its European roots. At the heart of America's most distinguished neighborhood, the seven impeccably designed full-floor and duplex residences at Maison Vernon intrinsically embody the essence of luxury, harmony and balance in a graceful, newly renovated yet delicately preserved historic property. Here one is afforded a rare opportunity to experience the perfect fusion of well-crafted modern European interiors complemented by incomparable classic American architecture.



Beauty and Pride in Craftsmanship

Drawing from the passion of its team, Maison Vernon goes above and beyond today's standards of quality and care. Every aspect of Maison Vernon has been thoughtfully considered, from a full façade restoration to its interior refinements that include hand-carved Italian marble fireplace mantles, exclusively sourced and imported French oak chevron herringbone floors, hand-crafted French-inspired plaster moldings and imported Italian kitchens. The level of care in design, pride in quality and love in craftsmanship all testify to the special project that is Maison Vernon.





RESIDENCES

Bostonian Elegance Redefined

The Renaissance of American Grandeur

Proudly standing at the top of Beacon Hill, in the golden reflection of the State House, with ultra-rare 50-foot-wide, fully south-facing floors, having 24 windows and ceiling heights up to 13 feet, Maison Vernon defines grandeur in this most elegant of American cities. Heralding from a fervently cherished architectural past, its typical red brick is accented by carved limestone and all of its glorious details have been lovingly restored. By respecting the past, the property has been redefined for the future. Exhibiting art in the form of a custom-commissioned wrought iron and glass elevator, with sleek modern finishes that meet period plaster moldings, state-of-the-art appliances that meet hand-carved Italian marble fireplaces and imported French oak chevron flooring, Maison Vernon brings a fresh elegance into the most storied American neighborhood.

24-hour valet parking service	Two or more fireplaces per unit
24-hour concierge	Massive chef’s kitchens open to living areas with private terraces
One-floor living	Stunning lobby with commissioned glass and wrought iron elevator
Near 50’ wide, sun-filled living areas with 3-4 exposures	Expansive master suite with ensuite bath and walk-in-closet
Private terraces	Fully restored historic façade
4,000-square-foot duplex penthouse, with an 845 sq. ft. folding-glass roof suite, and a 1,900-square-foot private terrace	



*50' wide, south-facing, sun-filled living
area with 11 windows and 3 exposures*



Expansive living area with French oak chevron flooring, hand-carved Italian marble fireplace and hand-carved plaster moldings



*Residence IB Living Room with 13' Ceilings
and 10' New Historical Arched Windows*



Massive open chef's kitchen with private terrace



*Expansive master suite with ensuite bath,
walk-in closet and gas fireplace*



Master bath with floor-to-ceiling
imported Carrara marble



Residence 1A Terrace

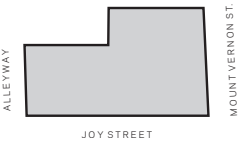
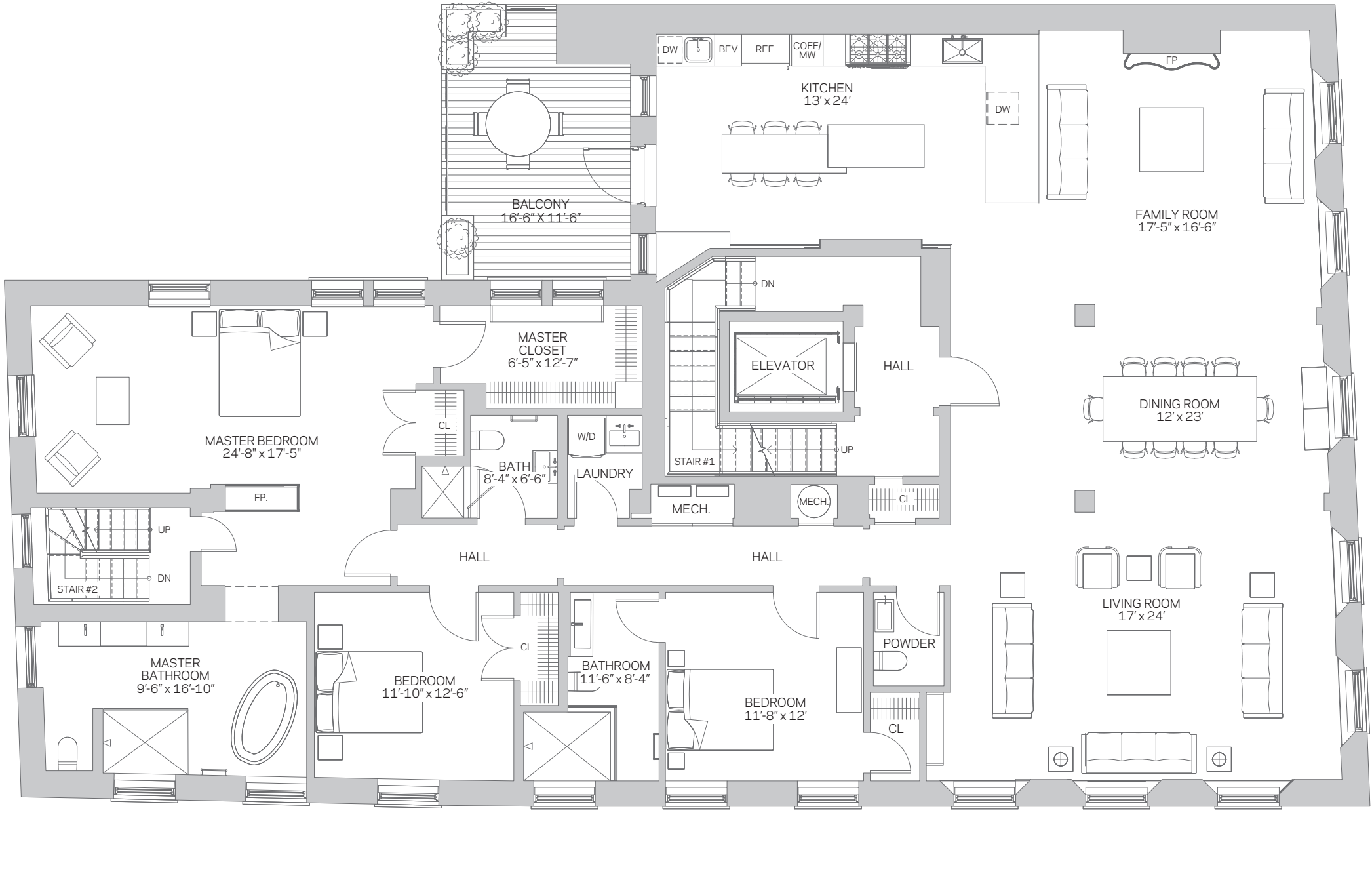




RESIDENCE V, VI, III

3 BEDROOMS | 3 ½ BATHS

RESIDENCE	2,903 SQFT	270 SQM
BALCONY	190 SQFT	18 SQM
TOTAL	3,093 SQFT	288 SQM



ALL AREA CALCULATIONS AND DIMENSIONS SHOWN ON THE ABOVE SCHEMATIC LAYOUTS ARE ESTIMATES AND PROJECTIONS ONLY PRIOR TO UNIT CONSTRUCTION PREPARED FOR MARKETING PURPOSES AND ARE THEREFORE SUBJECT TO VARIATION OR CHANGE DURING CONSTRUCTION AND AT ANY TIME WITHOUT NOTICE AT THE SOLE DISCRETION OF THE DEVELOPER. SUCH PLANS MAY NOT BE RELIED UPON AND MAY NOT BE CONSTRUED AS A REPRESENTATION OR WARRANTY OF ANY KIND BY THE DEVELOPER, MAISON VERNON, MOUNT VERNON PARTNERS LLC, CHEVRON PARTNERS LLC OR ANY AGENT OF ANY OF THE FOREGOING. FOR PRECISE AND CORRECT REPRESENTATIONS, REFERENCE SHOULD ONLY BE MADE TO THE DOCUMENTS REQUIRED TO BE PROVIDED BY A DEVELOPER TO A CONDOMINIUM PURCHASER PURSUANT TO MASSACHUSETTS LAW.

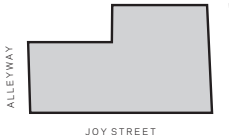
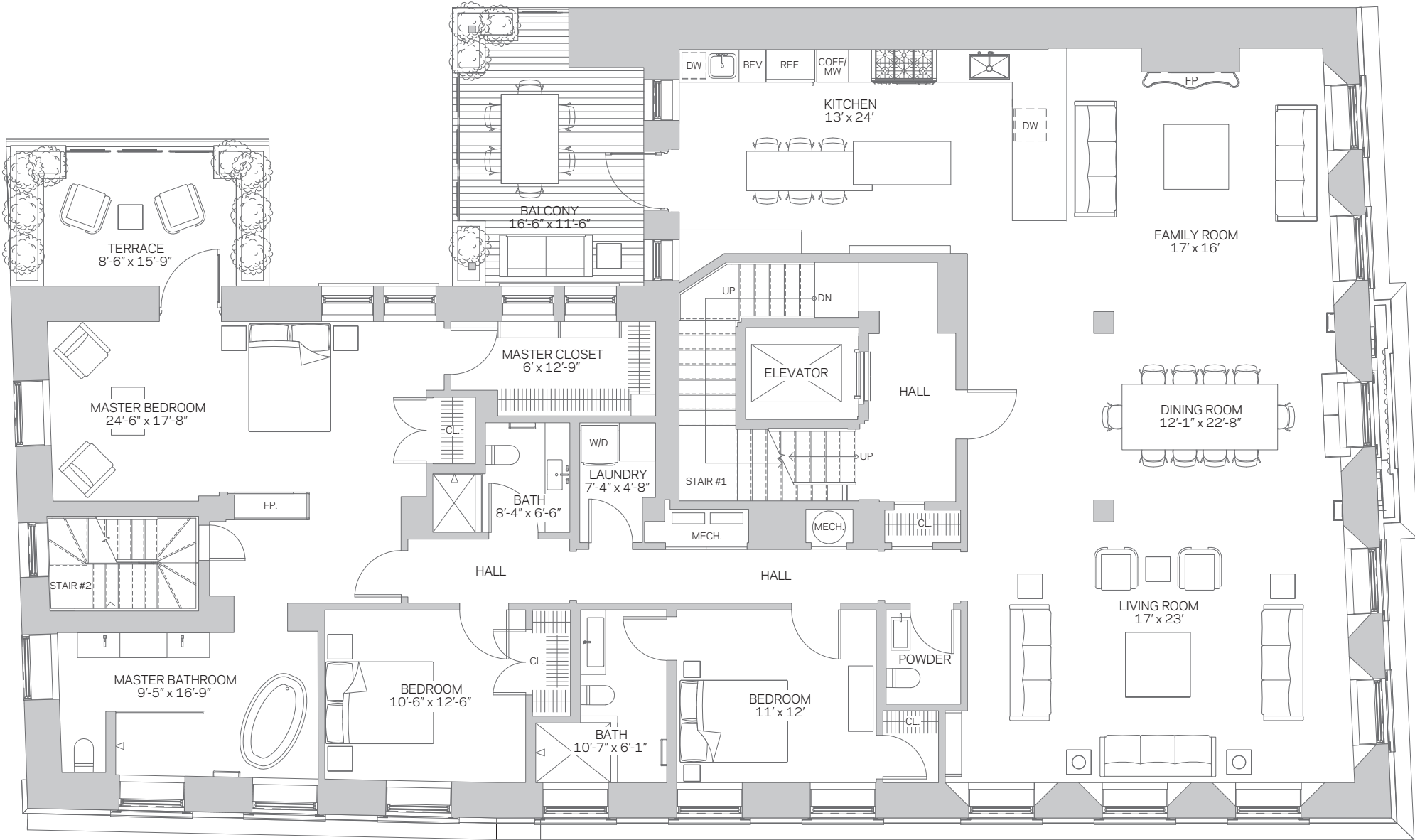




RESIDENCE II

3 BEDROOMS | 3 ½ BATHS

RESIDENCE	2,819 SQFT	262 SQM
TERRACE	133 SQFT	13 SQM
BALCONY	190 SQFT	18 SQM
TOTAL	3,143 SQFT	292 SQM



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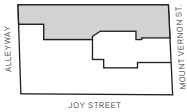
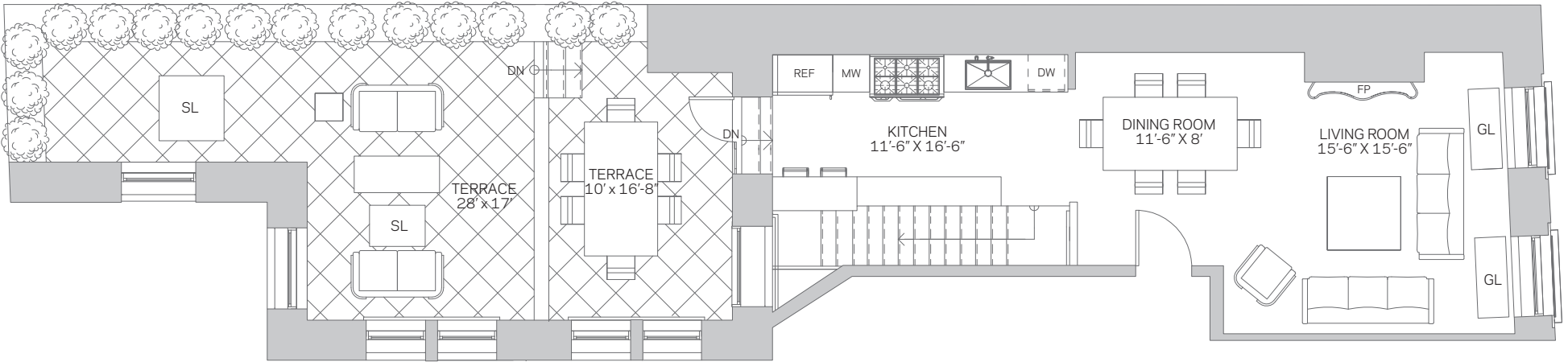


PARLOR LEVEL

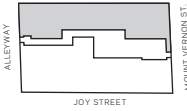
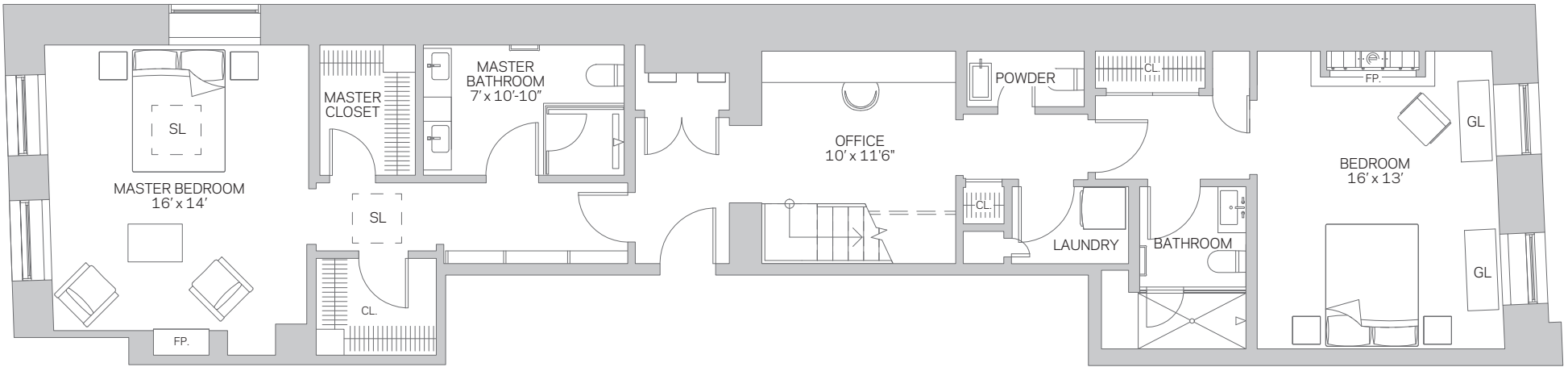
RESIDENCE 1A

2 BEDROOMS | 1 ½ BATHS

RESIDENCE	1,911 SQFT	178 SQM
TERRACE	509 SQFT	47 SQM
TOTAL	2,420 SQFT	225 SQM

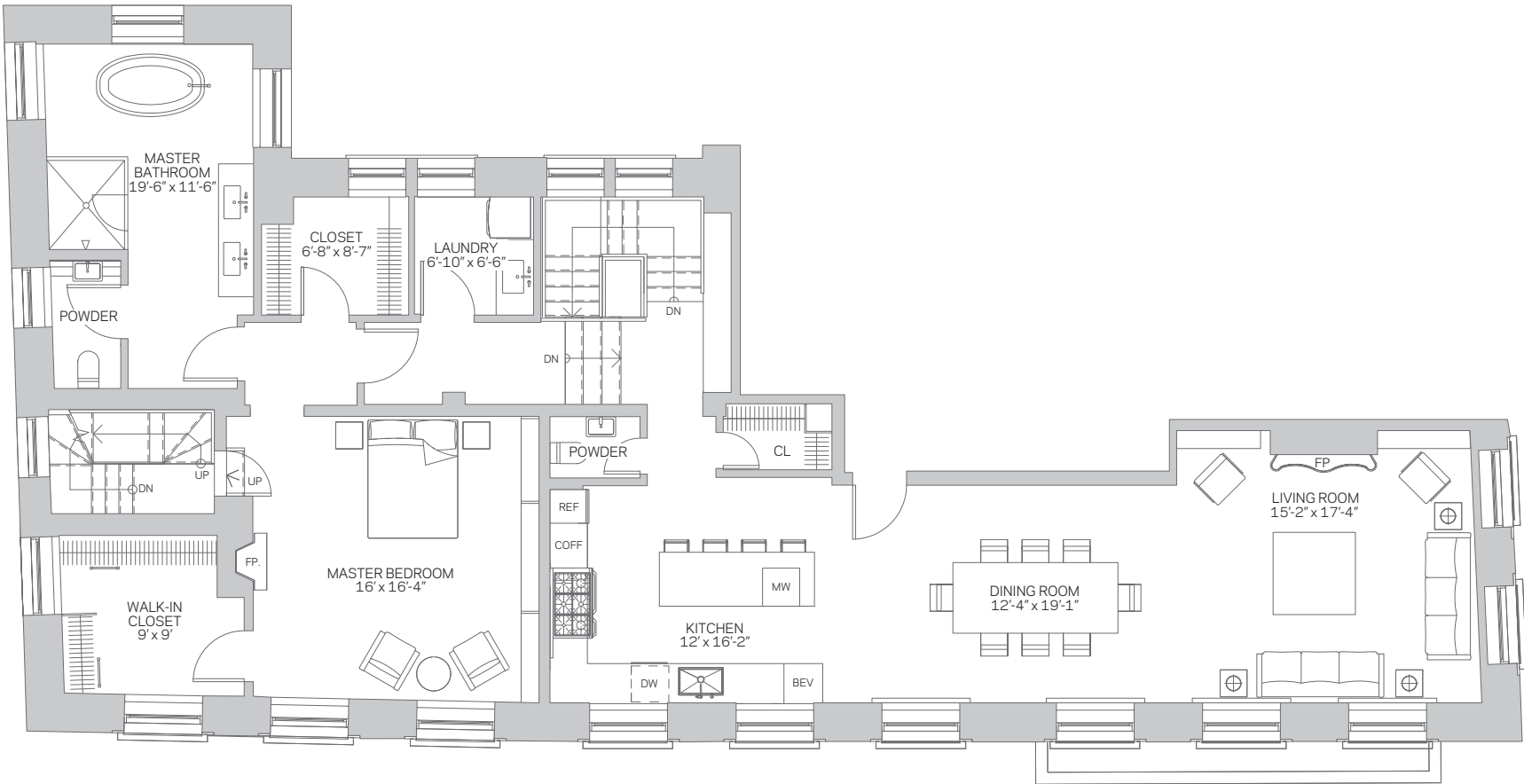


GARDEN LEVEL





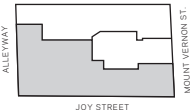
PARLOR LEVEL



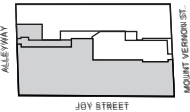
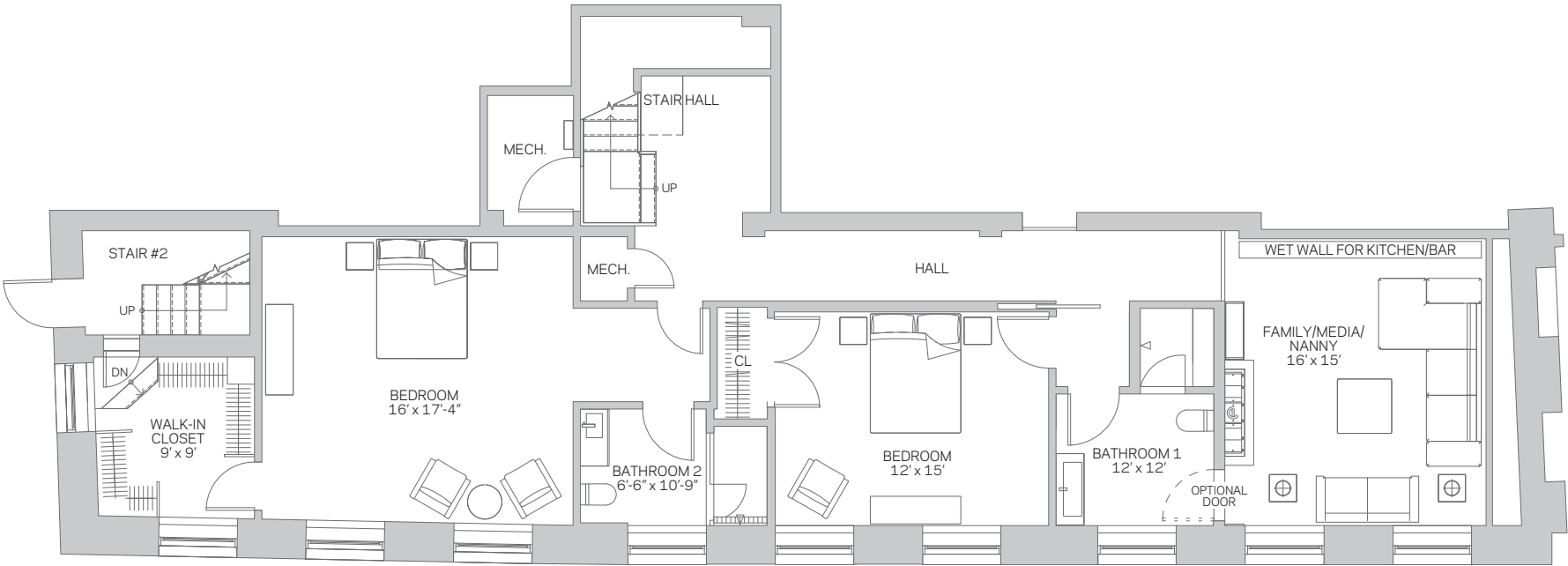
RESIDENCE IB

3+ BEDROOMS | 3 ½ BATHS

RESIDENCE 3,392 SQFT 315 SQM



GARDEN LEVEL



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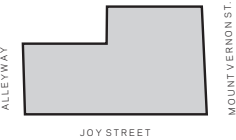
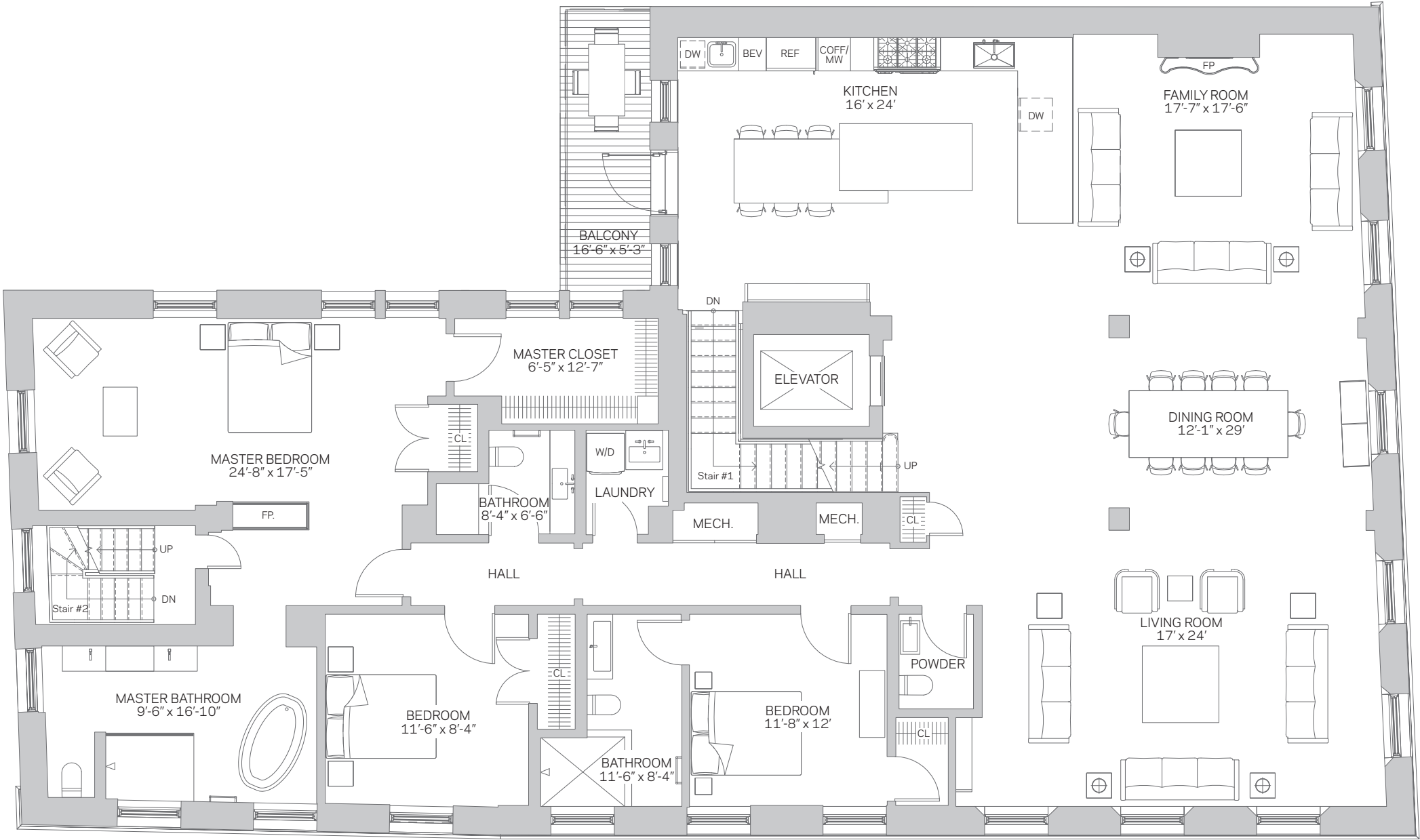




PENTHOUSE RESIDENCE - MAIN LEVEL

4 BEDROOMS | 4 ½ BATHS

SIXTH FLOOR	3,145 SQFT	292 SQM
SEVENTH FLOOR	845 SQFT	79 SQM
TOTAL	3,990 SQFT	371 SQM
BALCONY	100 SQFT	9 SQM
TERRACE	1,900 SQFT	176 SQM



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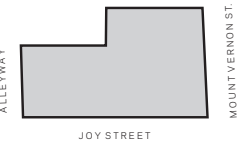
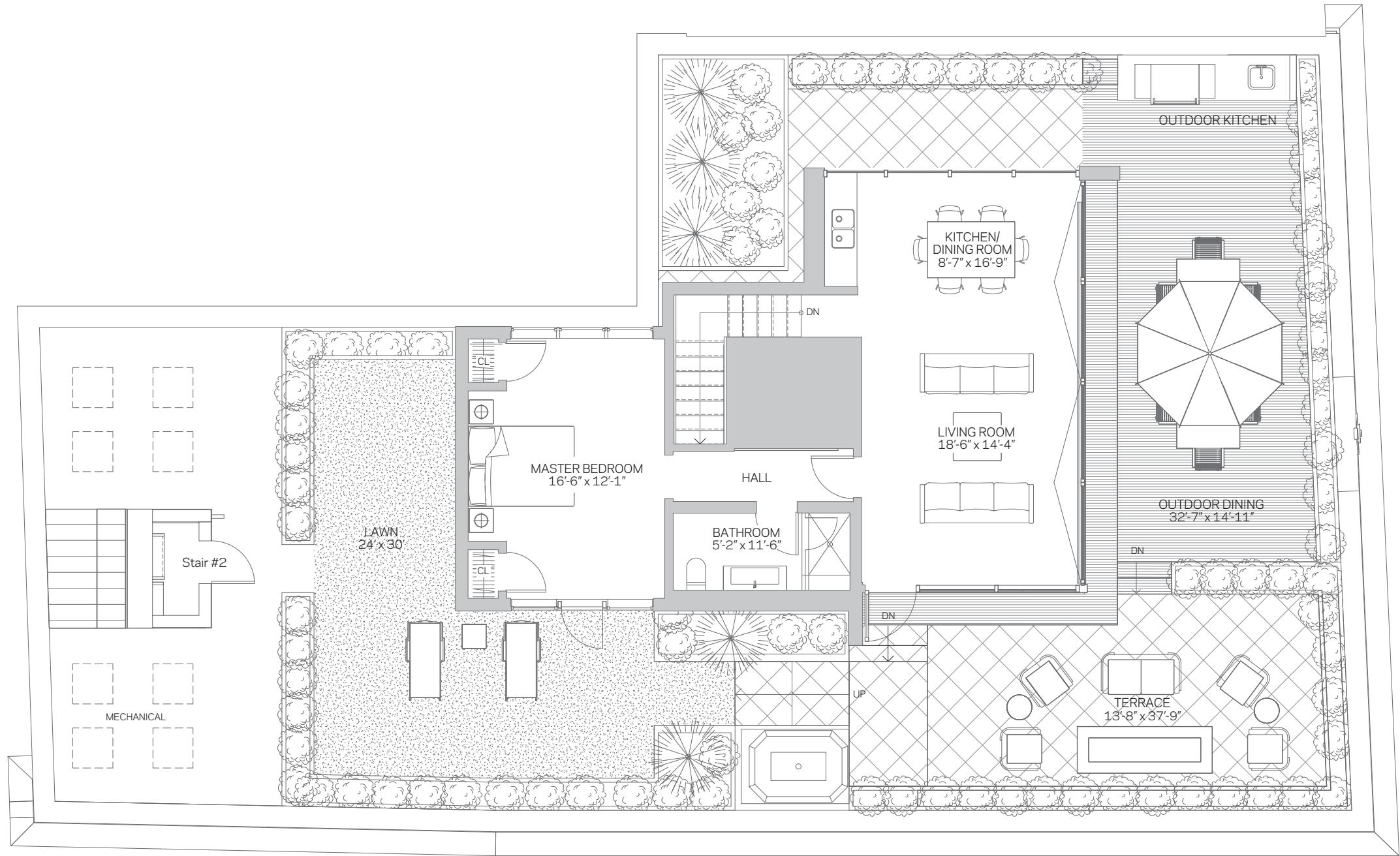




PENTHOUSE RESIDENCE - ROOFTOP

4 BEDROOMS | 4 ½ BATHS

SIXTH FLOOR	3,145 SQFT	292 SQM
SEVENTH FLOOR	845 SQFT	79 SQM
TOTAL	3,990 SQFT	371 SQM
BALCONY	100 SQFT	9 SQM
TERRACE	1,900 SQFT	176 SQM



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AMENITIES

A Lifestyle of Indulgence

An Intimate, Personalized Concierge Building

Maison Vernon caters to its residents with attentive personal service, provided by the building’s full-time concierge dedicated to the discerning needs of only seven units. Other select benefits of the Maison Vernon lifestyle include 24-hour valet parking, an exquisitely designed lobby with a custom commissioned glass and wrought-iron elevator, package and dry cleaning pickup with drop-off to secure in-unit closets, and professional building management. State-of-the-art building and in-unit security ensure utmost safety and discretion.

24-hour valet parking service	Dry cleaning, package, grocery, trash and other pick-up/drop-off services from secure in-unit storage
24-hour concierge	
Car service scheduling	Unit maintenance scheduling including: deck treatment, marble polishing, appliance and HVAC maintenance
Exquisitely designed European wrap-around staircase with grand residence landings and entrances	State-of-the-art building and unit security
Wine storage stocked with <i>Sélection Maison Vernon</i>	Resident storage



Maison Vernon features a stunning lobby and provides for a thoughtfully serviced life. A custom commissioned wrought iron and glass elevator in an art curated lobby attended by a 24-hour concierge dedicated to the needs of only 7 residences.





LOCATION

The Essence of Beacon Hill

An Oasis of Tranquility at the Heart Of it All

The urban renaissance of Boston is full steam ahead. Jaw-dropping glass towers, bustling retail development with the world's top brands, a trendy restaurant scene attracting the world's best chefs, and real estate developments from the world's most sought after Architects, all solidify Boston's place among world-class cities. In the middle of the hustle, one can take a few steps up a hill and be transported away; as if crossing an invisible wall that protects our cherished history and tranquility from the onslaught of progress surrounding. Once inside, one is taken aback by the sense of peace and charm. In the middle of the city you can hear the birds sing and the rustle of leaves on trees as you stroll on cobblestone streets through 19th century America with unbelievable authenticity. Time has slowed and appreciation of life becomes a favorite pastime.





REFERENCES

With its central location, Beacon Hill provides unmatched proximity to all the services, entertainment, arts and culture of Boston while enjoying a life of protected tranquility and charm.

-
- | | |
|---|--|
| 01. Whole Foods Market | 15. Liberty Hotel (Scampo and Clink Restaurants) |
| 02. Toscano Restaurant | 16. Charles River Esplanade and Hatch Shell |
| 03. Figs Restaurant | 17. Newbury Street |
| 04. DeLuca's Market | 18. Boston Common and Public Garden |
| 05. No. 9 Park Restaurant | 19. Boston Opera House |
| 06. Ostra Restaurant | 20. Wang Center |
| 07. Hermes | 21. W Hotel and Jean Georges Restaurant |
| 08. Chanel | 22. Massachusetts State House |
| 09. Grotto | 23. Ostra Restaurant |
| 10. Hampshire House | 24. Copley Square |
| 11. XV Beacon Hotel and MOOO Restaurant | 25. Copley Plaza Hotel |
| 12. Louisburg Square | 26. Millennium Tower and Roche Brothers |
| 13. Pimp's Pizza | 27. Ritz-Carlton Hotel and Residences |
| 14. Beacon Capitol Market | |
-





TEAM



CHEVRON PARTNERS

Developer



Chevron Partners is a privately held full-service real estate investment and management firm, formed from executives from two prominent Bostonian and Parisian real estate companies. A true boutique firm, dedicated to an exclusive group of investors and clients, Chevron handles fewer transactions to ensure that each asset benefits from the crucial, wide-ranging experience of its principals, their passion, and their critical understanding of the interconnectedness of all aspects of real estate management and development as the key to successful asset performance.

The Chevron team brings together deeply-rooted local real estate expertise and relationships, essential practical operational and construction skills, with the world's top level institutional financial sophistication and experience.

www.chevronpartners.com



FULTON

Developer



Fulton is a privately-held, fully integrated real estate investment, asset management and development firm, headquartered in Paris. Since inception in 2001, Fulton's track record amounts to over \$5B of realized real estate transactions and more than 5 million square feet. Fulton's current assets under management ("AUM") is in excess of \$1 billion. Fulton's executive team has over 100 years of combined real estate experience.

Since its family office origins, long-term vision, boom-or-bust discipline and commitment to excellence are deeply rooted in all of Fulton's operations. Fulton and its people are committed to social and environmental responsibility. Sustainability is at the heart of Fulton's investment approach, through innovation and effective market-based solutions.

www.fulton.fr



MEYER & MEYER

Project Architect



Meyer & Meyer, Inc., an award-winning architectural and interior design firm, provides comprehensive services for residential, commercial, and institutional clients. Since 1980, we'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 our 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 and fine furniture, and finishes to create city dwellings and suburban residences that are cherished for generations.

www.meyerandmeyerarchitects.com



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GIBSON SOTHEBY'S
INTERNATIONAL REALTY

Exclusive Sales Team



Beth Dickerson is committed to providing Dickerson Real Estate's clients with personalized, thoughtful service that incorporates unique local knowledge, market insight and more than 25 plus years of combined experience. Her experience in Boston real estate is not only one of the best, but one of the most seasoned and trusted in the industry. Beth was the proprietor of her own real estate company for several years before she joined the residential division of R. M. Bradley in 1993 where she maintained a top producing sales position for more than a decade. In November of 2003, Beth founded her own boutique real estate firm, Dickerson Real Estate, which she merged with Gibson Back Bay | Sotheby's International Realty in 2007. As one of the most respected and trusted professionals in the industry, Beth has listed and sold more than \$1 billion dollars in closed transactions throughout greater Boston.

www.bethdickerson.com



CONWAY+PARTNERS

Branding and Communications



Conway+Partners is a full-service, integrated branding and marketing agency specializing in integrated marketing solutions for a diverse roster of global clientele. We understand that in generating excitement and creating demand for authentic brands, knowledge is essential, speed is important and quality is crucial. That's why some of the industry's most respected and forward-thinking brands rely on Conway+Partners to position and promote their products. The result? An enviable record of success.

www.conwayandpartners.com



ROCKMAN PRO AND KHACHADOORIAN PHOTOGRAPHY

Art and Fashion Production

Rockman Pro is a full-service production company, with a focus on fashion and art production for commercial advertising and marketing. Samantha has produced for top brands and magazines including Vogue, BCBG, Max Azria, Herve Leger, London Style Magazine, GQ and Esquire. She has been featured at NYC's fashion week, producing the BCBG and Herve Leger runway shows. In the industry for over 15 years, Samantha's ability to obtain the most effective and efficient results for each client is unmatched.

Michael Khachadoorian is a full-service photographer and photographic image producer admired throughout the fashion, athletic, and real estate industries for his unique ability to effectively translate his clients' marketing objectives through powerful imagery. Michael has produced for top industry names such as Nike, Converse, Sony and Saucony. With a true love of his profession, "Khach" is known for his dedication to his clients and the natural passion for his work reflected in the quality of his imagery for any shoot, large or small.

www.khachadoorian.com
www.rockmanpro.com



MAISONVERNON.COM

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