“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
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TEAM
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.
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.
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.

**RESIDENCES**

*Bostonian Elegance Redefined*

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>24-hour valet parking service</td>
<td>Two or more fireplaces per unit</td>
</tr>
<tr>
<td>24-hour concierge</td>
<td>Massive chef’s kitchens open to living areas with private terraces</td>
</tr>
<tr>
<td>One-floor living</td>
<td>Stunning lobby with commissioned glass and wrought iron elevator</td>
</tr>
<tr>
<td>Near 50’ wide, sun-filled living areas with 3-4 exposures</td>
<td>Expansive master suite with ensuite bath and walk-in closet</td>
</tr>
<tr>
<td>Private terraces</td>
<td>Fully restored historic façade</td>
</tr>
<tr>
<td>4,000 square-foot duplex penthouse, with an 845 sq. ft. folding glass roof suite, and a 1,900 square-foot private terrace</td>
<td></td>
</tr>
</tbody>
</table>
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 1B 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
ALL AREAS, CALCULATIONS AND DIMENSIONS SHOWN ON THE ABOVE SCHEMATIC LAYOUTS ARE ESTIMATES AND PROJECTIONS ONLY FOR THE PURPOSE OF MARKETING AND ARE SUBJECT TO 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 CONSTITUTE OR BE CONSTRUED AS A REPRESENTATION OR WARRANTY OF ANY KIND BY THE DEVELOPER, MAISON VERNON, OR ANY AGENT OF ANY OF THE PURCHASERS. FOR PRECISE AND CORRECT REPRESENTATIONS, REFERENCE SHOULD ONLY BE MADE TO THE DOCUMENTS REQUIRED TO BE PROVIDED PURSUANT TO MASSACHUSETTS LAW.

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

3,093 SQFT 288 SQM

RESIDENCE 7

270 SQM

18 SQM

BALCONY

3 BEDROOMS | 3 ½ BATHS

RESIDENCE V, VI, III
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
PARLOR LEVEL

GARDEN LEVEL

RESIDENCE IA

2 BEDROOMS | 1 ½ BATHS

RESIDENCE 1,911 SQFT 178 SQM
TERRACE 504 SQFT 47 SQM
TOTAL 2,420 SQFT 225 SQM

ALL AREA CALCULATIONS AND DIMENSIONS SHOWN ON THE ABOVE SCHEMATIC LAYOUTS ARE ESTIMATES AND PROJECTIONS ONLY PRIOR TO...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, 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.
PARLOR LEVEL

RESIDENCE IB
3+ BEDROOMS | 3 ½ BATHS

RESIDENCE 3,392 SQFT 315 SQM

GARDEN LEVEL
ALL AREA CALCULATIONS AND DIMENSIONS SHOWN ON THE ABOVE SCHEMATIC LAYOUTS ARE ESTIMATES AND PROJECTIONS AND MAY UNDER go UNLESS SPECIALLY AGREED TO IN WRITING. AREAS ARE TO BE TAKEN ONLY FROM FLOOR TO FLOOR AND ARE MEASURED ACCORDINGLY. THEY ARE NOT TO SCALE. MAY UNDERGO CHANGE DURING CONSTRUCTION AND AT ANY TIME WITHOUT NOTICE. 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, OR THE CONTRACTOR. 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.

PENTHOUSE RESIDENCE - MAIN LEVEL

<table>
<thead>
<tr>
<th>Floor</th>
<th>Bedrooms</th>
<th>Bathrooms</th>
<th>Total Area</th>
<th>Total SqM</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIXTH</td>
<td>4</td>
<td>4½</td>
<td>3,145 SQFT</td>
<td>292 SQM</td>
</tr>
<tr>
<td>SEVENTH</td>
<td></td>
<td></td>
<td>845 SQFT</td>
<td>79 SQM</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4</td>
<td>4½</td>
<td>3,990 SQFT</td>
<td>371 SQM</td>
</tr>
<tr>
<td>BALCONY</td>
<td>100 SQFT</td>
<td></td>
<td>9 SQM</td>
<td></td>
</tr>
<tr>
<td>TERRACE</td>
<td>1,900 SQFT</td>
<td></td>
<td>176 SQM</td>
<td></td>
</tr>
</tbody>
</table>
ALL AREA CALCULATIONS AND DIMENSIONS SHOWN ON THE ABOVE SCHEMATIC LAYOUTS ARE ESTIMATES AND PROJECTIONS ONLY. THE PROJECTS UNIT CONSTRUCTION DRAWINGS AND ARE THEREFORE SUBJECT TO VARIATION DURING BUILDING 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, OR ANY OTHER PARTY. 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.
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.

**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.

**AMENITIES**

24-hour valet parking service

24-hour concierge

Car service scheduling

Exquisitely designed European wrap-around staircase with grand residence landings and entrances

Wine storage stocked with **Sélection Maison Vernon**

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

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

State-of-the-art building and unit security

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.
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.

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.
CHEVRON PARTNERS
Developer

FULTON
Developer

MEYER & MEYER
Project Architect

BETH DICKERSON
Gibson Sotheby's International Realty
Exclusive Sales Team

CONWAY+PARTNERS
Branding and Communications

ROCKMAN PRO AND KHACHADOORIAN PHOTOGRAPHY
Art and Fashion Production

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.

Fulton is a privately-held, fully integrated real estate investment, asset management and development firm, headquartered in Paris. Since inception in 2010, Fulton's track record amounts to over $3B 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.

Meyer & Meyer, Inc., an award-winning architectural and interior design firm, provides comprehensive services for residential, commercial, and institutional clients. Since inception in 2018, Meyer & Meyer's track record amounts to over $7B of realized real estate transactions and more than 5 million square feet. Meyer & Meyer'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.

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.

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 thinking brands, she has helped position and promote her products. The result? An enviable record of success.

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 client’s 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.
The photographs, sketches, artist renderings, graphic materials, floor plans, fixtures, finishes, appliances, interior decorations, specifications, terms, conditions and statements contained in this brochure are examples for illustrative purposes only and shall not be construed as representations or offers. The Developer reserves the right to modify, revise or withdraw any or all of the foregoing in whole or in part without prior notice. All photographs may also be a combination of actual photographs and artist renderings intended to depict the spirit of the project generally rather than any detail, or condition, or actual exterior, and merely intended as artistic illustrations of features associated with the character of the Residences and not as representations of the building’s views or its surroundings. All depictions of appliances, counters, walls, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Residence. Dimensions and square footage shown on any floor plan are approximate and differ from actual construction. The actual items included in the Residences and final dimensions, counts and sizes are those required to be furnished by a developer to a condominium purchaser pursuant to Massachusetts Law.