



IVY

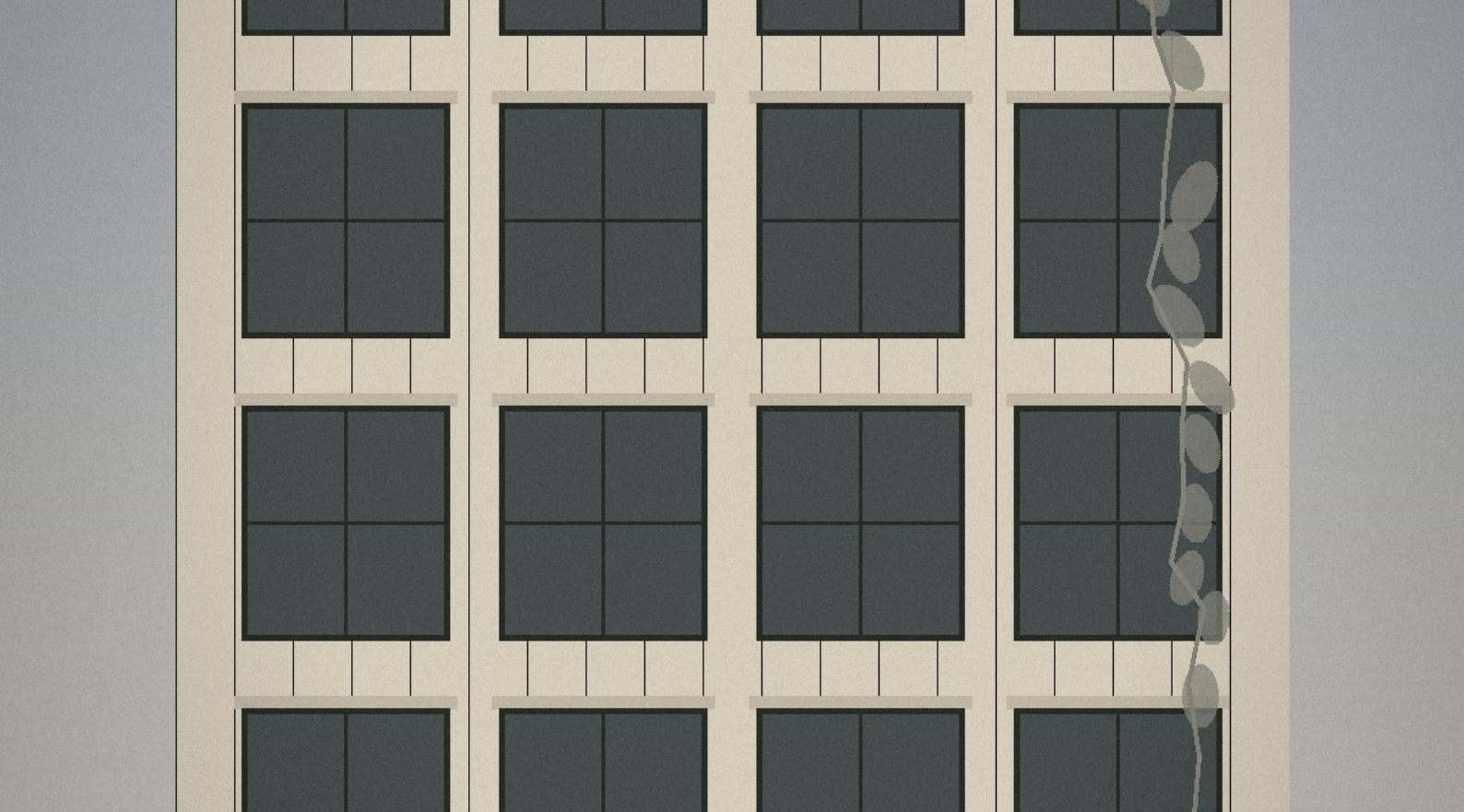
NO. 11

EST. 2026

An address that
grows on you.

THE COLLECTION

EXCLUSIVELY REPRESENTED BY DARWIN ASSOCIATES



THE RESIDENCE

A building *that* belongs.

Ivy No. 11 is a boutique collection of eight homes, conceived as a quiet counterpoint to the ordinary. Where most developments repeat a single plan, here every residence carries its own proportions, its own outlook, its own character.

From the street, the building reads as a single, composed gesture. Inside, eight distinct homes unfold — each shaped by light, leaf, and the patient craft of those who build to last.

8

RESIDENCES

6

AVAILABLE

1

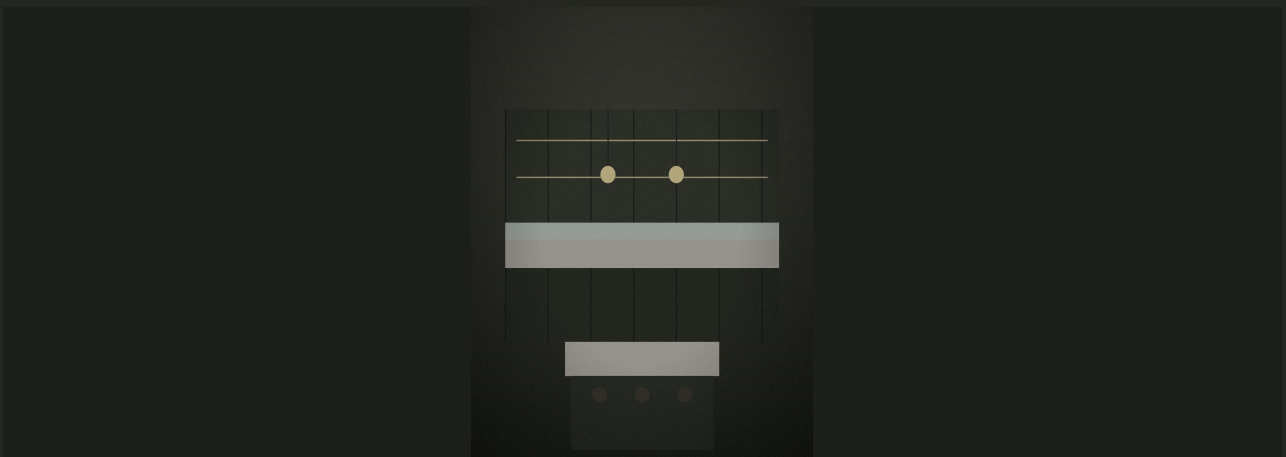
ADDRESS

INSIDE IVY

Crafted in the *details*



RENDERING · LIVING ROOM



RENDERING · KITCHEN



RENDERING · PRIMARY SUITE

THE COLLECTION

Eight, no two alike

NO.	TYPE	BEDS	BATHS	SQ FT	STATUS
Residence I	Duplex	2	2	1,620	AVAILABLE
Residence II	Duplex	2	2	1,580	RESERVED
Residence III	Duplex	3	2	1,780	AVAILABLE
Residence IV	One Bedroom	1	1	760	AVAILABLE
Residence V	One Bedroom	1	1	820	AVAILABLE
Residence VI	One Bedroom	1	1	790	RESERVED
Residence VII	Penthouse	2	2	1,950	AVAILABLE
Residence VIII	Penthouse	3	3	2,280	AVAILABLE

THE RESIDENCES



DUPLEX · 1,620 SQ FT · 2 BED · 2 BATH

AVAILABLE

Residence I

A two-level duplex opening onto the garden.

TYPE	Duplex
BEDROOMS	2
BATHROOMS	2
INTERIOR	1,620 sq ft
PARKING	1
LEVEL	First Floor
ASPECT	Garden duplex



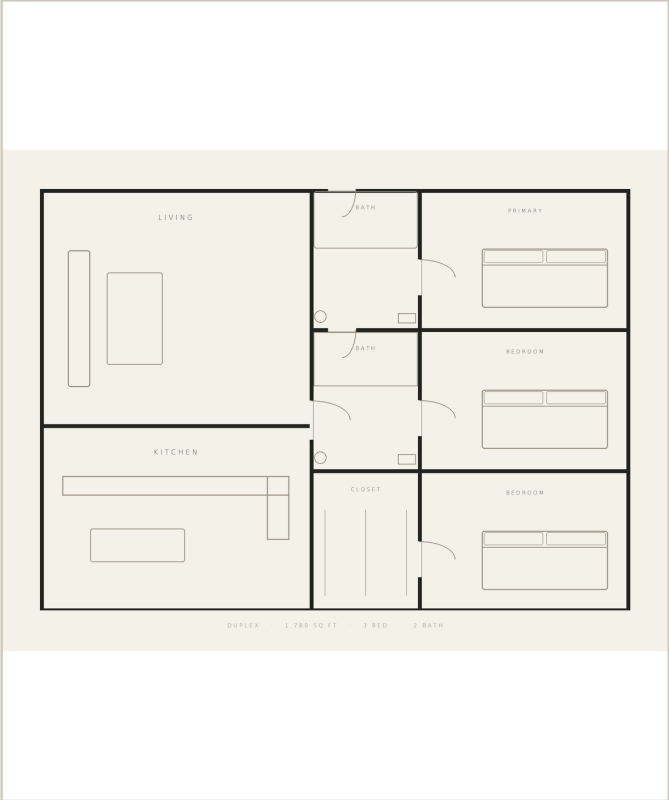
DUPLEX · 1,580 SQ FT · 2 BED · 2 BATH

RESERVED

Residence II

A dual-level duplex with a courtyard outlook.

TYPE	Duplex
BEDROOMS	2
BATHROOMS	2
INTERIOR	1,580 sq ft
PARKING	1
LEVEL	First Floor
ASPECT	Courtyard duplex

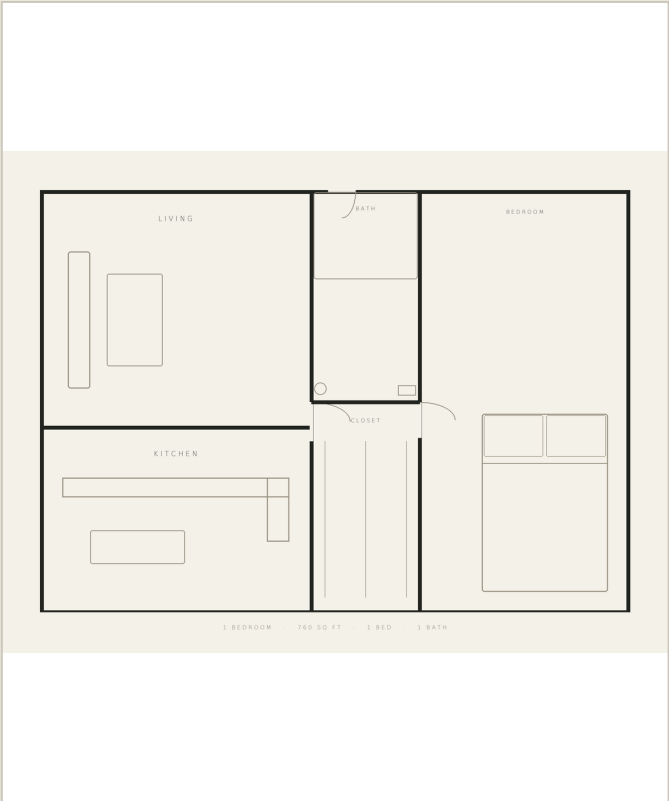


AVAILABLE

Residence III

A generous three-bedroom corner duplex.

TYPE	Duplex
BEDROOMS	3
BATHROOMS	2
INTERIOR	1,780 sq ft
PARKING	2
LEVEL	First Floor
ASPECT	Corner duplex

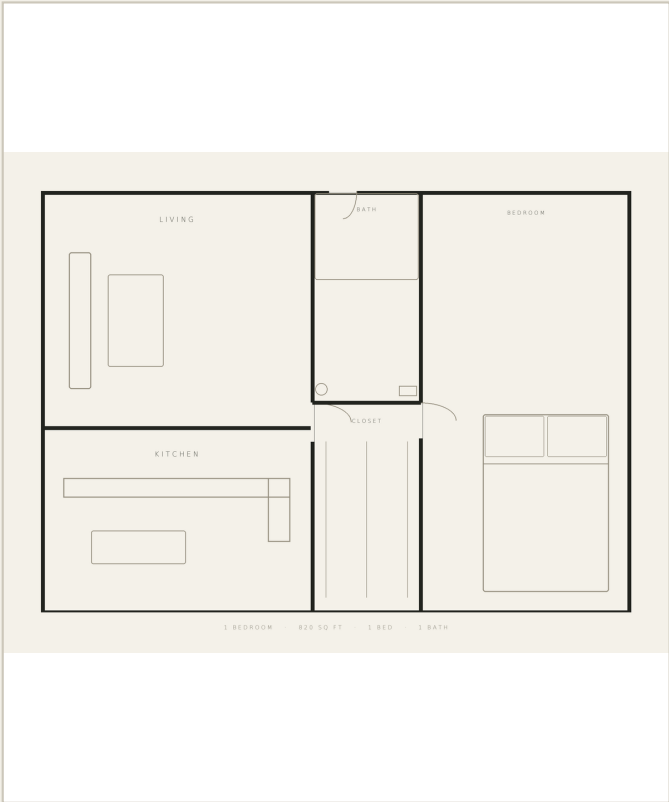


AVAILABLE

Residence IV

An intimate one-bedroom with morning light.

TYPE	One Bedroom
BEDROOMS	1
BATHROOMS	1
INTERIOR	760 sq ft
PARKING	1
LEVEL	Second Floor
ASPECT	East-facing

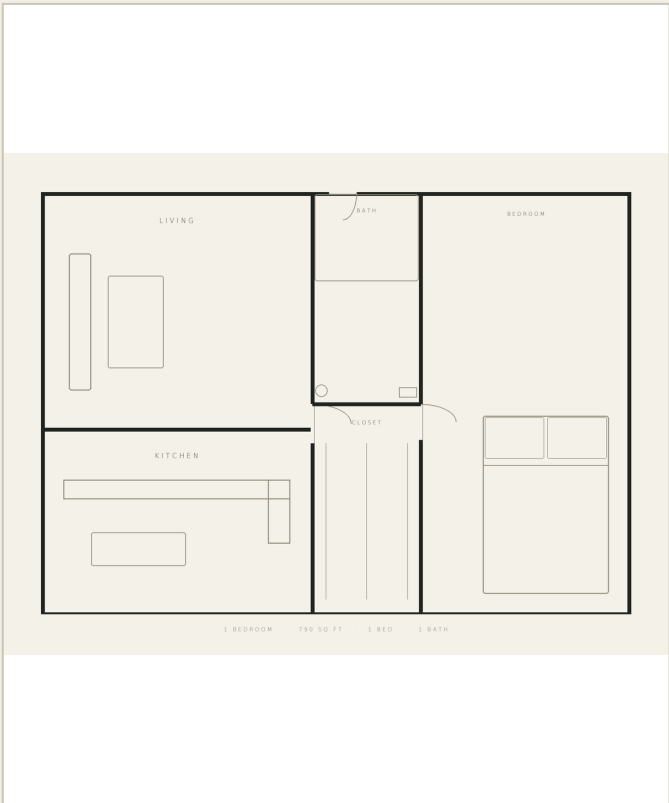


AVAILABLE

Residence V

A bright, efficient one-bedroom.

TYPE	One Bedroom
BEDROOMS	1
BATHROOMS	1
INTERIOR	820 sq ft
PARKING	1
LEVEL	Second Floor
ASPECT	South-facing

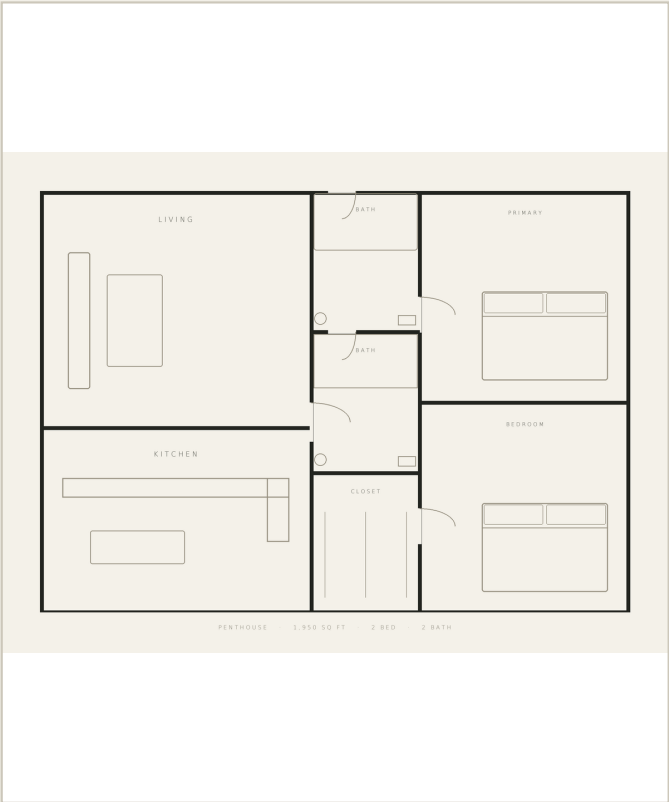


RESERVED

Residence VI

A serene one-bedroom with sunset light.

TYPE	One Bedroom
BEDROOMS	1
BATHROOMS	1
INTERIOR	790 sq ft
PARKING	1
LEVEL	Second Floor
ASPECT	West-facing

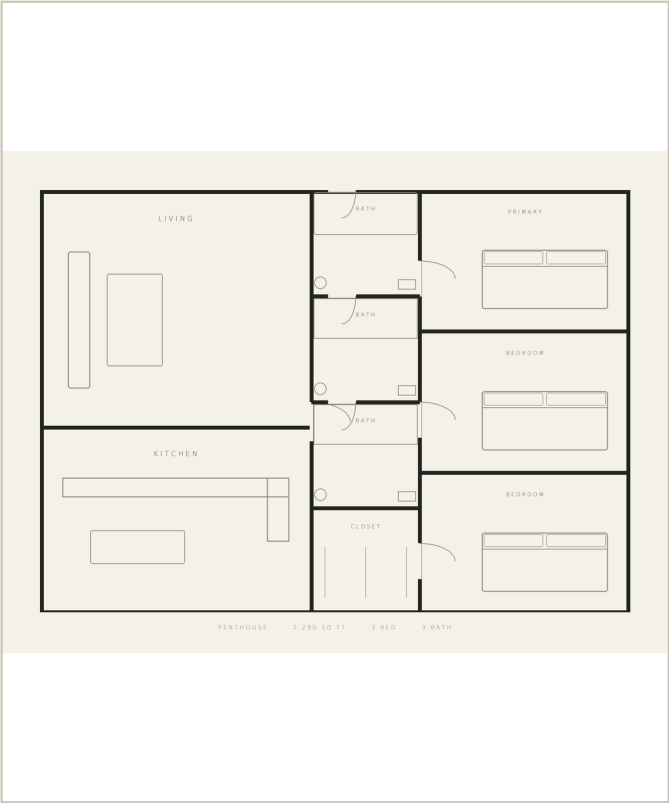


AVAILABLE

Residence VII

A penthouse with its own private roof deck.

TYPE	Penthouse
BEDROOMS	2
BATHROOMS	2
INTERIOR	1,950 sq ft
PARKING	2
LEVEL	Third Floor
ASPECT	Private roof deck



AVAILABLE

Residence VIII

The signature penthouse - the finest of the eight.

TYPE	Penthouse
BEDROOMS	3
BATHROOMS	3
INTERIOR	2,280 sq ft
PARKING	2
LEVEL	Third Floor
ASPECT	Private roof deck

THE TEAM

Five firms, one *standard*

Ivy No. 11 brings together a developer, architect, builder, and design collective — represented exclusively by Darwin Associates.



DEVELOPER

Eagle Hill Capital

A Massachusetts-based development firm creating distinctive residential properties that blend timeless design, thoughtful functionality, and enduring value — partnering with leading architects, designers, and builders so every project is executed to the highest standard.



ARCHITECTURE

Studio47 Architects

An award-winning residential architecture firm offering building, interior, custom-home, and master-planning design. The studio works closely with each client to shape fresh, distinctive spaces rooted in the culture of today while honoring the styles that came before.



CONSTRUCTION

LC Construction

A premier Massachusetts builder recognized for craftsmanship, precision, and exceptional execution across Greater Boston. Its meticulous, build-beyond-code approach spans every phase, delivering residences designed for lasting comfort, durability, and value.



INTERIORS & DESIGN

The Collective

A collaborative partnership uniting Boston Modern Design and Amber Wilhelmina Design & Interiors, with decades of experience in residential interiors and luxury styling — interiors that are timeless, refined, and tailored to modern living.

EXCLUSIVE BROKERAGE

Represented by *Darwin Associates*



DARWIN
Associates

Darwin Associates is a boutique real estate advisory and brokerage firm specializing in the marketing and sale of new-construction and development projects throughout Greater Boston — and the exclusive sales and marketing representative for Ivy No. 11.

Representing many of the region's most respected builders and developers, the firm is a trusted authority in new-development sales, branding, and market positioning, with longstanding relationships and access to both on- and off-market opportunities.

Led by Ryan Acone, the team combines more than three decades of collective experience and a proven record of negotiating hundreds of millions of dollars in residential real estate — guiding buyers with confidence, transparency, and expertise from first inquiry through closing.

Led by Ryan Acone

EXCLUSIVE SALES & MARKETING

IVY

NO. 11

Begin the
conversation.

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ALL RENDERINGS AND PLANS ARE ILLUSTRATIVE ONLY.