



LUXURY RESIDENCES

  
Nevins Hill

BRIGHTON, MASSACHUSETTS









TIMELESS DESIGN.  
IMPECCABLE  
ATTENTION TO  
DETAIL.

Nevins Hill is a refreshing retreat to call home. Given today's active lifestyle, convenience is a necessity - simple parking, easy connectivity to work, and instant in-residence access to high end amenities. Your home is a safe refuge, your own personal retreat, an intimate space to recharge and refresh.

Nevins Hill, with its boutique feel, is a warm, calming and artfully designed community. The luxury condominium residences offer ample indoor and open air amenity space, with most of the 55 homes enjoying private outdoor space, many with tremendous views, all featuring fresh air. Penthouse owners have direct access to private roof decks. Nevins Hill is Brighton's new standard in convenience, lifestyle, and design - both inside and out.





## RETREAT

Open and inviting living space with white oak floors, high ceilings, enormous windows showcasing commanding views and oversized outdoor space.











## RECHARGE

Kitchens include custom cabinetry, quartz countertops and spacious islands, and high end European Miele appliances with gas ranges.











## REFRESH

Contemporary custom millwork design emphasizing a soothing and warm color pallet highlighted by quartz counters, porcelain and marble tile. Featuring Brizo and Graff fixtures.











## DESIGN

55 impeccably designed residences comprised of one, one-plus, two, two-plus, three, and three-plus bedroom layouts. Many of our homes offer glass-walled studies, well-sized balconies, and a select few residences offer expansive terraces. Our penthouse level condominiums feature substantial private roof decks.

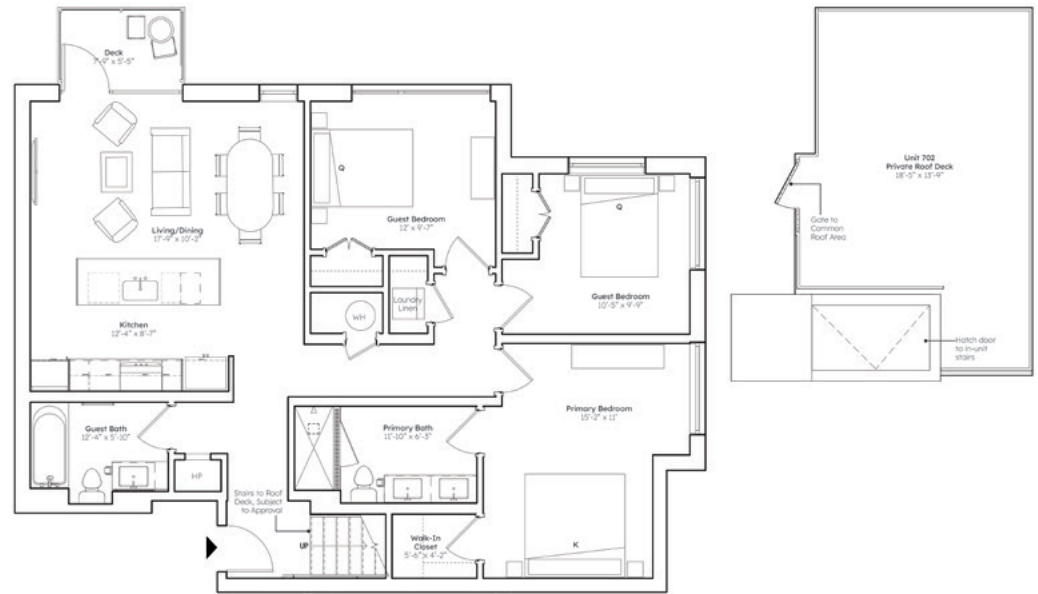




SHOWN IS A SAMPLING OF OUR THOUGHTFULLY CONSIDERED FLOOR PLANS. CONTACT OUR SALES TEAM FOR FULL AVAILABILITY.



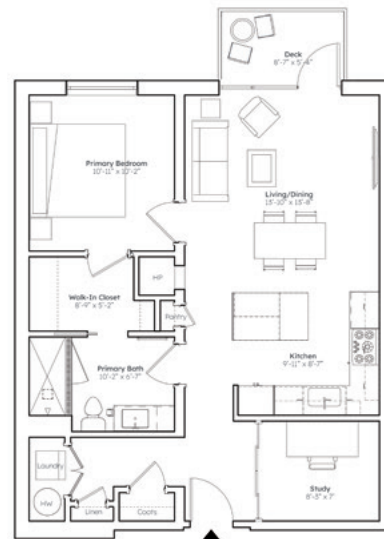
2+ BED / 2 BATH



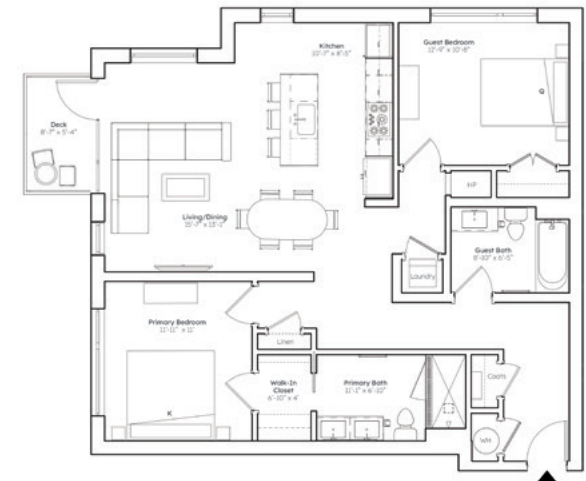
3 BED / 2 BATH



1 BED / 1 BATH



1+ BED / 1 BATH



2 BED / 2 BATH



## APPLIANCES + FINISHES



**REFRIGERATOR**  
**MIELE**  
36" FRENCH DOOR, PANELED  
FEATURED IN 3 BED UNITS



**REFRIGERATOR**  
**MIELE**  
30" BOTTOM FREEZER



**COOKTOP**  
**MIELE**  
30" GAS, 5 BURNER



**WALL OVEN**  
**MIELE, PURELINE SERIES**  
30" CONVECTION



**OTR MICROWAVE**  
**LG**  
2.0 CU.FT.



**MICROWAVE**  
**LG**  
BUILT-IN, 2.0 CU.FT.  
FEATURED IN 3 BED UNITS



**DISHWASHER**  
**MIELE**  
FULLY INTEGRATED



**WASHER + DRYER**  
**MIELE**  
24" ENERGY STAR

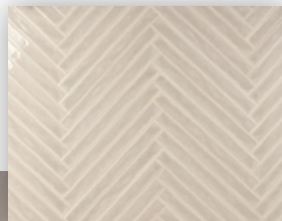


**PAINT**  
BENJAMIN MOORE  
CALM OC-22  
FLAT FINISH

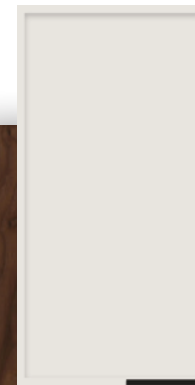
**FLOORING**  
AVEIRO PLANK  
ENGINEERED WHITE OAK



**KITCHEN BACKSPLASH**  
2"X20" CAROLINA  
LIGHT GREY FOG POLISHED



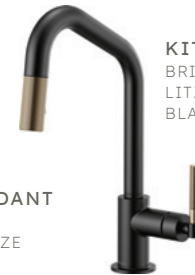
**KITCHEN COUNTERTOP**  
QUARTZ  
RAW CONCRETE FINISH



**KITCHEN CABINET**  
HIGH GLOSS  
LACQUER FINISH



**ISLAND PENDANT**  
WEST ELM  
ANTIQUE BRONZE

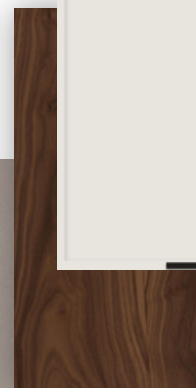


**KITCHEN FAUCET**  
BRIZO  
LITZE, PULL DOWN  
BLACK + BRASS



**KITCHEN SINK**  
KRAUS  
UNDERMOUNT 30"X18"X10"  
W/ GRID AND STRAINER

**KITCHEN ISLAND**  
WALNUT VENEER  
SATIN FINISH





## BATHROOMS

### BATH FAUCET

GRAFF  
TERRA COLLECTION, ONYX PVD



### VANITY SCONCE

GEORGE KOVACS  
COAL



### SHOWER

GRAFF  
8", ONYX PVD  
W/ HAND SHOWER



### VANITY COUNTERTOP + BACKSPLASH

QUARTZ  
AIRY CONCRETE POLISHED FINISH



### BATH SINK

KOHLER  
KATHRYN, 24"X15-5/8"

### FLOOR + WALL TILE

24"X24" PORCELAIN  
DOVE GREY MATTE



### VANITY CABINET

HALE NAVY  
HIGH GLOSS FINISH

### GUEST VANITY COUNTERTOP + BACKSPLASH

QUARTZ  
PEBBLE POLISHED FINISH



### TOILET

TOTO  
AQUA IV



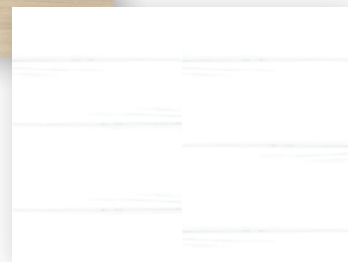
### GUEST VANITY SCONCE

SONNEMAN LIGHTING  
SATIN BLACK



### GUEST VANITY CABINET

WHITE OAK STAINED  
SATIN FINISH



### GUEST SHOWER

BRIZO  
MULTI FUNCTION  
BLACK



### GUEST BATH FAUCET

BRIZO  
VETTIS WIDESPREAD, BLACK

### SHOWER FLOOR TILE

2"X2" PORCELAIN  
DOVE GREY MATTE



### GUEST BATHTUB

HYDRO SYSTEMS  
SOAKING TUB

### GUEST FLOOR TILE

7"X8" PORCELAIN  
CLASSICO CARRARA HEXAGON PEAK

### GUEST SHOWER TILE

12"X24" IMPERO PORCELAIN  
DOLOMITE MATTE





## AMENITIES

DESIGNED WITH  
TODAY'S ENVIRONMENT  
TOP OF MIND.

- Elegant Lobby
- Resident Lounge
- Indoor Fitness Center
- Outdoor Open Air Fitness Area
- Workshare Suite
- Private Individual Work Pods
- Common Terrace with Grilling Stations
- Garage Parking
- Secure Bike & Repair Room
- Pet Spa
- Dog Recreation Area

### BREATHE EASY FEATURES:

- Ultraviolet Air Purification for Common Areas
- In-Home Localized HVAC Systems
- Touchless Elevator Feature
- Many of the Residences Feature a Den / Home Office















RESIDENT LOUNGE &  
PRIVATE INDIVIDUAL WORK PODS













## NEIGHBORHOOD

Nevins Hill is located within one of Boston's most vibrant and desirable neighborhoods, yet its specific location, perched above it all, is a uniquely leafy and quiet alcove. A commuters dream, Nevins Hill is not only exceptionally close to the T, but also within walking distance of Brighton Center, Washington Square & Allston Village, all with countless entertainment, retail, dining and convenience options. The nearby Boston Landing Campus, Allston Yards redevelopment and Harvard's Enterprise Research Campus expansion contribute to this area being one of the most desirable neighborhoods in Boston.

## DIVERSE CULINARY EXPERIENCES ARE ONLY MOMENTS AWAY

### DINING

- 1 Tasca
- 2 Our Zone
- 3 Peka
- 4 Esperla Grill
- 5 Dash Cafe
- 6 Blue Yama
- 7 Brighton Bodega
- 8 Caff  Nero
- 9 Devlins Bistro & Bar
- 10 La Catrina
- 11 Bamboo Thai
- 12 Corrib Pub
- 13 MDM Noodles
- 14 Harry's Bar & Grill
- 15 Brickhouse Pizza & Grille
- 16 South of the Clouds
- 17 Porter Belly's Pub
- 18 Little Pecan Bistro
- 19 Tatte Bakery & Cafe

### SHOPPING

- 20 Wholefoods
- 21 Trader Joes
- 22 Coolidge Corner
- 23 Boston Landing

### FITNESS

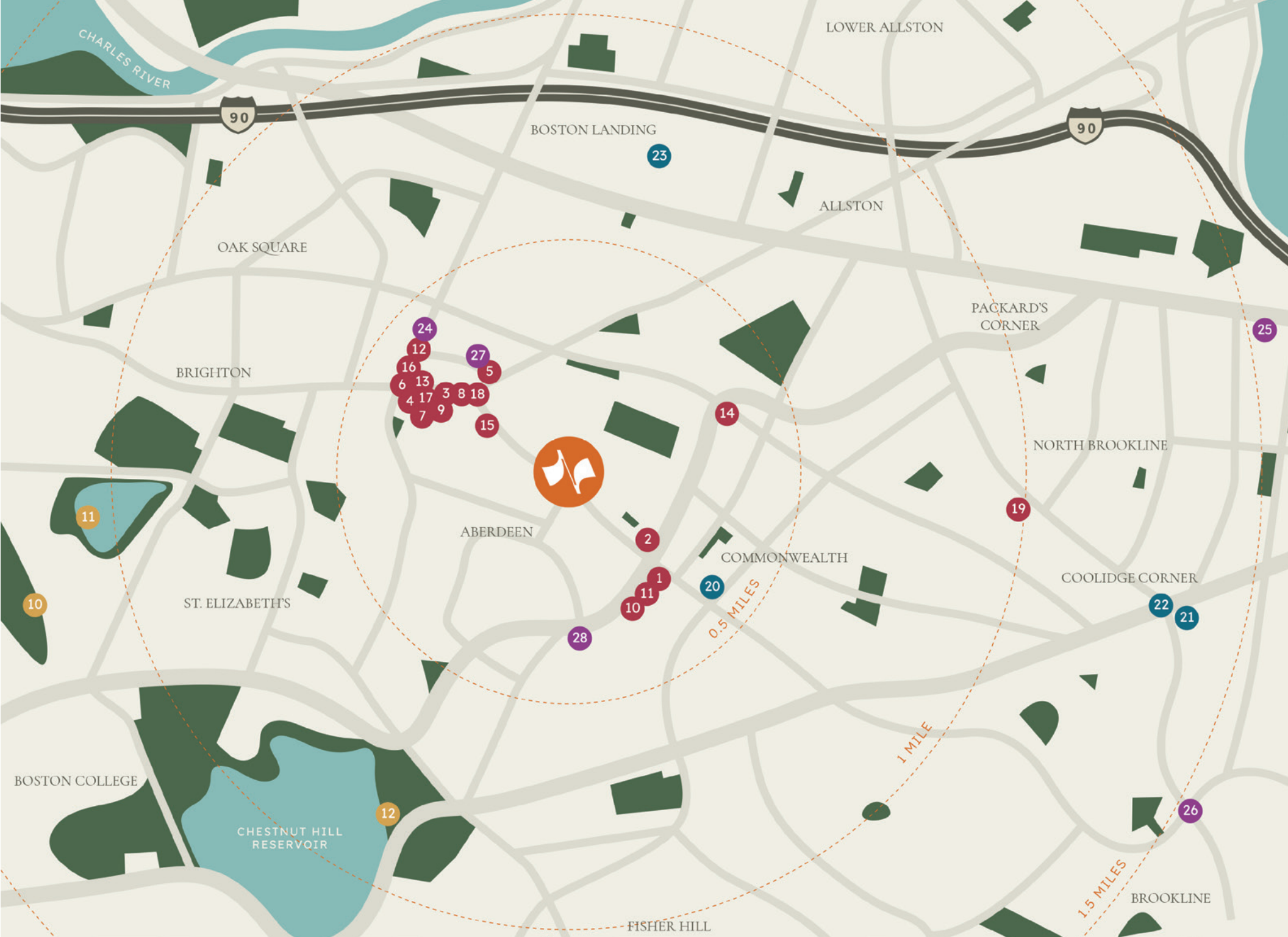
- 24 Orange Theory Fitness
- 25 GymIt
- 26 Benifitness Health Club
- 27 Fichera Fitness
- 28 Beacon Hill Athletic Club

### RECREATION

- 29 Newton Commonwealth Golf Course
- 30 Gallagher Park
- 31 Chestnut Hill Reservation

## HEALTH AND WELLNESS OPTIONS ARE PLENTIFUL







## DEVELOPMENT TEAM

### SALES + MARKETING

#### CHARLESGATE

CHARLESGATE is an integrated real estate firm offering on-site sales & marketing, property management, investment sales, and general brokerage sales & leasing services. Our new development marketing & sales division specializes in combining creative design and branding strategies with innovative marketing execution to engage the market, connect with buyers, and accelerate sales – all with a targeted analytics based approach that dramatically reduces overall marketing costs. Throughout the development process, CHARLESGATE advises developers and architects on layouts, finishes, and amenities to create a beautiful place to call home and compelling long term value for owners.

### DEVELOPER



New Boston Ventures is an award-winning residential real estate developer based in the South End. Since being founded, our boutique firm has developed more than 50 projects throughout eastern Massachusetts, all of which have been successfully financed, completed, marketed, and sold. Recent notable developments include The Lucas, a high-profile and striking architectural reimaging of a 19th century church; Boulevard on the Greenway, a magnificent development located on the Rose Kennedy Greenway; The Modern, a stunning contemporary loft style condominium; the restoration of the historic Allen House Mansion that was the catalyst for the revitalization of the Washington Street corridor; and the redevelopment of the Old Salem Jail into a highly acclaimed architectural gem.

### INTERIOR DESIGN



Wolf in Sheep Design bridges the gap between form and function through intelligent and cohesive design strategies. Our careful attention to detail and playful approach to materiality provides our clients with the utmost levels of customization and quality, resulting in elegant tailor-made interiors that speak volumes. To ensure every facet of client needs are met, we work closely with a wide range of architects, landscape designers, contractors, real estate developers, and craftsmen alike. Wolf in Sheep Design aims to bring personality, humor and finesse to projects of every scale.

The development team reserves the right to make changes in accordance with the offering plan. Prospective purchasers are advised to review the complete terms of the offering plan for further detail as to type, quality and quantity of materials, appliances, equipment, and fixtures to be included in the units, amenity areas and common areas of the condominium.





NEVINS HILL







UNIT:

PRICE:

HOA FEES:

Additional Notes

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