

# April 2023 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
No.	Hoboken	127 WILLOW AVE Unit # 1	4 bedrooms , 4 full baths, 2733 sq. ft. sold for \$2,610,000 on 4/10/2023 \$954.99/sq.ft.	Stunning duplex home worthy of Architectural Digest! This sprawling 2,750 square foot 4 bedroom/4 FULL bathroom duplex home is located in Downtown Hoboken just a short distance to the PATH and Hudson River waterfront. Constructed in 2018, this grand home is situated on an oversize 27'x100' lot and offers an amazing living space rarely found in an urban setting. The custom gourmet BrookHaven kitchen boasts a state-of-the-art Wolf and Sub Zero appliance package, gorgeous 13' island featuring Aurea stone quartz countertops and an abundance of cabinet storage. Main living level features high ceilings, quartered White Oak flooring, large windows, recessed LED lighting, pantry, full bathroom, large bedroom and sliding doors leading to your massive private landscaped yard. Sleep floor features a large primary suite (25'x15'3") with 3 closets and walk-in closet, wall of windows and an en-suite bathroom. En-suite bathroom features white imported Carrara marble, large full glass shower with bench, rain shower feature, custom dual vanity and linen closet. Third bedroom (12'8"x11'5) features large east facing windows, high ceilings and large closet. Fourth bedroom (12'x11'4) features large east facing windows, en-suite FULL bathroom with soaking tub and generous closet storage. Full side-by-side laundry / utility room and fourth full bathroom on second floor. Additional highlights include: 481s/f private storage room with direct yard and street access, dual zone HVAC system with built-in steam humidifiers, custom lighting throughout, marble gas fireplace with remote function, custom window treatments, whole house water filtration system, Generac generator and so much more! Located on 2nd and Willow, you'll find easy access to shopping, dining, the Hudson River waterfront promenade, Sinatra Park, the Hoboken PATH and NJ Transit bus line to Port Authority.
2	Downtown Jersey City	77 HUDSON ST Unit #3103 JC Downtown.	3 bedrooms ,2 full baths, 1510 sq.ft. sold for \$1,760,000 on 4/4/2023 \$1,165.56/sq.ft.	Fantastic true 3 bedroom/2 bath unit in Jersey City's premier luxury waterfront building, 77 Hudson. This unit on N/E corner boasts 1510 square feet, floor to ceiling glass windows with views directly to NYC and the Hudson River. All hardwood flooring, lots of closet space including a huge walk in entry foyer closet, central a/c and heating, washer/dryer in unit. An open kitchen featuring Carrara marble countertops and sleek cabinetry, gas range with vented hood, dining area and living room floor plan with European styling. Principal bedroom suite with multiple closets, ensuite bath featuring double sink vanity, separate shower and soaking tub. Two additional bedrooms with fantastic views and a separate full bathroom complete the floorplan. Building amenities include a 24 hour concierge, large fitness center, yoga/Pilates room, outdoor pool, bbq garden area with seating, jacuzzi, sauna, steam room, multiple lounges, game room, screening room. Grocery store and cafe on base level of building. Located in Paulus Hook/Exchange Place area, 77 Hudson is steps away from Light Rail and PATH stations to NYC. PS16 school zone. One deeded parking spot included.
3	Jersey City Heights	72 LAKE ST Unit #1 JC Heights	3 bedrooms, 3 full baths, 1931 sq.ft. sold for \$975,000 on 4/24/2023. \$504.92/sq.ft.	Estimated Completion Feb/March 2023! High ceilings, high-end finishes and sky-high rooftop views help elevate these brand new homes to the next level. Situated on a quiet tree-lined street adjacent to Jersey City Heights Reservoir, each three-bedroom floor plan includes coveted private outdoor space, ensuite balcony and non-tandem garage parking. Modern and clean design echos throughout with beautiful oak hardwood floors, classic crown molding and all the smart home upgrade options. The downstairs duplex offers a bonus room complete with wet bar and a full bath, plus sliding glass doors to the large backyard. Kitchens excite with crisp shining white or matte midnight blue custom cabinets, gleaming waterfall quartz counters, tile backsplash, and top notch appliances. Freshly designed bathrooms feature dramatic floor to ceiling tile, glass shower or soaker tub and double vanity in the primary ensuite. Beautiful brick facade offers excellent curb appeal on one of The Heights best streets. Located just off Pershing Field Park, and between JFK and Summit Ave, this home offers walkability to nearby shops, excellent parks, and easy NYC access.
4	Jersey City - Journal Square	91A MAGNOLIA AVE Unit 3 JC Journal Square.	3 bedrooms , 2 full baths ,1477 sq.ft sold for \$775,000 on 4/26/2023 \$524.71 /sq.ft.	Incredible first impressions begin at this newly renovated three-bedrooms home just off Journal Square. The architectural Victorian turrets have been carefully preserved to add not only aesthetic appeal to the exterior, but also a decadent design feature to two interior spaces in each home. Plus, the extra-wide building allows for added square footage and a bright, airy, spaciousness throughout. Crown molding, stylish chandeliers and light oak hardwood floors add a sophisticated mix of classic and modern elements. Every detail has been attended to in the exquisite eat-in kitchen, from the large waterfall quartz covered island, to the custom cabinets with brushed brass fixtures, and copper tile backsplash, modern faucet and stainless appliances. This upper unit also offers private access to the rooftop with jaw-dropping cityscape views. Magazine-worthy bathrooms wow with designer elements like green marble porcelain mixed with wood floor-to-ceiling tile. Smart mirrors, double vanities and multi-system glass showers offer a spa-inspired experience at every turn. Journal Square offers excellent community, eclectic shops and restaurants, plus easy walkability to PATH and surrounding areas. Jersey City is home to great schools, expansive parks, and easy NYC access.

5	Jersey City - Bergen Lafayette	275 PACIFIC AVE Unit # 1	4 bedrooms , 2.5 baths ,1590 sq.ft sold for \$725,000 on 4/24/2023 \$455.97/sq.ft.	Welcome to this open layout 4 bedroom, 2 ½ bath duplex condo with backyard. Beautiful hardwood floors throughout, natural light pouring in from the oversized windows, and large kitchen with stainless steel appliances, tons of cabinet space, white tile backsplash and granite countertops. Primary bedroom includes en suite bath and walk in closet. Enjoy the other three rooms as bedrooms, and/or easily utilize any as a home office, rec room, nursery or gym. Other notable features include separate laundry with full size washer/dryer, great closet space, tandem parking garage, and exclusive use of the backyard. Fabulous location near light rail for easy commute to NYC.
6	Jersey City - West Bergen	30 CHERRY ST	2 bedrooms , 2 full baths ,1128 sq.ft sold for \$378,000 on 4/14/2023 \$335.11/sq.ft.	Located in the sought after gated community of Society Hill this renovated 2 Bedroom, 2 Bath Penthouse offers wood floors, ceramic tile baths, stainless steel appliances in kitchen, front load washer/dryer, fireplace, cathedral ceilings and a private balcony. This home also offers central air, an assigned parking space, guest parking and many custom features. Come see all that Society Hill has to offer including beautiful tree-lined streets, waterfront promenade, pool, tennis courts, tot lot, snow removal, gated entry and clubhouse.
7	Jersey City - Greenville	235 CATOR AVE Unit#1 Greenville	3 bedrooms,2.5 baths, 1860 sq.ft sold for \$510,000 on 4/25/2023 \$274.19/sq.ft.	Welcome to 235 Cator Avenue residence 1, a beautifully restored duplex with over 1800 sq ft of space, soaring high ceilings, plus your own private backyard! This 3 bedroom 2.5 bath home features wide plank oak flooring, high end quartz countertops with kitchen island, designer appliance package, modern lighting fixtures & spacious bedrooms. Be amazed at the attention for detail including surround sound, built in wiring for tv, luxury bathroom vanities with smart mirrors, alarm/security system along with bonus 500+ sq ft rec room basement with washer dryer, powder room & utility. Come see this amazing unit today!
8	Weehawken	1200 AVENUE AT PORT IMPERIAL Unit 414 Weehawken	3 bedrooms, 3 full baths,2227 sq.ft sold for \$1,900,000 on 4/3/2023 \$853.17/sq.ft.	THE AVENUE COLLECTION 1200 - Welcome to Residence 414. The opportunity of a lifetime has arrived to purchase this completely furnished and accessorized 3-Bedroom home with 2227-sf plus a 211-sf glass walled terrace. Every inch of this masterpiece showplace has been expertly designed and crafted with the most exquisite materials, hardware and lighting. In addition, the hand selected furniture, finished in the most luscious textiles, are included in this true turn-key residence. A massive kitchen peninsula, gas fireplace, wine bar, sanctuary primary bath with window, vast custom closets, these are just a few of the notable details. All this with New York & Hudson River views plus the exquisite atmosphere and amenities of the 1200 Building. Come experience living here!
9	West New York	232 PRICE CT West New York	3 bedrooms, 2.5 baths, 2268 sq.ft sold for \$999,000 on 4/24/2023. \$440.48/sq.ft.	Welcome to pure luxury, sophistication, and style at this end unit 3 Bedroom + Den / 2 Full + 2 Half Bath impeccable Essex model townhouse located in the highly sought-after Jacobs & Bulls Ferry waterfront community. Spanning 2,268 SqFt over four levels, this refined residence has recent upgrades including plantation shutters, custom barn doors, wood flooring, and lighting throughout the home. Enter inside the main/second-floor level to the gorgeous Chef's kitchen with a custom oversized island, updated stainless steel appliances with a Thermador oven, Bertazzoni microwave, and professional grade vent hood. Off the kitchen is a large balcony, with a spacious living room and dining across the way. Windows on all sides of this fine home provide North, South, and West exposures, so you have the best of all worlds. Travel to the third level, where you will find the primary bedroom featuring a lofted ceiling with views of NYC, an ensuite updated modern bathroom with a soaking tub, shower, and dual vanity, along with a custom walk-in closet. A second bedroom ensuite is located right across the hall. Moving to the top level, the showstopper is a balcony with beautiful views of the Hudson River and NYC, and an expansive space that can easily be used as an additional bedroom, office, playroom, or anything else you may desire. The lower level features a large den/bedroom, an updated half bath with a walkout patio, and front-load laundry. A new furnace, hot water heater, and private garage with two-car parking complete the home. Transportation options abound from this location with Bus, Light Rail, and Ferry; world-class dining and shopping within the area; and all of the recreation and entertainment you could yearn for. This excellent community includes a shuttle to/from the NY Waterway Ferry terminal, 24/7 security, two outdoor pools with a jacuzzi, a children's playground, and the best elegance of living the NJ Gold Coast has to offer!

10	North Bergen	8701 CHURCHILL RD Unit #PH01 North Bergen	3 bedrooms, 3 Full bath, 1903 sq.ft sold for \$1,995,000 on 4/18/2023. \$1,048.34/sq.ft.	Welcome to SOLAIA's pinnacle home. Perched on the southeast corner, Penthouse 1501 encompasses 1903-sf and commands the most incredible Hudson River & Manhattan views. Designed and centered around well-being, this new Gold Coast, 15-story boutique building features just 70 residences boasting a truly impressive array of amenities that will astound you. Interior finishes beyond your expectations. Dark espresso wood floors, Kucho Cucina cabinetry, porcelain waterfall counters, Cafe series appliances, exquisite bathrooms with ceramic, porcelain and Krion finishes are accompanied by a host of additional, thoughtful details. Within the building, residents can enjoy their own private spa, aptly called The Sanctuary. In addition to an incredible gym, you'll find a soothing whirlpool, dry sauna, steam room, salt infusion room, resident lounge, co-working space, conference room plus a gorgeous rooftop outdoor lounge with barbecues and fire feature. Come and visit, you won't be disappointed.
11	Guttenberg	47 LYDIA DR, Guttenberg	2 bedrooms, 2.5 baths, 1444 sq.ft sold for \$910,000 on 4/4/2023. \$630.19/sq.ft.	Discover pure luxury in this EXTREMELY RARE, corner unit, with DIRECT EAST & NORTH VIEWS of NYC and the Hudson River! This impeccable 2 bedroom 2.5 bathroom, Bergen style, townhouse is located in the highly sought after Jacobs & Bulls Ferry! Spanning across a beautiful 1,444 SqFt, this home features top of the line finishes including gleaming hardwood floors throughout and direct East views of NYC and the Hudson River through every window. This updated Chef's kitchen features SS appliances, quartz countertops, a breakfast bar, and plenty of cabinet space for your storage needs that is open to the main living/dining area. Step outside on to your private patio to make indoor-outdoor entertainment easy! Make your way to the second floor to the large primary ensuite featuring a customized walk-in closet; ensuite modern bathroom with double vanities and one large walk-in shower with seated bench, and a balcony with direct NYC/River views. Generous size second bedroom with a full bath and extra storage in the hall. Enjoy the fully customized laundry room and parking for two cars to complete the home! Jacobs and Bulls Ferry includes 24 hour security, shuttle to/from Ferry and Lightrail, two outdoor swimming pools with Jacuzzi, and more! Do not miss out on this spectacular home!
12	Union City	PALISADE AVE Unit # 1 Union City	3 bedrooms, 2 full bath, 1700 sq.ft sold for \$915,000 on 4/21/2023. \$538.24/sq.ft.	Welcome to 905 & 907 Palisade Ave - A Collection of Boutique Luxury Condos in the heart of 'West Hoboken' in Union City. Amazing views of the NYC skyline. PRIVATE ELEVATOR ACCESS directly into each unit is the ultimate convenience. This Brand New Building offers sleek, modern finishes with professional grade JENN-AIR appliances, quartz countertops with a waterfall island, & custom, high-end cabinetry. Each oversized unit offers 1,700 sq of OPEN-CONCEPT Living Space with 3 oversized bedrooms. Custom California Closets in each bedroom. Two gorgeous full bathrooms with modern porcelain tile work & floating vanities. Each unit has high 9 ft ceilings. Spacious, Private Terrace for each un. Laundry in unit. Linear Electric Fireplace. The building is equipped w. high end technology including video & intercom key fob systems. 2 parking spaces included. IDEAL LOCATION - be in NYC in minutes via Path, Ferry, or Bus. Shopping & restaurants within walking distance. 5 YEAR TAX ABATEMENT!
13	Secaucus	296 SUNSET KEY Secaucus	2 bedrooms, 2 full baths, 1006 sq.ft sold for \$450,000 on 4/12/2023. \$447.32/sq.ft.	Charming 2 bedroom/2 full bath split level unit w/parking (Cape Cod Model w/1006SF) in the desirable gated community of Harmon Cove just a few miles from New York City. Modern kitchen with stainless steel appliances, upgraded bathrooms. Gas heat & central air. Harmon Cove offers many amenities, including 24 hour security, pool, tennis & basketball courts, clubhouse, playground, bar, scenic water front trails & marina. Easy NYC commute with bus stop in complex as well as shuttle to train station & school.
14	Bayonne	13 MARINA DR Bayonne	3 bedroom, 3.5 baths, 1775 sq. ft sold for \$475,000 on 4/21/2023 \$267.61/sq.ft	You get a 2nd Chance! Back on Market-Buyers Couldn't get their Mortgage. Welcome to Boatworks. This lovely Bryant Model offers a spacious Master Suite with walk-in closet and a second large bedroom plus a full bath on the 2nd level. The first level features an open layout with Living Room, Dining Area, Eat-in Kitchen and a Powder Room. The Ground Floor has an additional entrance along with a Large Family Room plus Attached Garage and Outdoor Parking Space. Complex offers an In-Ground Swimming Pool as well as a Boardwalk plus easy Transportation to NYC, Hoboken and Jersey City. Light Rail just a few minutes away.