

# August 2023 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
No.	Hoboken	91 MONROE ST Unit # 2 Hoboken	4 bedrooms , 3 full baths, 3331 sq. ft. sold for \$2,750,000 on 8/10/2023 \$825.58/sq.ft.	Upon entering this stunning penthouse you will immediately appreciate the tranquility and refinement of this rarely available 3331 sf home with an additional 435 sf private rooftop deck and panoramic New York City views. The reverse floorplan features the living spaces above the bedroom level with a private elevator that services all floors including the roof. The chef-inspired kitchen has beautiful custom cabinetry, a vast island, and Quartz countertops & backsplash for miles. The appliances are top of the line with a 48" Subzero Refrigerator, Wolf 6 Burner Range, Wolf Hood, Wolf Microwave, and Miele Dishwasher. The expansive open-plan layout is ideal for entertaining or a cozy night at home. Designed to perfection by the More Design Group, featuring Philip Jeffries Rivets wallpaper, a custom entertainment center, a bar w/Subzero Wine Chiller, wide plank white oak flooring, soaring ceilings, magnificent lighting, and endless walls of windows make this home like no other. The dreamy king-sized primary bedroom does not disappoint with another wall of windows and three large closets. The primary en suite is spa inspired with a deep soaking tub, walk-in shower, double vanity, and a Toto Neorest toilet. There are three other well-appointed beautiful bedrooms, two additional alluring bathrooms, a large office/den with custom built-ins, and a Laundry Center/utility room. This meticulous home comes with motorized blinds and drapes, solid wood doors, custom closets throughout, and two private tandem parking spots with Electric Vehicle Charging. If you love spending time outdoors, the rooftop deck will be your Zen spot while you take in the City views. The outdoor kitchen is equipped with a gas BBQ, refrigerator, sink and storage for all your rooftop gear. 91 Monroe is a Red Bridge developed building, completed in 2020 with steel and concrete construction, spray foam insulation, triple-glazed windows, an eco-friendly green roof surrounding the deck, a two-zone HVAC system with fresh air filtration, and on-demand hot water. This boutique two unit building is professionally managed for ease of lifestyle and is located in a great downtown neighborhood with walkability to everything Hoboken has to offer including easy access to all modes of transportation, highways, and airports. If you are looking for a home of distinction with 4+ bedrooms, 3 full baths, outdoor space, views, and garage parking for two cars, this will be the perfect home for you.
2	Downtown Jersey City	99 HUDSON ST Unit #2206 JC Downtown.	2 bedrooms ,2 full baths, 1285 sq.ft. sold for \$1,680,000 on 8/9/2023 \$1,307.39/sq.ft.	Parking Included * Stretching skyward 79 stories, 99 Hudson stands head and shoulders above its neighbors. Every element of the design and build speaks the language of quality. Its menu of amenities, whose number and size are without rival, provide around-the-clock access to recreation, relaxation, health and wellbeing. The light-filled condominiums feature open plans with exhilarating views of the New York skyline, harbor and horizon that work together to create a nearly infinite sense of space. Situated along the Gold Coast, residents can enjoy the waterfront esplanade, nearby parks and marinas, as well as the authentic charm of Jersey City.
3	Jersey City Heights	541 CENTRAL AVE Unit #A JC Heights	3 bedrooms, 3 full baths, 2100 sq.ft. sold for \$1,249,000 on 8/28/2023. \$594.76/sq.ft.	541 Central, an Oversized ultra-lux Duplex condo by a top luxury home builder. This home offers 3 oversized bedrooms and 3 ensuite baths across 2100 sqft. Your main living room level consists of a range of high end finishes: wide white oak floors, wood grain matched air vents, Legrand smart tone lighting, ecobee smart thermo, all encased within top line noise suppression materials and Marvin windows. Your kitchen also showcase a wide range of high end finishes / fixtures: custom cut Italian porcelain waterfall island with warm recessed lighting underneath, Subzero Refrigerator, Wolf Range with Miele Hood, Sharp microwave drawer, Miele dishwasher hidden seamlessly within your custom Italian cabinetry. Your main bedroom suite enters from a private wood and smoked glass door to a warm space lit by pendant lighting, Marvin windows, oversized bathroom with Italian double vanity, bronze pendant lights, floor to ceiling porcelain slab as well as multi head matte black shower fixtures. Your main suite is completed with an Italian custom built closet with dark wood tones, warm lighting and configurable shelving and drawers. Completing your main level is an additional oversized bedroom with floor to ceiling built in closets and high end full bath which includes pendant lighting, Italian vanity, full slab porcelain shower with matte black shower finishes. Your lower level consists of an oversized Entertainment Room / Bedroom with full ensuite bath and laundry room. This space is also accessible through a private entrance which makes for the ideal High End AirBnb and or In-Law Suite. Directly off this space is a private multi level 1000 sqft backyard with custom built patio, retaining wall, grass area, beautiful low maintenance landscaping and warm recessed lighting throughout. Tandem garage with State of Art Autel EV charger, tinted glass garage door, padded floors and security system completes this home. This home's location offers convenient access to Washington Park, award winning restaurants, shops and stores, Congress St Light Rail and easy NYC bus access. Home also includes 5 year tax abatement and 10 year warranty.
4	Jersey City - Journal Square	21 CRAWFORD ST Unit #2 JC Journal Square.	3 bedrooms , 2 full baths ,1350 sq.ft sold for \$735,000 on 8/29/2023 \$544.44/sq.ft.	COMING SOON - NEW CONSTRUCTION A brand new construction - Under Construction Unit 2nd is a Gigantic duplex - 3 Bed / 2 bath with private rooftop and a balcony. Garage car parking is available on site. This house provides ample space for your family to grow and make mesmerizing memories. Unit offers loads of square footage, an urban appeal, tons of natural sunlight, high ceilings, centralized heating and cooling system, in-unit washer and dryer and kitchen is fully equipped with modern appliances. Property is approved for 5 year tax abatement. Located in a highly desirable neighborhood, this home is just minutes away from schools, shopping, and entertainment. Don't miss out on the opportunity to make this beautiful home yours! Start your booking in advance.

5	Jersey City - Bergen Lafayette	106 OAK ST Unit #1	3 bedrooms ,2.5 baths ,1545 sq.ft sold for \$645,000 on 8/28/2023 \$417.48/sq.ft.	2 minute walk to the MLK light rail. Brand new construction. Includes top of the line finishes and a private backyard that is pure Zen. This is hard to pass up! 5 YR Tax abatement included with the unit!
6	Jersey City - West Bergen	55 MALLORY AVE Unit #54	2 bedrooms , 2 full baths ,1300 sq.ft sold for \$490,000 on 8/18/2023 \$376.92/sq.ft.	Looking for a spacious and modern living space in a convenient location? Look no further than this stunning 2 bedroom 2 bathroom loft that features an open layout, floor to ceiling windows, and wood floors. You'll love the natural light, the high ceilings, and the sleek kitchen with stainless steel appliances. Plus, you'll enjoy the convenience of having one assigned parking spot in a covered garage and being close to public transportation, shops, and coffee shops. Don't miss the opportunity to live in a modern loft that has it all!
7	Jersey City - Greenville	55 CONSTITUTION WAY Unit# 6605 JC Greenville	3 bedrooms, 2.5 baths, 2586 sq.ft sold for \$1,137,500 on 8/3/2023 \$439.87/sq.ft.	Port Liberte Condo 2 Corner Brick Townhome with Views and bright, sunny exposures from 3 sides! This 2586 s.f. residence has been meticulously cared for and shows pride of ownership in every room. This home mindfully incorporates all the charm of Brownstone architecture and style with every modern convenience of Loft style living.
8	Weehawken	3 OXFORD LANDING Weehawken	4 bedrooms, 4.5 baths, 3148 sq.ft sold for \$2,150,000 on 8/16/2023 \$682.97/sq.ft.	Vibrant and genuinely comfortable, 3 Oxford Landing fulfills your desire to live peacefully in a distinguished neighborhood overlooking Manhattan. The home is set on a quiet, residential street with little everyday traffic. Its 3,140 square foot floor plan feels quite balanced, with four true en suite bedrooms lying upstairs and away from your personal two-car garage. The living areas are open and airy, and include multiple terraces. You'll love the home theater. Choice appliances and upgrades are sprinkled throughout. And a private elevator makes everyday living easier. 3 Oxford Landing is a proud member of Henley On Hudson, a well-manicured, community of luxury homes whose amenities include a concierge, swimming pool, two fitness centers, children's playroom and cinema. Residents relish the direct access to the New York Waterway and unparalleled views of The Greatest City in the World.
9	West New York	174 PRICE CT New York West	3 bedrooms, 2.5 baths, 2547 sq. ft sold for \$1,160,000 on 8/4/2023 \$455.44/sq.ft.	Unique and wide layout. This exquisite 3 bedroom + Den /Study, 2.5-bathroom Commodore model end unit townhouse is located in the prestigious Jacobs & Bulls Ferry community. Spread across four levels with 4 balconies, this home offers an expansive 2,547 SqFt of living space and abundant natural light from its East and South exposure. As you enter from the garden level, enter thru this wide entry foyer, follow thru the family room/den with South and East exposure and washer/dryer room. The 2nd floor welcomes you to this warm living room, reading nook & dining area with 2 balconies This kitchen comes with Quartz countertops, modern light fixtures, marble tile floors, a pantry, and a powder room. The third level with bonus soundproof windows offers the primary suite with an enormous walk-in closet, balcony with Manhattan views, and primary spa bath, along with the Second bedroom with remodeled bathroom. The rare top floor features a bedroom, a loft/den/study area, and another private balcony with stunning views of the Manhattan skyline. This exceptional property includes two parking spaces - one in the oversized garage and one in the driveway. Gleaming hardwood thruout. Enjoy the amenities of the community - two pools, play area, Jacuzzi, 24/7 security, a free shuttle to/from the New York Waterway Ferry Terminal, and a bus stop across the street for easy access to NYC and ample parking for guests. Experience the breathtaking waterfront promenade and all that the Gold Coast has to offer, including world-class shopping, dining, and other conveniences. This townhouse provides the perfect balance of tranquility and luxury, offering the best of both worlds for a comfortable, peaceful lifestyle within easy reach of the city's extravagances
10	North Bergen	8701 CHURCHILL RD Unit #PH1507 North Bergen	2 bedrooms, 2 Full bath, 1556 sq.ft sold for \$1,230,000 on 8/3/2023. \$790.49/sq.ft.	Ideally situated between Edgewater and Weehawken with stunning views of the Hudson River and Manhattan skyline, each of Solaia's spacious east-facing residences features expansive, double-pane windows, dark espresso flooring, custom closets and living rooms with gas fireplaces. Chef-inspired kitchens boast custom Italian cabinetry, SapienStone countertops with waterfall islands, and stainless steel GE Café Series smart appliances. En-suite five-fixture baths flaunt Seedwood tile feature walls and freestanding tubs for a spa-like experience. Smart lights, thermostats, and Latch keyless entry, along with an in-home, full-size washer and dryer, make life here as convenient as possible. Each home includes one deeded garage parking spot with additional parking available for purchase. The 10,000 sq. ft. of amenities include a three-story wellness center with a yoga room, TRX equipment, boxing space, a steam room, sauna, rainfall shower, a Himalayan salt inhalation therapy room with infrared relaxation beds, a jetted vitality tub, and a dressing room with personalized lockers. There's also a cliffside roof deck with a custom outdoor demonstration kitchen, BBQs, dining areas, firepits, and lounge seating, along with a co-working space, resident lounge with fireplace, billiards and ping pong, a demonstration and event space, and a dog run. Solaia is located in North Bergen, just moments away from the George Washington Bridge, Lincoln Tunnel, Hudson Bergen Light Rail, and NY Waterway Port Imperial Ferry Terminal, as well as near an abundance of shopping, grocery and nearby attractions.

11	Guttenberg	7000 BLVD EAST Unit #44G Guttenberg	2 bedrooms, 2.5 baths, 1546 sq.ft sold for \$525,000 on 8/2/2023 \$339.59/sq.ft.	<p>Welcome To The High Life. Start your day with a blue sky. There are thirteen windows facing northwest with panoramic views of Manhattan, the Hudson River, mountains, and rooftops. Modern-day living is made easier with spacious room proportions. Storage space is abundant here. In addition to the large entry closet, there is a double wide walk-in closet with barn doors. Newly renovated, this home features Hunter Douglas® window treatments, chrome fixtures and lighting, wide-plank faux hardwood ceramic floors, solid core doors, Emtek® crystal doorknobs, a California kitchen, four zones of central heating and cooling, and an abundance of storage space. Each bathroom has personality. The spacious powder room walls are wallpapered in black vinyl wallpaper. The full guest bathroom has a modern enclosed glass shower. Marble is used for the basin countertop. The kitchen is a masterpiece. Stainless steel appliances, custom oak cabinetry, open shelving and pantry pullouts create the heart of the home. The range hood offers proper ventilation for a culinary professional. A waterfall bevel edge on the Gris granite countertop is durable and elegant. There is a beverage refrigerator that holds twenty bottles of wine for large gatherings. This living room features a seventy-inch linear electric fireplace from Modern Flames®. Eight to ten people can easily eat in the dining area. On a floating platform, your home office is located. There is a good amount of space in the primary bedroom suite. The suite features a wall of modular storage from California Closets®, a sitting area and an en-suite bathroom adorned with tile panels and a deep spa soaking tub. Marble is used for the basin countertop. Galaxy Towers is the jewel of Hudson County. Located on the Hudson River, this iconic building provides full-service amenities, including a doorman, concierge, private security, a gym and weight room (Peloton, Life Fitness), a sundeck and an indoor and outdoor swimming pool, locker rooms with showers and saunas, three tennis courts, and a private terraced park. Commerce (grocery, pharmacy, dry cleaning/tailor, medical services) is available on-site. Both residents and guests have access to the multi-level garage. Pets are welcome in this community.</p>
12	Union City	NHATTAN AVE Unit #1 Union City	3 bedrooms, 2 full baths, 1635 sq. ft sold for \$815,000 on 8/18/2023. \$498.47/sq.ft.	<p>Secluded oasis right on the cliff with a view that will take your breath away. Elegance abounds in this spacious, superb 1635df, 3BR/2bth condo, lavished with custom features. Designer kitchen with stainless steel appliances and granite counters. Wonderful open floor plan for exceptional entertaining. Magnificent NYC views from the private terrace of the main living space. Gracious sized bedrooms, and huge master suite with private rear patio. Dedicated parking space, intercom, washer/dryer in unit. Storage. Quiet dead-end street yet just one block to major transportation, and short walk to Light Rail Station. Enjoy a quick stroll to the Park or many of the eateries and cafes in the neighborhood.</p>
13	Secaucus	41 CREEKSIDE COURT Secaucus	3 bedrooms, 2.5 baths ,2369 sq.ft sold for \$741,000 on 8/2/2023. \$312.79 /sq.ft.	<p>This young upscale &amp; luxurious Brownstone style Townhome was built in 2008 by Centex Builders. This gorgeous, 3 story, 2369 sf, immaculately maintained townhouse features 3 br 2 full bath &amp; 2 half bath: Hardwood floors throughout. The Main floor comes with a welcoming Living rm, Dining rm, leading to a half bath &amp; a family room area with a gas fireplace and gourmet kitchen with large center island, granite, 42" cabinets, SS appliances, pendant lights and ceramic flooring. Walk-out the deck off the family room &amp; kitchen completes the main level. The top level consists of the spacious Primary Bedroom with tray ceiling, WIC with custom organizer and on-suite full bath with jetted tub, separate shower and double sink: Two additional decent sized bedrooms, Laundry area and another full bath completes the top level (Juliet balcony off 2nd br). Ground floor opens to a large recreation rm/office/guest rm w/ access to outside patio and adjacent half bath. Amazing unobstructed meadow views! A huge oversized attached garage &amp; double driveway make parking easy. Dual-zone, AC/heating with Nest thermostats. Low taxes &amp; HOA. Easy access to NY. 10 min by train, 25 min by bus. Many amenities located next door - State of the Art Recreation Center w/ indoor basketball court, running track, Olympic sized indoor swimming pool, full gym, yoga/spin classes and more! Outdoor resort style swimming pools in summer. Few blocks to Middle School, High School, Schmidt's Woods Park, Mill Creek Point Park, baseball fields and several playgrounds. 5 minute drive to American Dream &amp; MetLife Stadium.</p>
14	Bayonne	191 WEST 21ST ST Bayonne	2 bedroom, 2.5 baths, 2212 sq. ft sold for \$650,000 on 8/22/2023 \$293.85/sq.ft	<p>Welcome to Bayonne's bayfront oasis! Quietly tucked away on a serene cove of Newark Bay, this townhouse community is one of the hidden gems of Bayonne. Offering a unique blend of privacy and scenic views, this location is a convenient 15 minute walk from the 22nd St light rail station and is neighboring to the DiDomenico park and municipal pool. The location of the property is just the beginning, as over 2,200 square feet of luxury amenities await the new owner of this home. Upon entry a notably wide stairwell escorts visitors to an upgraded gourmet kitchen with a breakfast bar. An open concept living area allows natural light to flow throughout the first floor living space that offers both a balcony off of the living room and a deck off of the kitchen. Tall ceilings and hardwood flooring further enhance the aesthetics and feel of the living space. The second level offers 2 bedrooms each with an ensuite. Featuring a spa-like shower, radiant heated floors, and towel warmer, the primary suite provides a sense of luxury along with a spectacular south facing view of the bayfront. Sliding doors to a private small balcony provide an even better view of the bay in addition to enhancing the bedroom with an abundance of natural light. Adding in the convenience of a 2nd floor laundry, a new owner will come to appreciate both the luxury and design of this unit. Circling back to the first level, there is a recreation room with the second of 2 half baths in the property. Having the versatility of being a recreation room, office, or even a 3rd bedroom, this space has a welcomed bonus of sliding doors that open to a patio giving the unit 3 separate outdoor living areas. Include the 2 car garage and 2 car driveway, the value added 4 car private parking checks off one of the most important boxes for living in Bayonne!</p>