

# August 2022 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
1	Hoboken	715 GRAND ST Unit #PH 4A	4 bedrooms , 3 full baths, 2535 sq.ft. sold for \$2,500,000 on 8/1/2022. \$986.19/sq.ft.	Better than a brownstone! Spectacular 2,535 square foot 4 bedroom Penthouse in the sought-after Continental building designed by the acclaimed MVMK architecture and built in 2015 by the renown Taurasi Group. Includes 2 deeded parking spaces and a massive 800 square foot one of a kind walk-out terrace with it's own fully-equipped indoor rooftop kitchen with direct elevator access. The builder integrated this steel and concrete penthouse with a custom \$80k Elan home automation system featuring in-wall surround sound and ceiling speakers, video surveillance, security, and electronic window treatments throughout. The spanning terrace features built-in Alfresco BBQ, Marvel fridge/kegerator, custom natural gas firepit, LED nighttime lighting, and landscaping irrigation system. Contemporary 7, hardwood plank flooring flow throughout the home; the custom media center with ethanol fireplace is a focal point in the spacious living area, all sun-drenched by a massive 7 foot skylight. The expansive lower-level chef's kitchen features an oversized Sub-Zero Fridge, Viking appliances, and quartz counters. An en-suite master bedroom offers a 5 piece master bath and his & amp, her custom closets. Building amenities include fitness center and over-sized parking garage with high ceilings and elevator access. Building recently approved and permitted for electric vehicle charging.
2	Downtown Jersey City	255 YORK ST Unit # 2 JC Downtown.	3 bedrooms, 2.5 baths, 1850 sq. ft. sold for \$1,850,000 on 8/18/2022 . \$1,000/sq.ft.	Timeless style half a block from Van Vorst Park - the ultimate urban oasis. Impeccable living awaits in this manicured gut renovated duplex three bed, three bath condo-converted brownstone. Over 450 square foot of private roof deck with One World Trade & Manhattan views, expansive living space with 11' ceiling height, and oversized windows with leafy outdoor views make this home beautifully crafted for modern luxury living in Jersey City historic downtown. Eat-in chef's kitchen is fully equipped with luxury appliance brands including gas range by Wolf, JennAir fridge, Serena Gold quartz countertops + backsplash and bay windows welcoming natural light deep into the interior. The perfectly refurbished Art Nouveau spiral staircase, connecting the living space to bedrooms, complements the history and architecture of this house. Finishes are artfully selected to respect the craftsman movement of the era this home was built; Gorgeous front door, mosaic marble tile floorings and custom arched tall windows. 255 York residence features Energy Efficient heating and cooling, Smart Home lighting control, elegant finishes, large windows maximizing natural light, high ceiling living space, and Manhattan view roof deck. One year free parking included! With Grove St. Path around the corner, 255 York is located in the heart of a neighborhood that offers fine dining, boutique shopping, art galleries, and much more. Come and See the rest in-person for yourself!
3	Jersey City Heights	249 OGDEN AVE Unit #1 JC Heights	3 bedrooms, 2.5 baths, 1500 sq.ft. sold for \$999,999 on 8/11/2022. \$666.67/sq.ft.	Welcome Home to the most sought after Ogden Ave address in the Heart of JC Heights. Rare 3br Duplex condo in a 3 year old new construction 2 Family building with Large 450sqft Private Backyard, and Parking included. The main home level features large kitchen/living room concept with dining area. Chef Kitchen includes Professional Samsung Stainless Steel Appliances, high-end fixture's, Caesar stone Quartz kitchen counter tops with elegant white cabinets. Primary bedroom suite has large walk in closet and private terrace overlooking private backyard. Two other equal size bedrooms. Central AC, hardwood floors throughout and in unit large laundry room. 1st floor level has large Rec room, half bath and direct access to Yard and Garage. This PRIME Ogden location is just 1 block from River View Fisk Park, 100 steps down to Hoboken & Light rail station, Palisade Ave with shopping, dining and Bus stop to NYC/PATH.
4	Jersey City - Journal Square	94 BELMONT AVE Unit D JC Journal Square.	3 bedrooms , 3 full baths , 2000 sq.ft sold for \$849,000 on 8/4/2022 \$424.50 /sq.ft.	Welcome to 94 Belmont Avenue, a collection of 4 luxurious 2 & 3 bedrooms condos in the heart of Journal Square. Residence D is one of kind! Offering 3 large bedrooms, 3 baths spread across 2 floors of living space totaling 1859 sq ft plus your private roof deck & two separate bonus outdoor spaces. The residence features 6 inch wide white oak hardwood flooring throughout, masterful kitchen with quartz countertops, kitchen island, recessed lighting, high end appliances & fixtures, custom italian white gloss cabinetry & lavish oversized bathrooms. Don't worry about where to park as you'll come home to not one, but at least 2 car garage parking spots (garage shared with only 1 other unit) plus driveway space. Constructed by some of the most trusted developers in Jersey City, 94 Belmont was built with great quality & care, including featured amenities smart home wired cameras/video/alarm intercom, surround sound, energy efficient Pella windows & insulation. 94 Belmont offers easy access to transportation to and from the city via Journal Sq PATH, steps from shops and nearby restaurants including the cottage, snapdragon coffee, Carvao BBQ, crema & much more!

				<p>Elegant Newer 2017 construction Townhome Style spacious 4 bedrooms and 3.5 baths Duplex with all the luxuries situated in one of the most popular and high equity growth areas of Jersey City. Original Owners. Boasting a 2 car finished oversized covered garage with 4 spacious storage units and high ceiling. Furthermore, Solid Brick Façade, Gleaming Oak HWD floors throughout, Custom Quartz &amp; Marble counter tops with marble backsplash, Newer SS Appliances, High Ceiling, Central Air – Energy Efficient insulation, Pella wood storm windows, Custom remote controlled window treatments in the LR and Master Bedroom. High end custom window treatments in all the rooms. Newer energy efficient W/D on 2nd floor. Custom updated bathrooms with glass enclosed showers, Jack &amp; Jill bathroom with custom vanity counter and a bath tub. Walk-in finished and shelved closets in the Master bedroom. Custom marble countertops in the upgraded master bath room. Plus recessed lights and ceiling light fixtures, Slider doors to the railing in the master bedroom and the corner bedroom, Spacious Shared Backyard with paver brick patio...and more ...Walking distance to Lafayette Aquatic Center, Berry Lane Park, Lafayette Park, Liberty State Park. Close to Light Rail Station, Buses, Citi Bike Stands, Easy access to the highway. Walking distance to restaurants, shopping and bistros. Halladay is one the most popular streets. The city is also allocating a lot of funds towards continuous upgrades to the infrastructure due to a very high demand for the area with relatively low taxes.</p>
5	Jersey City - Bergen Lafayette	257 HALLADAY ST Unit #1 JC, Bergen-Lafayett	4 bedrooms, 3.5 baths, 1,941 sq.ft sold for \$735,000 on 8/1/2022 \$378.67/sq.ft.	
6	Jersey City - West Bergen	52 TOTTENHAM CT JC West Bergen	3 bedrooms, 2.5 baths, 2,147 sq.ft sold for \$645,000 on 8/16/2022 \$300.42/sq.ft.	<p>Don't miss the chance to own the largest floor plan available at the gated community Droyers Point. This warm and inviting townhouse has 2150 square feet, 3 bedroom, 2.5 bath attached private garage and a spectacular waterfront location offering unobstructed water views. Enjoy the sunset and relaxing panoramic water views from your grand south-west facing living room framed with huge windows, dramatic cathedral ceilings and with direct access to your private balcony. Throughout the 3 stories of this well maintained home you will find so much to love including recessed lighting throughout, decorative fireplace with gorgeous stonework, a large jacuzzi, bathroom with a double vanity, walk-in closets, tons of storage space, central air, ceiling fans, HW floors and carpeting, mud room, ensuite main bedroom and an expansive open concept kitchen with a breakfast bar, granite countertops, new stove (with air fryer) and ample cabinetry. Feel like getting out of the house? You don't need to go far to take advantage of the impressive resort style amenities offered within the community which include an outdoor pool overlooking the water, health club, tennis courts, scenic waterfront promenade, children's play area, basketball court, billiards room and a clubhouse. You will never be bored living here! 5 minute drive or bike ride to the West Side Light Rail Station which connects to the NYC Path Train and has a parking lot. Close to supermarket, shops, golf course and just 20 minutes to Newark Airport. This turn-key townhouse was constructed in 2007 and has been freshly painted and carpets have been recently professionally cleaned. Parking for two cars. Welcome home!</p>
7	Jersey City - Greenville	34 CONSTITUTION WAY Unit #TH Greenville	3 bedrooms, 3.5 baths, 2425 sq.ft sold for \$1,260,000 on 8/31/2022. \$519.59/sq.ft.	<p>This is a rare and highly desirable Port Liberté Golf Course Townhome offering the absolute best of upscale suburban Summit lifestyle with easy Jersey City convenience!</p>
8	Weehawken	1200 AVENUE AT PORT IMPERIAL Unit # 101 Weehawken	3 bedrooms, 2.5 baths, 2575 sq.ft sold for \$3,050,000 on 8/13/2022 \$1,184.47/sq.ft.	<p>An ever-desirable three bedroom unit in the highly esteemed Avenue Collection, this home is pretty much perfect. Giant glass windows picture frame the real New York City skyline. Ornate light fixtures hover over hardwood floors. You will dine on the waterfront every evening, then warm by the fire or chill on your own terrace. There's plenty of space for a home office; Two bedrooms, yours has an elegant en-suite bath; Multiple guest bathrooms, motorized window treatments, and two private garaged parking spaces. An affluent neighborhood on Weehawken's wonderful waterfront, The Avenue Collection's residents love their concierge, challenge themselves in the gym, lounge by the pool, play on the grass, and savor the sunsets over the Greatest City in the World.</p>
9	West New York	20 AVENUE AT PORT IMPERIAL Unit #401 West New York	1 bedrooms, 2 full baths, 1626 sq.ft sold for \$1,175,000 on 8/12/2022 \$722.63/sq.ft.	<p>YES, this is your direct million dollar view! Large custom unit featuring 1626 SF in the sky ~ Prepare to mesmerized as everyday is a vacation with this view! Originally designed as a 2 bedroom layout, this home was completely reconfigured pre-construction to an enormous, custom 1 bedroom 2 bath floorplan . The kitchen appliances have been upgraded to include a full-size Sub Zero glass door refrigerator, 2 integrated sub-zero refrigeration drawers, a Wolf electric cooktop with built-in remote control hidden downdraft ventilation, Wolf double oven as well as imported Italian cabinetry. The enormous master bedroom suite contains custom Mahogany floors, custom California closets, and a limestone master bath. The custom macadamia nut floors, in the main living space. A large balcony facing the beautiful river and skyline completes 1626 square feet</p>

10	North Bergen	8701 CHURCHILL RD Unit 1201 North Bergen	3 bedrooms, 3 full baths, 1903 sq.ft sold for \$1,800,000 on 8/1/2022 \$945.87/sq.ft.	Welcome to SOLAIA's premier home. Perched on the southeast corner, Residence 1201 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, Kuche 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	70 LYDIA DR Guttenberg	3 bedrooms, 2.5 baths, 2146 sq.ft sold for \$900,000 on 8/5/2022 \$419.38/sq.ft.	Welcome home to this stunning, sun drenched 3 Bedroom/2.5 Bathroom Fulton model townhouse located in highly sought after Jacobs & Bulls Ferry. Situated along the banks of the Hudson River, this home stretches across 2,146 SqFt and features hardwood floors throughout, private elevator to all floors, two car parking, laundry, and views of NYC & the Hudson River. First floor includes entry foyer, garage entrance, and private elevator. Travel to the second floor where you'll find two bedrooms, full bath, laundry, and utility room. Completing this gorgeous home on the third level is an open concept living/dining room combo with vaulted ceilings & gas fireplace. Chef's kitchen, powder room, Master bedroom with custom walk-in closet and spa-like ensuite bathroom, and balcony overlooking the Hudson River & NYC. Chef's kitchen features quartz countertops, SS appliances, and breakfast bar. Jacobs & Bulls Ferry features shuttle to/from Ferry, two outdoor pools, and children's playground.
12	Union City	207-09 MANHATTAN AVE Unit #207A Union City	3 bedrooms, 2 full baths, 1427 sq.ft sold for \$850,000 on 8/31/2022 \$595.66/sq.ft.	Welcome to 207 Manhattan Avenue! An upscale, beautifully appointed 3 bedroom 2 bath condo in a boutique building on the Palisades Cliffs. Located on a quiet street, this condo boasts modern appliances, central air, in-unit W/D, two deeded parking spaces and storage area. It is complemented by a private balcony with over 175 square feet of outdoor space to enjoy marvelous unobstructed views of New York City. The beautiful kitchen is complete with a waterfall island and a wine refrigerator. Enjoy the panoramic views of the city from your dining room or living room or create a private mood by adjusting the automatic blinds. Generous closet space and private garage storage area for easy organizing. The 5 year young building includes an elevator and new security and intercom system. Freshly painted and with new hardwood floors, this home is move-in ready to make it your own! A fantastic location near shopping, restaurants, parks, and public transportation and only a few blocks to the Hoboken 9th Street Light Rail elevator.
13	Secaucus	24 CREEKSIDE COURT Secaucus	3 bedrooms, 2.5 baths, 2369 sq ft sold for \$685,000 on 8/24/2022 \$289.15/ sq.ft	Exquisite, move-in ready 3BR townhome in Creekside Ct offering 2,369 sq. feet of living over 3 floors and 1.5 car attached garage. Hardwood floors run throughout the main floor through a large living room, formal dining room and modern kitchen with stainless steel appliances and granite tops and island. Large family room off kitchen along with door to beautiful terrace. Venture upstairs to your master suite with a master bath and walk-in closet. 2 additional bedrooms upstairs with a full bath off hallway and large washer/dryer room. The ground floor offers another large finished space with 1/2 bath. Complex is in a prime location adjacent to the state of the art town recreation center with gym, indoor track with views of NYC skyline and pool. Town pool lies across the street along with Schmidts Woods. Steps to high school.
14	Bayonne	2 MARINA DR Bayonne	2 bedrooms, 2.5 baths, 1756 sq ft. sold for \$475,000 on 8/26/2022 \$270.50/sq.ft	Prepare yourself to fall in love! Move right into this two bedroom, two and a half bath unit located in a highly sought after waterfront community. As soon as you enter, you will marvel at the spacious floor plan, ample windows for shimmering natural light and hardwood floors. Kick your feet up in the open living area and get cozy with the functional fireplace. Cook your meals in the expansive kitchen with stainless steel appliances, plenty of cabinet and counter space and trendy backsplash. Upstairs you will find a massive primary bedroom with ensuite equipped with a jacuzzi tub and stand up shower as well as a generously sized additional bedroom. Bask in the sunsets on your private deck to complement the entire home. This is the one you have been searching for. Make it your home today!