

December 2022 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
1	Hoboken	1500 GARDEN ST Unit # 10L	3 bedrooms , 2.5 baths,2600 sq. ft. sold for \$4,650,000 on 12/15/2022 \$1,788.46/sq.ft.	This one of a kind expansive penthouse duplex loft at Harborside Lofts is unquestionably the utmost premiere luxury residence in all of Hoboken and the NJ Gold Coast. J. Patryce Design & Co. has brought an elegant, inviting and sophisticated design to the interior that featured the loft in Architectural Digest and Aspire Design Magazines. The penthouse is located on the top two floors of this highly desirable boutique waterfront converted factory building, and was completely gut renovated to the highest standard in 2021. This unmatched loft duplex spans two floors with 2600 sq ft., three bedrooms, a den or office, two and one half baths and a jaw dropping great room with soaring 16' ceilings that opens onto a stunning 900 sq ft private professionally landscaped terrace offering awe-inspiring, commanding panoramic views of New York City, Hoboken, Jersey City and the Hudson River. From the moment you enter, you realize the extent and breadth of the uncompromising renovation, the volume and light of the space and the unique opportunity that this rarely available loft offers. This home has an entirely re-imagined floor plan, has been professionally designed, and is completely custom including a modern double height, steel and white oak floating staircase with glass pony wall that anchors the main living space and 7" white oak engineered wide plank floor with custom finish throughout. Expertly positioned on the main floor the custom gourmet kitchen takes advantage of natural light and features white oak cabinetry and separate generous built-in storage. The stunning Calcutta Gold extra thick marble slab is found on the island, counter tops, backsplash and bar area. Rohl Black stainless steel sink and pot filler accent the pallet of this superb fully equipped kitchen with brand new appliances including a 42" Subzero French door refrigerator with freezer drawer, a 36" Wolf range/oven, Bosch dishwasher, Marvel under counter wine fridge and Sharp under counter microwave. The open light filled living/dining areas have ample room for both large and intimate gatherings with an oversized dining area, a foyer and a sitting area that boasts custom millwork, storage, closets, shelving and paneling that defines the living room which is perfect for both entertaining and media use. The primary bedroom is serene and impressive, highlighted by a walk in closet with custom white oak shelves, custom millwork and built-ins, custom lighting and Phillip Jeffries silk wallpaper. The en-suite five piece master bath is exquisite with custom white oak double vanity, brass Watermark Brooklyn fixtures, Zebra marble slab top countertops with integrated sinks, a large slab zebra marble shower with a three piece shower/rain and steam shower, custom lighting and a heated towel warmer. The powder room has custom white oak vanity with Viola marble sink and Waterworks fixtures. The lovely Viola marble continues to the floor, mixed with concrete tiles and concrete wall tiles, with Phillip Jeffries wallpaper and a custom mirror and light fixture. The other two well-proportioned bedrooms feature 14' ceilings, California closets and custom wallpaper. The guest bath has Terrazzo mosaic flooring and walls and has a custom white oak vanity with Watermark Brooklyn fixtures, custom storage and a seated vanity area.
2	Downtown Jersey City	15 WARREN ST Unit # 417 Downtown.	JC 3 bedrooms ,3 full baths, 1540 sq.ft. sold for \$1,561,000 on 12/1/2022. \$1,013.64/sq.ft.	Welcome to this corner PENTHOUSE, South East facing unit in the desirable neighborhood of Paulus Hook area in Downtown Jersey City. This stunning duplex unit is so bright and inviting with its large windows capturing the views of the Statue of Liberty and Morris Canal. These 3 bedrooms & 3 full baths unit is very spacious with 18 ft vaulted ceilings on the first floor. The kitchen features Stainless Steel Appliances, Granite Countertop, Washer/Dryer in the unit & garbage disposal. Hardwood floors all throughout the unit. This charming unit also has an open-concept dining area, with Juliet Balcony, overlooking the Marina. Live now in this luxury condominium the "Pier House". ONE indoor parking spot is included. (Floor G2 Spot # 40). Amenities include 24 hours doorman, Gym, and in-ground pool. Close to shops, restaurants, schools, parks, PATH Train, light rail, and a few steps from the Ferry to NYC. Please come and CALL NOW & reserve your keys for a private showing.!
3	Jersey City Heights	97 LAIDLAW AVE Unit #PH Heights	JC 4 bedrooms, 3 full baths, 1872 sq.ft. sold for \$1,200,000 on 12/14/2022. \$641.03/sq.ft.	97 Laidlaw Ave is a collection of five timeless new construction condominium homes consisting of three and four bedrooms, two and three bath homes. This 4 bedroom home features 3 private outdoor spaces including rooftop with NYC views. Elevator opens up directly to this unit only! Each residence features a captivating blend of clean, contemporary lines, quality craftsmanship and a rich selection of handpicked materials. Every home offers unparalleled detail from expansive open floor plan living spaces and high-end finishes to massive private balconies, exclusive backyards, elevator, garage parking and deeded rooftop spaces with NYC views. Full-service kitchens designed to flow smoothly into and out of living areas. This elegant space is perfectly suited for casual dining as well as entertaining. Luxurious bathrooms offering you a spa-like retreat with an assortment of carefully selected materials and textures that are exceptional. 97 Laidlaw Ave sits in prime location only a few short blocks from Pershing Field Park and only one block to the Central Ave shopping district. Commute with ease to NYC via NJ Transit buses right on Central Ave or a quick 15 minute walk to the JSQ PATH train. City-bikes located one block from the property as well. Offering you larger living spaces at desirable price points while maintaining close proximity to NYC, these new construction homes are so luxurious you'll never want to leave!
4	Jersey City - Journal Square	23 ROMAINE AVE Unit #2 JC Journal Square.	3 bedrooms , 2 full baths ,1300 sq.ft sold for \$708,000 on 12/22/2022 \$544.62/sq.ft.	Community Advantage Program, super low rates in 4% range with only 5% down CONV NO PMI and a large lender credit of 1% towards closing costs also Down payment assistance. -- Presenting 23 Romaine Ave, in Journal Square! This new construction offering combines urban luxury with small town peace and quiet. 10 minutes from the Journal Square PATH. This 3 bedroom, 2 bath home come complete with its own private entrance, garage parking, private terrace, and expansive private roof-deck surrounded with 360 degree views and partial NYC skyline view. The roof-top oasis is perfect for year round gatherings, barbecues, and more. Modern kitchen features a center island, shaker style cabinets, quartz counters, and Samsung black stainless steel appliances. Includes central air, gas heat, full size vented washer / gas dryer, intercom system, all rooms pre-wired for cable, ample closet storage with built-in shelving, recessed LED lighting and solid oak hardwood floors. Owner's bedroom features two exposures, a private terrace, walk-in-closet with built-in shelving, ensuite bathroom with LED backlit mirror and porcelain shower. Just off the main living level is a floating oak staircase leading to a private roof deck. Close to restaurants, coffee shops, nightlife, and shopping.

5	Jersey City - Bergen Lafayette	214 HALLADAY ST Unit # 1	4 bedrooms , 2.5 baths , 2101 sq.ft sold for \$690,000 on 12/16/2022 \$328.42/sq.ft.	Welcome home! You'll be thoroughly impressed with the craftsmanship and finishes you'll discover in this gracious, unique and spacious townhome-style duplex! From the warm, glowing hardwood floors to the chic, pristine custom kitchen with upscale appliances, pendant lighting, and breakfast bar. This inviting dining room and gracious sunlit living room, is perfect for gala celebrations and intimate suppers. Two full sleek baths with custom cabinets imported tiles and sleek modern tiles, a convenient powder room, 3 generously proportioned bedrooms with abundance closets and storage check every box on your wish list. A two car garage and wonderful fenced yard with a custom paver patio captures the essences of suburban living in a fabulous urban setting. Booming Lafayette neighborhood bustling with local charm and appeal. Stroll into delightful cafes, shops and restaurants. Also home to nearby Liberty State Park and Ellis Island and close proximity to your new home. The 10 years builder warranty offers peace of mind on this newly constructed home. Come see you never want to leave! To live for
6	Jersey City - West Bergen			
7	Jersey City - Greenville	38 INDEPENDENCE WAY Greenville	3 bedrooms,2.5 baths, 2660 sq.ft sold for \$886,500 on 12/12/2022 \$333.27/sq.ft.	Welcome to this spacious 3 bedroom with potential for a 4th and 2 and one half bathroom unit ,features gorgeous hardwood floors, newer kitchens and bathrooms ,closets galore, elegantly detailed craftsmanship, located in the exclusive Port Liberte community with 24 hour security gate ,on site marina,on site shoppes, located minutes to all major public commuter lines, (Trains,bus,path,Ferry) , recreational areas,shopping centers,schools,houses of worship and all the amenities you could hope for !!!!! too much to list a true must see! the only thing you need to do is move in and unpack being sold as is and buyer representative is responsible to obtain all required City Certs to close
8	Weehawken	5B WEST 19TH ST Unit # 1R Weehawken	3 bedrooms, 2 full baths,1475 sq.ft sold for \$900,0000 on 12/19/2022 \$610.17/sq.ft.	Don't miss this opportunity to see Weehawken newest development - Le Bateau! Bright and captivating, this spacious 2nd floor condominium has 3 bedrooms and 2 bathrooms with approximately 1,475 sq ft of living space. The striking 11 ft ceiling heights add to the spaciousness of this home. Equipped with chef's kitchen, Bosch stainless steel appliances, modernized cabinetry, in-unit washer/dryer, and in-ceiling speakers managed by Sonos amplifier. 5" wide plank oak hardwood floors throughout, Porcelanosa tile and plumbing fixtures and LED lighting create a true luxurious experience. The builder spared no cost in making this home sound proofed by using sound channels and sound clips, Quietrock, green/noise proofing compound, and even foam insulation, dampening the noise. It has a private outdoor space and also comes with two parking spots.
9	West New York	9 AVENUE AT PORT IMPERIAL Unit #909 West New York	2 bedrooms, 2 full baths, 1425 sq.ft sold for \$1,350,000 on 12/9/2022. \$947.37/sq.ft.	Welcome to NINE on the HUDSON Residence 909. This superb home has 1425-sf and boasts the most sought-after southeast Hudson River and New York skyline views from one of the best positions in the building. An amazing floorplan features high ceilings with floor-to-ceiling windows, split bedroom wings, south facing terrace and a central living & dining space anchored by a spectacular white-on-white kitchen. This building's exquisite finish package includes gorgeous wood floors, marble & stone surfaces, custom selected hardware and high-end appliances. Amazing building amenities include 24-hour concierge service, beautifully appointed resident lounges & entertainment areas, vast health club facilities, rooftop outdoor lounge and a spectacular outdoor pool deck. Taxes are based on the PILOT abatement program. A second parking space is available for \$25,000 (\$25/month additional HOA fee).

10	North Bergen	8100 RIVER RD Unit # 1206 North Bergen	1 bedroom, 1 Full bath, 908 sq.ft sold for \$570,000 on 12/21/2022. \$627.75/sq.ft.	THE WATERMARK PENTHOUSE 1206 - This is the opportunity you have been waiting for! Take advantage of North Bergen's new low tax rate! This Penthouse Level, 12th floor 1-Bedroom boasts 908-SF with prime southern exposure featuring gorgeous views of Manhattan and the Hudson River. The inside of this home is graced with simply stunning wood floors. The kitchen and bath are equally beautiful and are sure to impress. Floor-to-ceiling windows in the living room, custom fitted closets, central air-conditioning, in-unit laundry and a garage parking space complete this amazing offering. Come experience The Watermark with over 40,000-SF of building amenities including 24-hr concierge service, indoor & outdoor pools, BBQ lounge, theater, billiards room, golf simulator, library, conference room, resident lounges, fitness center & private shuttle to the Port Imperial Ferry.
11	Guttenberg	154 LYDIA DR, Guttenberg	2 bedrooms, 2.5 baths, 1764 sq.ft sold for \$840,000 on 12/6/2022. \$476.19/sq.ft.	Super modern-chic Chatham style home with South and Eastern exposure and NYC views! Great location near main swimming pool, guest parking and management office. Gleaming hardwood floors throughout. Granite counters and back splash, 42 inch cabinets, disposal, newer stainless steel appliances, custom fixtures and lighting in designer kitchen. Custom painted, Crown molding. Stylish totally renovated master bathroom. Parking for two cars; one in private garage and one in driveway. Sought after community boasts two pools with jacuzzis, tot lot, waterfront promenade and free shuttle to ferry. Steps to 158 bus to NYC. Close to restaurants and shopping. A MUST SEE!!
12	Union City	315 5TH ST Union City Unit # 3	3 bedrooms, 2 full bath, 2000 sq.ft sold for \$945,000 on 12/16/2022. \$472.50/sq.ft.	PENTHOUSE UNIT***315 5th Street is a boutique, state-of-the-art, turn-key new construction condominium townhouse meticulously designed and built to the highest standards. Perched on one of West Hoboken's prime blocks overlooking the Manhattan skyline and the Hudson River, it features a private parking garage, keyed elevator, and breathtaking New York City and harbor views, with a short and convenient commute to NYC. Includes 5 YR Tax Abatement. With over 2,000 SQ. FT. of vast, open living space, 3 generously sized bedrooms and 2 full bathrooms, there is plenty of room to spread out and relax. Its soaring 10' ceilings and wide plank hardwood flooring is drenched in sunlight entering from the oversized custom windows. At the heart of it all is the chef's gourmet kitchen anchored by a massive quartz covered island featuring a built-in oversized 6 burner cooktop with a floating commercial hood, perfect for hosting and entertaining. The premier professional-grade stainless steel Samsung appliances package includes an oversized French door fridge, a chef's grade high powered wall mounted oven with integrated microwave and a dishwasher. The morning sun shines in from the eastern facing windows in the serene and inviting primary bedroom. With double walk-in closets and spa like ensuite, it is a retreat in its own right. The primary 5 fixture bathroom is wrapped throughout with Italian Calacatta marble! Double Italian marble top vanities, oversized soaking tub and a luxurious rain shower. The full guest bathroom is covered in gorgeous , a Duravit soaking tub and a wood veneered floating vanity. The 2 spacious guest bedrooms) glisten with sunlight coming in through the windows and offer large double door built-in closets. Built in closets in every bedroom, additional coat and linen closets, and an enclosed laundry room with family size washer and vented dryer. The bus stops at your block for a 15-minute ride directly to The NY Port Authority or Hoboken's Path Station. Less than a ¼ mile to Washington Park, and a short distance to Weehawken & Hoboken waterfront's tremendous restaurants, boutiques and entertainment offerings. Trader Joe's is just a few minutes down the hill and Whole Foods is a 10 minute drive. Schedule your private showing today!
13	Secaucus	107 HARMON COVE TOWER Unit# 107 Secaucus	3 bedrooms, 2.5 baths, 1686 sq ft sold for \$438,000 on 12/12/2022 \$259.79	One of a kind 3 bedroom + den condo located at Harmon Cove Secaucus. This condo was completely renovated including all bathrooms, kitchen, floors and more. Featuring separate living and dining, large kitchen with lots of storage space, oversized master bedroom with en-suite master bath and walk in closet. Den that can be easily turned into a 4 bedroom. This unit while located on the lobby floor is actually on the 3rd floor and enjoys NYC Skyline views from a large private patio, flooded with natural light. Super easy access within the building from the main lobby. Deeded parking in the garage, in unit washer dryer and so much more! Full service building with an outdoor pool, tennis courts, basketball courts, indoor golf room, fitness center, conference room, conference room and much more
14	Bayonne	546-548 BROADWAY ST Unit #B	2 bedroom, 2 Full baths, 980 sq. ft sold for \$335,000 on 12/30/2022 \$341.84	All you have to do is Move in!!! This Beautifully renovated two bedroom two full bath condominium is the perfect place to call home. This unit was gutted all the way down to the studs, and upgraded with all new electric, plumbing, central air, new flooring, new custom made kitchen cabinets, and an absolutely gorgeous island kitchen equipped with electric wiring for your convenience. Each Bedroom has custom made closets to maximize the space. Not only is this an beautiful condo, it is also located in the heart of Bayonne, centrally located next to local favorite restaurants, a blue ribbon public school, Grocery stores, and for JC and NYC commuters its close to the Bergen Light Rail station and a block away from NJ transit Bus that goes directly into the NYC port authority. Book your private tour today!