

# February 2022 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
1	Hoboken	1425 HUDSON ST Unit # 5G	3 bedrooms , 2.5 baths, 1952 sq.ft. sold for \$2,993,995 on 2/11/2022. \$1,553.81/sq.ft.	Welcome home to 1425 Hudson, the latest waterfront new construction from Toll Brothers City Living. Don't miss out on our last remaining Northeast 1952 sq. ft. 3 bedroom / 2.5 bath corner home with an additional 451 sq. ft. attached terrace. Offering unobstructed views of Hudson River and NYC skyline. Large open concept with plenty of light and storage including several walk-in closets and a large walk-in washer dryer room. Expansive windows and our large terrace is equipped with a built in gas grill, outdoor fridge and storage. Onsite parking available. Immediate Occupancy! Our amenities include 24hr attended lobby, shuttle to PATH, fitness center, children's playroom, and rooftop with plunge pool, fireplace, grills and TV lounge area.
2	Downtown Jersey City	88 Morgan St Unit # PH1-7 JC Downtown.	3 bedrooms , 2 Full baths, 1454 sq.ft. sold for \$1,800,000 on 2/28/2022. \$1,237.96/sq.ft.	This one-of-a-kind, newly renovated 3BR/2BA penthouse with a private terrace on the 50th floor nestles within one of the Hudson Waterfront's finest luxury buildings. This sophisticated corner unit features a well-sized terrace (approximately 200 Sq Ft), South and West exposures with Hudson River, Statue of Liberty and Jersey City downtown panoramic views, abundant natural light all day long and generous living and storage space (1454 Sq Ft.). Customized ceiling soffits in all rooms provide recessed lighting for this exquisite residence. Brand new 5-inch wide European White Oak hardwood floors abound throughout. The open plan living area offers elegant 5-inch crown mouldings throughout, wired in-ceiling speakers, and recessed TV boxes. The generously proportioned kitchen features brand new electric convection range and microwave, custom ceiling-height high-gloss white cabinets with elegant chrome edge pulls, Da Vinci Lux White back-splash tiles, and Calacatta Sponda quartz countertops and waterfall kitchen island with satin white end panels which flow seamlessly into the living room and the dining area. A large private terrace with brand new grey tile flooring is right off of the dining area – ideal for entertaining and relaxing while enjoying breathtaking views. All three bedrooms provide a gracious sense of space and light with multiple oversized windows with amazing Statue of Liberty and Jersey City downtown views. Two bedrooms have a flexible layout that will accommodate a king-sized bed. Custom features include built-in A/C covers with extra storage space, efficient California Closets organizer system, recessed lights, recessed TV boxes and motorized window shades in all bedrooms. Both bathrooms feature custom Calacatta Sponda quartz countertop vanities with high-gloss white cabinets and chrome pop-up faucets. The primary bathroom offers double-sink vanity, a walk-in shower, and brand new Calacatta silver semi-gloss tile flooring. 88 Morgan Street is a full-service building featuring 24-hr concierge and doorman, on-site super. 41,000 sq. ft. of amenity space features a lounge, business bar, game room, media room, demo kitchen and kids room which were newly renovated in 2019 with luxurious new portals, cabinetry, Italian marble surfaces with customized state-of-the-art lighting and all new furniture and decor. Amenities include one of the area's best equipped gyms, children's outdoor playground, heated outdoor pool, cabanas, jacuzzi, dry and wet saunas, billiard room, golf simulator, ping pong room, etc. This superb location is conveniently located blocks from Harborside Park, ShopRite, BJ's, PS 16, shopping and dining. Whole Foods will open one block away in mid 2022. Ferry to NYC, Exchange Place & Grove PATH stations, and the Harborside Light Rail Station are at doorstep. CVS, CycleBar, and cafe on premises. Garage parking is available for rent at \$321/m. Furnished photos are virtually staged.
3	Jersey City Heights	198 Sherman Ave Unit # 2 JC Heights	3 bedrooms, 2 full baths, 1696 sq.ft. sold for \$875,000 on 2/14/2022. \$515.92/sq.ft.	High ceilings, high windows and high-end finishes illuminate this newly finished dreamhome in Jersey City Heights. Complete with radiant hardwood floors, crown molding and carefully curated design, this three bedroom home includes coveted garage parking and plentiful private outdoor for the ultimate lifestyle upgrade. Two-story layout provides traditional floorplan on main floor. Head downstairs to the additional bonus room with half bath and sliding glass door entrance to the beautiful backyard with lawn, pavers and white fence. Modern and stylish eat-in kitchens offer striking black quartz waterfall counters with seamless backsplash transition, contrasting custom white cabinets, pendant lighting and top-of-the-line stainless appliances including hood. Primary en-suite features double glass doors to private balcony, while bathrooms feature double vanity with smart mirrors, and glass shower with multihead system. To top it off, this home offers access to the coveted garage for tandem parking. Walking distance to both Washington Park with sports facilities, dog run, playgrounds and walking trails, and Central Avenue for essential shops and vibrant community, this home offers the best of urban living. Settled on a tree-lined street in a quiet corner of The Heights, this neighborhood is known for its walkability to nearby parks, boutiques, schools and NYC access.
4	Jersey City - Journal Square	618 Montgomery Unit # 1 JC Journal Square.	4 bedroom , 2.5 baths , 2226 sq.ft sold for \$894,500 on 2/18/2022 \$401.84 /sq. ft.	

5	Jersey City - Bergen Lafayette			
6	Jersey City - West Bergen	52 COTTONWOOD ST JC West Bergen	2 bedrooms, 1.5 bath, 1,398 sq.ft sold for \$425,000 on 2/9/2022. \$304.01/sq.ft.	Beautifully renovated 2 bedroom, 1.5 bathroom, 1 car parking condo located in Jersey City's beautiful private gated community, Society Hill. This home is bursting with updates as it includes brand new beautiful gold brushed fixtures & matte black finishes, white quartz countertops, white subway tile, stainless steel appliances, waterproof pergo wood flooring, and best of all uniquely picked. First floor features half bath, living room, dining room, kitchen with balcony over seeing front of property. Second level features full bathroom, master bedroom with walk in closet, second bedroom, office room, and washer & dry room. Only 25 minutes away driving distance from NYC's port authority station and located 5 minutes away from Danforth Avenue light rail station with quick access into Downtown Jersey City, Hoboken, and access to Journal Square path train to 33rd St. Located close to route 440 with quick access to NJ turnpike. Community includes onsite 24 doorman security, pool, tennis court, children's playground, community room, Hudson River walkway and much more! Monthly maintenance fee includes parking spot and community maintenance such as snow removal. will not last
7	Jersey City - Greenville	202 SHEARWATER CT Unit # 11 Greenville	3 bedrooms, 2.5 baths, 1760 sq.ft sold for \$679,000 on 2/1/2022. \$385.80/sq.ft.	Residence 11 is a sun filled 3 bedroom, 2.5 bathroom waterfront condo with front porch, back patio, wood burning fireplace, central air and garage parking for 1 car.
8	Weehawken	1200 AVENUE AT PORT IMPERIAL Unit# 314 Weehawken	3 bedrooms, 3 Full bath, 2194 sq.ft sold for \$1,850,000 on 2/25/2022. \$843.21/sq.ft.	AVENUE COLLECTION 1200 - RESIDENCE 314 boasts the best of both indoor and outdoor living. It features 2194-sf plus an incredible private garden terrace with stunning New York skyline views. The massive floorplan starts with a wonderful open plan living area anchored by a truly impressive peninsula kitchen. It continues with a separate bedroom wing that optimizes privacy and is punctuated by a master suite with a spa-inspired windowed bathroom. Exquisite finishes include warm woods, luscious stone, quality fixtures & appliances. A private back door entry, side-by-side laundry, custom built-ins & vast custom fitted closets plus 2 tandem garage parking spaces complete this one-of-a-kind and highly sought after home. The exclusive Building 1200 amenities include 24-hour concierge, health club, movie theatre, penthouse level sky lounge, and the incredible 3rd level resort-style plaza with pool and fire pit lounge all with spectacular views. For the year 2021 there is an additional monthly assessment of \$360.59
9	West New York	9 AVENUE AT PORT IMPERIAL Unit # 717 West New York	2 bedrooms, 2 Full bath, 1403 sq.ft sold for \$1,473,000 on 2/17/2022. \$1,049.89/sq.ft.	BREATHTAKING NYC and HUDSON RIVER VIEWS will stay forever with this supreme residence at Nine on the Hudson, the premier luxury new construction building located along the prestigious New Jersey Gold Coast waterfront, where the platinum standard for pure opulence awaits the discerning buyer. Be captivated by the most awe-inspiring DIRECT EAST views of New York City and the Hudson River before you from the floor-to-ceiling windows of this 2 Bedrooms / 2 Full Bath, modern designed and bespoke residence with all the finest finishes you would desire and expect. Enter into an open layout floor plan covering an expanse of 1,403 sqft where you will find a sublime dream chef's kitchen featuring Aspen® Quartz Stone counters with waterfall edges, custom Italian Pedini® cabinets, Bosch® appliance package, under-mount cabinet lighting, Moen® faucets, Thermador® built-in refrigerator, extraordinary prepping and entertaining island, and multitudinous custom installations from specialized shelving, a spice rack, under sink outlet, various lavish organization elements, highly customized pantry with reclaimed wood shelving, and more exceptional features. Move over to your sweeping living and dining areas with stunning views from the extra-large windows allowing light to pour into every aspect. Flowing from the living spaces you will discover the finest and grandest pièce de résistance of an enormous Terrace with a rarely available natural gas hookup for grilling. From this golden perspective, you will want to relax, upgrade your home office location, and dine or entertain with a front-row seat to the best views of the Greatest City in the World and the gloriously delicious sunrises and sunset skies. Back inside, spectacular NYC views from the master en-suite await you along with custom walk-in California Closets to further embellish the posh home. A generously sized second bedroom is perfect for a bedroom and/or home office with its smart design. Queen-size Murphy bed with built-in side shelving and nightstand, and a tailor-made built-in desk made of reclaimed wood. The superior polishes crowning the bathrooms fit for royalty are outfitted with marble, Restoration Hardware® light fixtures, Custom Italian Pedini® cabinets in a beautiful glossy white finish, Quartz vanity countertops, Moen® faucets and rain shower in chrome, with dual vanities and CRL Serenity sliding glass shower door in the master bathroom. The gorgeous home also features elegant wood flooring, in-unit Bosch® laundry appliances, and oversized windows. Throughout this residence, there are too many upscale details to mention but a few include the specially selected and designer upgraded light fixtures, the tremendous California closeting in every room, pull-out under-mount storage in the bathrooms, and shelving in the laundry/utility room. This superbly designed extravagant building features breathtaking views of NYC with 40,000 sqft of resort-style amenities including a 24-hour doorman, state-of-the-art fitness center, amenity deck with infinity swimming pool and BBQ area, rooftop deck with cabanas, shuttle to/from Ferry, and a 20-year tax abatement program that make this an amazing home worth living for. Live to the nines, where the sights, sounds, smells, tastes, and touches will be music to all

10	North Bergen	8100 River RD Unit # 1202 North Bergen	2 bedrooms, 2 Full baths, 1,375 sq.ft sold for \$780,000 on 2/18/2022. \$567.27/sq.ft.	Stupendous Views from this Penthouse Level 2 Bedroom home, at The Watermark on Hudson. All living areas in this South East facing unit, have vistas from Midtown past the Verrazano Bridge. Large rooms, ample closets and spa like bathrooms, are some of the features of this condo. The bedrooms are on opposite sides, a very popular floorplan. The wall to wall bay windows are a special feature of this line. All hardwood throughout, marble baths, and Kitchen Aid stainless appliances. The Watermark on Hudson's services and amenities, are second to none. One of the best built buildings the Gold Coast. Over 40,000 sq ft of amenities including indoor/outdoor pools, fully equipped health club, Childrens' play room, media room, golf simulator, business center, hot tubs, private shuttle to Weehawken Ferry, valet, 24 hr concierge. The perfect home is right here.
11	Guttenberg	37 LYDIA DR, Guttenberg	2 bedrooms, 2.5 baths, 1,444 sq.ft sold for \$850,000 on 1/25/2022. \$588.64/sq. ft.	
12	Union City	1620 Manhattan Ave Unit # C2 Union City	3 bedrooms, 2 full bath, 4220 sq.ft sold for \$999,000 on 2/04/2022. \$236.73/sq.ft.	Stunning Soho style loft with 1 Parking space. Virtually staged photos. Walk into soaring ceilings, original beams & exposed brick!! The private keyed elevator opens directly to your 4220 sq ft of living space, with an expansive, light-filled living area, a dining area, Kitchen area, 3 full-sized bedrooms, 2 full baths and room for so much more. Full unit was just painted and AC Updated. The primary bedroom is complete with a walk-in closet and an en suite bathroom, a large guest bedroom and a third bedroom that is perfect for a home office. Amazing location on the Palisade Cliffs, 1 block to the NYC bus, and easy walking distance to shops, dining, and parks.
13	Secaucus	741 MAINSAIL LANE Secaucus	3 bedrooms, 2.5 baths, 1,704 sq.ft sold for \$510,000 on 2/22/2022. \$299.30/sq. ft.	Amazing triplex townhouse located in Harmon Cove IV with 1704 sq.ft. of living space. Large, open floor plan with cathedral ceilings, tall windows & skylights w/wooden blinds. First level offers spacious living room with a deck facing the lovely pool area, upgraded kitchen w/granite counters. Newer upgraded baths. Master bedroom w/private deck. Storage unit in carport for 2 cars (tandem). Gated community with 24hr security offers pool and miles of walking/jogging and biking trails. Great location w/easy NYC transportation on site!
14	Bayonne	70 BROADWAY Unit # A	4 bedrooms, 3.5 baths ,1,340 sq.ft sold for \$420,000 on 2/23/2022. \$313.43/sq.ft.	Sunny, oversized townhome style end-unit condo in the beautiful Bergen Point section of Bayonne! Hardwood floors throughout this 3 level, 4 bedroom, 3 and 1/2 bathroom home. Kitchen updated 5 years ago. Move right in! Roof was replaced 7 years ago. Water heater is 1 year old. Master bedroom with en-suite. Family room in full finished Basement. 2 laundry stations - 1 stackable unit in basement, and 1 stackable unit in kitchen. Community backyard, delightful garden in front yard! Best and final offers must be submitted by 5:00pm on Tuesday, November 23.