

# July 2023 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
No.	Hoboken	341 GARDEN ST Unit # 1 Hoboken	4 bedrooms , 3.5 baths, 3356 sq. ft. sold for \$3,495,000 on 7/6/2023 \$1,042.42/sq.ft.	Everything you have been searching for! This stunning 32' wide duplex offers 3356 sf of refined living space plus a private 1280 sf backyard. 341 Garden Street is located in the heart of downtown Hoboken, overlooking Church Square Park and a short walk to the PATH train. Impeccably curated and designed from the inside out this property is truly made for the urban modern lifestyle. This home captures the true essence of expansive and well appointed living. It features 4 Bedrooms with 3 full baths and 1 half bathroom all bathrooms equipped with heated floors. On the first level a light filled open floor plan boasts a living room with an EcoSmart as fireplace with built-in storage, dining room, an amazing chef style kitchen and a large bedroom with ensuite bath. The bedroom is outfitted with a Nanawall glass wall system which can be opened seamlessly to increase the open footprint. This function makes it perfect and versatile, for family/guest, media room use, home office or play area. Currently the room houses a king size wall bed by Milano Smart Living, one of the finest and most innovative Italian Multi-Functional furniture designers. Centered in the heart of this floor is a show stopping kitchen designed for all your chef and culinary needs. Not your typical brownstone kitchen, its large and open layout makes it an entertaining delight. Beautiful and functional, the kitchen features an enormous 16' island with quartz countertops, custom cabinetry that boast plenty of storage. The appliance package is state of the art and what chefs dream of. Including, a Wolf drop in range, vented hood, Wolf Double Oven, Paneled Sub Zero Refrigerator, Paneled Mile Dishwasher, integrated microwave drawer, freezer drawers and wine fridge. If all that isn't enough, there is a walk-in pantry spanning 10 ft long with custom storage solutions. As an extension of the main living area and pictured through the floor to ceiling windows and doors, you have an impressive and rare private backyard that is 1280 SF. With a combination of maintenance free grass/turf, planing beds, integrated irrigation system and pavers the landscaping is perfect for entertaining, kids playing and relaxing. This wifi configured outdoor space can be used during multiple seasons with an outdoor fireplace, outdoor TV (wired for cable, Apple TV, etc), built-in kitchen and indoor gym. Upon stepping onto the 2nd level you have an open transitional space. With a sleek glass wall as your focal point, this area can be great for a home office, seating area, lounge or play station. Also on the second floor there are multiple closets, a full bathroom with wall mounted ToTo toilet, 3 bedrooms including a primary bedroom all with large fully outfitted walk-in closets, and a full laundry room with ironing station and cabinets. The primary bedroom with a spa-like ensuite bathroom offers a true retreat. With its generous proportions and decadent finishes, the bedroom features his and hers walk-in closets, room for a true king size bed layout and a seating area. The bathroom is furnished with a custom deep soaking tub, custom-designed vanities and a huge shower with steam function. Other features include, infrared sauna, heated flooring and a NeoRest
2	Downtown Jersey City	138 ESSEX ST Unit #2 JC Downtown.	3 bedrooms ,2 full baths, 1500 sq.ft. sold for \$1,375,000 on 7/13/2023 \$916.67/sq.ft.	Dreaming of a stylish yet comfortable city retreat where you can simply move in, unpack, and relax? Contemporary, generous in size, and right in the heart of Downtown, this spectacular Jersey City condo offers the easy-care lifestyle you're craving! Enviably set in a multi-level brick building in the highly sought-after Paulus Hook area, this residence has two bedrooms, two baths, a versatile office/den (8'11" x 7'9"), and multiple gathering areas you can enjoy from day one. A 1,500-sq ft interior embraces you with a neutral palette, detailed millwork, and gorgeous hardwood flooring cascading throughout. From the stately crown molding and elegant wainscoting to the soft glow of recessed lighting, there's a lot to love. High ceilings lend to the light, bright atmosphere, creating a welcoming ambiance as you entertain in the modern layout. Large windows bring in brilliant sun while framing delightful street views across the open-concept living room and dining area. Dreaming of a stunning culinary space where you can show off your skills without missing a minute of the party? A chef-inspired custom kitchen displays a suite of GE stainless steel appliances --including double ovens, handsome shaker-style cabinetry, a chic subway tile backsplash, and sleek marble countertops. Whip up your signature dishes while guests look on from the oversized breakfast bar. Greed the day within the restful proportions of your private retreats, both adorned with deep walk-in closets equipped with custom built-in organizers. Equal parts form and function, the primary suite showcases an exquisitely tiled ensuite with a marble-topped double vanity and a frameless glass shower enclosure. A refreshing shared bath with a shower/tub combo accommodates the secondary bedroom. A flex den can be utilized as a third bedroom for your overnight company or a home office for the remote worker. Imagine starting the morning with a cup of coffee or ending the evening with a nightcap on the picturesque rear terrace. A spiral staircase gently winds down to a paver-clad, pergola-covered private deeded backyard where you can host memorable al fresco celebrations in seclusion. A fantastic location means you're near Downtown shops, restaurants, parks, and entertainment options. As a premium perk, living here puts you in the acclaimed PS16 School District, close to Cornelia F Bradford Elementary School. For your convenience, the Light Rail, Exchange Place PATH Station, and ferry to New York City are mere moments away. With all that this amazing abode has to offer, why just read about it? Come get a glimpse before the opportunity is gone for good!
3	Jersey City Heights	134 MANHATTAN AVE Unit #2 JC Heights	4 bedrooms, 2.5 baths, 1926 sq.ft. sold for \$998,888 on 7/14/2023. \$518.63/sq.ft.	Inspired from the pages of architectural digest, we bring you our newest listing.... a nearly 2000 sqft, 4 bedroom 2.5 bath home with 1 car non-tandem parking designed and custom built by Blue Chip Living. It is perfectly situated on Manhattan Avenue in the heart of Jersey City Heights! Boasting a contemporary design, luxurious features, and great location, this unit offers the pinnacle of modern living. Enter inside and be greeted by an inviting open floor plan with 12 foot high ceilings that seamlessly blends style and functionality. The spacious living area is bathed in natural light, creating an airy ambiance, ideal for both relaxation and entertaining all leading into the dining area which opens to the gourmet modern kitchen, which is a chef's dream, featuring stainless steel appliances, sleek quartz countertops, and ample storage space. The primary bedroom is a private sanctuary complete with a spa-like ensuite bathroom featuring a stand-up shower, a generous walk-in closet and a sliding door leading to the private balcony! Down the hall are an additional three good sized bedrooms all with closet space for storage needs, complete with another full bath with double vanity. This unit also features a side by side laundry room, and a half bath. Beyond the interior, this home presents an outdoor haven with private roof deck access. Enjoy al fresco dining or simply unwind on the serene roof deck, perfect for creating unforgettable memories with family and friends. This home includes smart home technology which creates ease of living with Ring doorbell, Nest thermostat and Smart Fridge to name a few. One car Parking with EV charger port is included with this unit. Located on Manhattan Avenue, you'll have the best of both worlds -- a residential setting combined with easy access to the vibrant energy of Jersey City. Don't miss the opportunity to make this extraordinary unit by Blue Chip Living your own. Contact us today to schedule a private viewing and experience the epitome of luxury!
4	Jersey City - Journal Square	81 VAN REYPEN ST Unit #3 JC Journal Square.	3 bedrooms , 2.5 baths ,1682 sq.ft sold for \$725,000 on 7/12/2023 \$431.03 /sq.ft.	Welcome to this beautifully restored and gut renovated historic brick building in the heart of Journal Square. Steps from the JSQ PATH, you'll find this spacious 1,682 sqft, 3 bedroom 2.5 bath condo featuring 10' ceilings, 8-foot solid Oak doors, White Oak hardwood flooring, bonus office and private terrace off your living room. Large living & dining spaces lead you to a custom kitchen w/ stainless steel appliances, custom cabinetry, food pantry and eat-in countertop. Complete with Gas range and vented hood. Master suite includes large private bathroom and walk in closet. This home has washer/dryer closet, plenty of storage space and all bedrooms are full size. Office could be small 4th bedroom. Taxes TBD. HOA \$443/MO.

5	Jersey City - Bergen Lafayette	214 HALLADAY ST Unit #2	3 bedrooms ,2 full baths ,1844 sq.ft sold for \$780,000 on 7/28/2023 \$422.99/sq.ft.	Stunning 3 bedroom with Views and Parking Welcome to this stunning 3-bedroom, 2 full bathroom home with an en suite, featuring a roof deck with breathtaking views of Manhattan, the Statue of Liberty, historic churches, and downtown. Located in the heart of booming Bergen Lafayette, this property offers an incredible lifestyle opportunity. Convenience is at your doorstep, as the residence is just 4 blocks away from Liberty State Park, where you can enjoy beautiful green spaces, waterfront activities, and stunning views. Additionally, you'll find yourself only 1 block away from Communipaw Street, a vibrant hub hosting a variety of cafes, restaurants, and shops, providing endless options for entertainment and dining. This property offers the luxury of a deed parking spot, ensuring convenience and peace of mind for residents with vehicles. No more worrying about finding parking in a bustling neighborhood like Bergen Lafayette. With its desirable location and amazing amenities, this home presents a rare opportunity to enjoy the best of city living while being surrounded by natural beauty and historical charm. Don't miss out on this gem! Contact us today to schedule a viewing and experience the lifestyle this property has to offer. To live for...
6	Jersey City - West Bergen	40 LYON CT	2 bedrooms , 2.5 baths ,1444 sq.ft sold for \$545,000 on 7/17/2023 \$377.42/sq.ft.	Looking for a spacious home on the water? Look no further than this stunning 2 bedroom, 2.5 bath Albright model with new floors, garage and outdoor space. Enjoy the scenic views from practically every room in the house or relax on your private balcony or patio. This townhouse/condo is located in the gated community of Droyers Point and offers a modern kitchen with new stainless steel appliances and a pantry, a large dining area, a bright and airy living room with a fireplace, and two generous bedrooms with ample closet space and one with an en suite spa-like bathroom. The garage can fit one car and has room for storage plus there's an additional parking spot in the driveway. Don't miss this opportunity to live in your dream home. Call today to schedule a viewing.
7	Jersey City - Greenville	94 WILKINSON AVE Unit#2 JC Greenville	3 bedrooms, 2.5 baths, 1500 sq.ft sold for \$684,000 on 7/7/2023 \$456.00/sq.ft.	Welcome to 94 Wilkinson Avenue #2, a BRAND NEW CONSTRUCTION 3 bedroom 2.5 bath duplex with PRIVATE ROOF DECK with Panoramic NYC VIEWS & option for GARAGE PARKING. This luxurious residence features wide oak flooring throughout with soaring 10ft high ceilings. The first floor consists of a gourmet kitchen, equipped with Samsung appliance package including a touch screen fridge, 5 burner range, soapstone quartz countertops, white gloss cabinets opening to your dining room. With southern exposure notice the bright sunlight shining through the oversized Anderson Series windows. Head upstairs to the second floor where you will find a three spacious bedrooms with a large living room (15x17) & side wet bar w/ sink and wine fridge. featuring the master bedroom (14ftx15ft) with charming accent wall & private balcony. The master en-suite bathroom features a rain-fall shower, double vanity sinks & beautiful porcelain tile. High end fixtures, premium quality surround sound, & security system the developers went all-in to ensure the highest level of quality and features. Don't forget this luxurious condo comes with a 5 YEAR TAX ABATEMENT & Home Warranty! *Attached Garage Parking for an additional fee. Steps to the BUS, only a 35 Minute commute to NYC, close to Berry Lane Park, Liberty State Park & other local shops and restaurants in the Bergen Lafayette/Greenville area. Come take a tour of this amazing property today!
8	Weehawken	800 AVENUE AT PORT IMPERIAL Unit 911 Weehawken	3 bedrooms, 2 full baths,1551 sq.ft sold for \$1,488,000 on 7/19/2023 \$959.38/sq.ft.	AVORA - Welcome to Residence 911. This is the three bedroom home you've been waiting for. Situated in the center of the building with 1,551-SF this home showcases this dynamic Hudson River & Manhattan Skyline view from its wall of windows in this impressive living and dining area. An open plan peninsula kitchen with built-in appliances and direct venting completes this space. The bedrooms have a unique western exposure giving this home great sunlight all day. Avora's exceptional finishes include beautiful wood floors, quartz waterfall counters, custom-crafted cabinetry, exquisite porcelain tile, high-end stainless steel appliances and a curated selection of beautiful hardware & fittings. Building amenities include 24-hour concierge service, health club, media room, sports simulator, resident lounges and the amazing 3rd floor pool deck & barbecue patio. Avora residents enjoy NY Waterway Ferry service, Hudson/Bergen LR & NJ Transit Bus service literally steps from the lobby door.
9	West New York	9 AVENUE AT PORT IMPERIAL Unit #809 West New York	2 bedrooms, 2 full baths, 1425 sq. ft sold for \$1,290,000 on 7/28/2023. \$905.26/sq.ft.	Arguably the most sought after community on the Gold Coast Nine on the Hudson offers over 40,000 square feet of 5 star amenities. Amenities include negative edge outdoor pool/hot tub over looking NYC, deck with grills, 24hr concierge, children playground, golf simulation range, full fitness facility, and more. This home is a spacious two bedroom, two bathroom home with full NYC views, fully upgraded finishes. Home features hardwood flooring, gourmet custom kitchen, spacious bedrooms with master suite, balcony overlooking the skyline and more. This home is an absolutely must see .
10	North Bergen	7400 RIVER RD Unit #103 North Bergen	3 bedrooms, 2 Full bath, 1345 sq.ft sold for \$640,000 on 7/12/2023. \$475.84/sq.ft.	Two parking spaces; one assigned and the other floating. There is a charging station for eCars as well.
11	Guttenberg	85 LYDIA DR Guttenberg	2 bedrooms, 2.5 baths, 1764 sq.ft sold for \$855,000 on 7/6/2023 \$484.69/sq.ft.	Pristine Chatham style home!! Two bedrooms plus spacious loft area overlooking living room; could be used as third bedroom. Partial NYC view. Fabulous vaulted ceilings; tall windows. Kitchen boasts granite counters, cherry cabinetry and newer appliances. Laundry room with new washer/dryer on same level as bedrooms. Sumptuous master suite with vaulted ceilings and balcony. Large walk-in closet with custom shelving. Oversized fully renovated master bathroom with large shower, custom flooring, and new vanities and fixtures. Second bathroom totally renovated. Lots of storage. Parking for two cars; one in private garage and one in driveway. Community features two pools with Jacuzzis, tot lot, waterfront promenade and free shuttle to NY Waterway Ferry and Light Rail. Steps to 158 bus to NYC. Close to restaurants and shopping!Text Sheri Taylor 201-315-3845 or email Sheri.LTaylor@hotmail.com to show

12	Union City	T MICHAELS WALK Union City	3 bedrooms, 3 full baths, 1545 sq. ft sold for \$592,000 on 7/19/2023. \$383.17/sq.ft.	Welcome home to this impressive 3-level, end unit townhome located in the serene gated community of St Michaels Walk in Union City, just west of Hoboken. This beautiful home boasts 1,545 Square ft of luxurious living. Upon entry, marvel at your large, renovated kitchen equipped with custom wood cabinetry, stainless steel appliances and a massive peninsula island. Spacious dining and living area complete with bay windows and central heat/ac make this the perfect space for relaxing and entertaining. Upstairs you'll find the primary bedroom complete with a large walk-in closet and spa-like bathroom with porcelain tiles and jetted tub. The second floor also features a 2nd bedroom, full bath and laundry. The ground floor provides an additional bedroom and FULL bath! Low monthly HOA fee. Common amenities include a beautifully landscaped patio area with cobblestone walk-ways, picnic benches, bbq area, and play area. One on-site assigned parking space is included, plus plenty of visitor parking spaces for guests. Schools, restaurants, shopping, and transportation all within 3 block radius. This gem truly is a commuter's delight- 20 minute bus commute to NYC. Book your showing today, this will not last!
13	Secaucus	260 SUNSET KEY Secaucus	3 bedrooms, 2.5 baths ,1780 sq.ft sold for \$591,000 on 7/10/2023. \$332.02/sq.ft.	Nestled in a lovely country club-like setting with serene and beautiful sunset and river views - Portsmouth duplex townhome with 3 bedrooms & 2.5 baths boasts 1780 sqft of living space with fireplace in the gated community of Harmon Cove just a few miles from New York City. Modern kitchen with stainless steel appliances, upgraded bathrooms with a jacuzzi tub in master bath. Gas heat & central air. Harmon cove offers 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	25 BAYSIDE DR Bayonne	2 bedroom, 2.5 baths, 2000 sq. ft sold for \$545,000 on 7/19/2023 \$272.50/sq.ft	Boatworks is a quiet waterfront townhome community conveniently located within just a short distance to the 8th Street Light Rail Station which extends to Jersey City and Hoboken, and easily connects to Manhattan. This is an ideal location for those residents who enjoy a city life as well as serenity of perfectly manicured lawns, water views, and direct access to the boardwalk from your family room. 25 Bayside Dr is a 2BD, 2.5BA End unit with direct views of the Newark Bay. Open floor plan, oversized windows, primary bedroom with ensuite bath, deep soaking bath, plenty of closets, fireplace for those cooler days, hardwood floor, association pool, are just some of the features this home offers.