

June 2023 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
No.	Hoboken	110 PARK AVE Unit # 2 Hoboken	4 bedrooms , 3.5 baths, 2828 sq. ft. sold for \$2,950,000 on 6/26/2023 \$1,043.14/sq.ft.	Rare downtown Hoboken duplex brownstone condominium by HRG Development. Completed in 2017 and inspired by design and craftsmanship, 110 Park Avenue is a seamless collective of historic architecture, luxury, comfort and location. This 2,830 SF four bedroom, three-and-one-half bath duplex with a large lpe roof deck and a privately keyed elevator, is abundant with style and amenities. Wide-plank herringbone white oak floors, custom cabinetry, high ceilings, elegant millwork, oversized solid doors, and floor-to-ceiling windows are just a few of the many elements that tie together the ultimate townhouse condominium. The gourmet chef's kitchen has custom painted cabinetry with a built-in pantry and an integrated appliance garage, Quartz countertops over a large walnut island, a 6-burner 36" Wolf range, a Wolf microwave drawer and hood, a Sub-Zero refrigerator and a wine refrigerator. The main living area has floor-to-ceiling windows with motorized privacy shades, built-in bookcases, and a maintenance-free clean-burning fireplace. The master bedroom features arched windows, a walk-in closet and an en-suite master bath with a custom walnut double vanity, marble countertops, Bianco Dolomite marble, heated floors, a frameless glass shower and a free standing soaking tub. The bath and kitchen fixtures which include selections from Waterworks, Toto, Kohler, and RH Modern are combined with surfaces of natural stone and tile from Ann Sacks and Walker Zanger. With the latest in soundproofing, insulation, a green roof and two-zones of high-efficiency HVAC, this home is as quiet and energy efficient as it is beautiful. 110 Park also has a multi-zone SONOS system and integrated audio throughout, two areas configured with surround sound, and the home is wired for CAT-6, and Wifi. Other highlights include: custom built-in California closets, a separate laundry room, arched Marvin windows, a smart Lutron lighting system in the main living areas and a Hestan outdoor grill with a dedicated gas line. 110 Park is a boutique two-unit condominium with additional private storage rooms and an emergency backup generator. Conveniently located near First Street, which offers a collection of boutique shopping and dining options and only a short distance to the Hudson River waterfront walkway, Pier A park and the PATH train or NJ transit to NYC.
2	Downtown Jersey City	174 WASHINGTON ST Unit #PH H JC Downtown.	2 bedrooms ,2 full baths, 1741 sq.ft. sold for \$2,999,000 on 6/16/2023 \$1,722.57/sq.ft.	One of the most stunning condominium residences in Jersey City and beyond has finally arrived. Perfectly perched atop the iconic SUGAR HOUSE, this full wrap corner Penthouse offers an astounding 2,241 sq. ft. of indoor/outdoor living. One of only 8 ultra exclusive penthouse homes in the acclaimed building, Penthouse H is the only residence occupying the entire SOUTHEAST corner. This fabulous position showcases miles and miles of unobstructed, protected, and panoramic vistas of some of the world's most coveted landmarks including the Statue of Liberty, Verrazzano Bridge, Ellis Island, NYC, and the Hudson River. Every room highlights those incredible views and are bathed in brilliant light through massive banks of Pella window walls. Two sets of sliding french doors lead directly onto your private 500 sq. ft. terrace! This remarkable space is outfitted with retractable awnings, dedicated gas line, water, and electric for memorable al fresco dining, lounging, and entertaining all year long. You will be amazed by the jaw dropping views any hour of the day, as boats navigate the harbor, the city twinkles with lights, and planes fly off in the distance. The 1,741 sq. ft. interior underwent a meticulous renovation by New York designer M. Moy, who created a tranquil, luxurious, and refined sanctuary which is both polished and comfortable at the same time. Upon entering the private foyer, you're immediately greeted with stunning terrazzo floors leading to the open concept living, dining, and kitchen. The striking living room reveals custom architectural walls of walnut, a roaring gas (or wood burning!) fireplace with cozy reading nook, and custom stone entertainment wall with a/v center for a fully immersive entertainment experience. The grand dining room can easily seat 12 for creating years of joyous memories. The large, skylit, professional kitchen is a culinary dream, with the finest cabinetry, 6 burner Viking range, vented hood, oversized Liebherr s/s refrigerator with double freezer, 4 seat chef's counter, and catering sink with water filtration. A separate beverage station features Sub-Zero wine refrigeration, fluted glass cabinetry, and prep area for quintessential parties. The massive primary bedroom suite features a home office, nursery or seating area, exposed brick, gleaming natural hardwood floors, and bespoke banks of the finest cabinetry, closets, and storage. A sliding architectural door reveals the spa-like bath, which rivals some of the finest properties in the world. A full wet room clad in the finest marble available with deep soaking tub, jetted shower with rain head, dual vanity, and Japanese bidet. The second bathroom is equally as impressive with spectacular iridescent tile work, macassar wood vanity, and ebony stone floors. Double fluted glass entry doors welcome you to yet another oversized bedroom again showcasing unbelievable views. 11 ft ceiling heights, architectural lighting, bespoke millwork, the finest mechanicals, and ultimate craftsmanship complete this extraordinary opportunity. Of course, one SUV-sized, private, garage parking space (w/charging capability) is included. Located directly on the Paulus Hook waterfront, the illustrious Sugar House features 24 hours.
3	Jersey City Heights	122 OGDEN AVE Unit #1 JC Heights	3 bedrooms, 2 full baths, 2139 sq.ft. sold for \$1,300,000 on 6/19/2023. \$607.76/sq.ft.	Step into a truly amazing Ogden Avenue duplex, with everything you've been looking for: Modern open layout, expertly designed kitchen and baths, large bedrooms, gorgeous NYC skyline views from both levels, wonderful yard, outdoor deck, and multiple-car parking! Main level features an expansive and bright living area leading to an incredible kitchen with beautiful cabinetry, quartz-stone countertops, island with breakfast bar, top-quality stainless steel appliances and vented hood. Access the full-width deck/balcony that overlooks your yard and bask in the panoramic breathtaking views of the NYC skyline, East, North, and South! Two ample bedrooms with large windows, custom closets and a new full bathroom complete the floor, before you proceed to... The Main-Suite level, boasting a huge bedroom with walk-in closet, your own luxe fireplace, and a new bathroom worthy of a 7-star hotel; dual sinks, designer fixtures, large soaking bathtub and adjacent shower area, tastefully finished in stone and tile. Hardwood floors and excellent recessed lighting throughout, central ac/heat, and other special touches you must see. Indoor parking garage for one car, with plenty of storage, plus parking space outdoors. Best location in the Heights, mins to NYC or Hoboken (Bus) , NJ Transit Light Rail, and walkable to great cafes, restaurants, and more.

4	Jersey City - Journal Square	91A MAGNOLIA AVE Unit 1 JC Journal Square.	4 bedrooms , 3 full baths ,2503 sq.ft sold for \$899,000 on 6/2/2023 \$359.17 /sq.ft.	Incredible first impressions begin at this newly renovated four-bedroom home just off Journal Square. The architectural Victorian turrets have been carefully preserved to add not only aesthetic appeal to the exterior, but also a decadent design feature to two interior spaces in each home. Plus, the extra-wide building allows for added square footage and a bright, airy, spaciousness throughout. Crown molding, stylish chandeliers and light oak hardwood floors add a sophisticated mix of classic and modern elements. Every detail has been attended to in the exquisite eat-in kitchen, from the large waterfall quartz covered island, to the custom cabinets with brushed brass fixtures, and copper tile backsplash, modern faucet and stainless appliances. The lower unit hosts an oversized bonus room downstairs with stunning marble flooring, plus access to two additional bedrooms, a full bath and large utility room. Magazine-worthy bathrooms wow with designer elements like green marble porcelain mixed with wood floor-to-ceiling tile. Smart mirrors, double vanities and multi-system glass showers offer a spa-inspired experience at every turn. Journal Square offers excellent community, eclectic shops and restaurants, plus easy walkability to PATH and surrounding areas. Jersey City is home to great schools, expansive parks, and easy NYC access.
5	Jersey City - Bergen Lafayette	20 WESTERVELT PL Unit # 1R	4 bedrooms , 3 full baths ,1640 sq.ft sold for \$778,000 on 6/2/2023 \$474.39/sq.ft.	Unit 1 Also Available for Presale! Inquire within for floorplans & additional details. Simple design. Clean Lines. Understated luxury. Two brand new construction homes from one of Jersey City's top builders, M2M Development, offer two- and three-story layouts with ample private outdoor space and non-tandem parking. Adjacent to prestigious downtown Jersey City, designer elements and modern upgrades work together in harmony bringing together finishes like red oak hardwood floors, matte black Andersen windows and wired for smart home technology. Chef-inspired kitchens are poised to impress with Samsung appliances, custom cabinetry and seamless quartz waterfall countertops. Zen-inspired bathrooms create calm and relaxation with breathtaking floating vanities, glass showers and high-end porcelain tiles from floor to ceiling. Expand into ample of square footage in each of these thoughtfully laid out floor plans. The first unit hosts a generous two-story layout with three bedrooms, and a private rooftop deck with unobstructed Manhattan views. The second unit offers three stories, four bedrooms (one a full-floor master ensuite), and a private backyard and rooftop deck for ultimate outdoor living. Settled a stone's throw to downtown Jersey City, with access to McGinley Square and Bergen Lafayette, this property is perfectly positioned to take advantage of not one, but three iconic Jersey City neighborhoods. Walking distance to nearby iconic boutiques like The Cottage or Bleu Coffee, or Berry Lane, Liberty State and Lincoln Parks, owners enjoy an urban balance of both community and tranquility. Scheduled completion Spring 2023.
6	Jersey City - West Bergen	26 LYON CT	2 bedrooms , 2.5 baths ,1444 sq.ft sold for \$545,000 on 6/16/2023 \$377.42/sq.ft.	Droyers Point Albright floor plan which offers an open layout, two outdoor spaces, one car garage, central air and a Waterfront Location.
7	Jersey City - Greenville	111 SHEARWATER CT EAST Unit#32 Greenville	2 bedrooms, 2.5 baths, 1565 sq.ft sold for \$625,000 on 6/2/2023 \$399.36/sq.ft.	Experience breathtaking, unobstructed views of NYC from this stunning penthouse duplex in exclusive Port Liberte'. With two bedrooms and 2.5 bathrooms, this spacious and sun-filled apartment features beautiful views of the Port Liberte canal, Hudson River, and NYC skyline from every window. The original a wood-burning fireplace separates the spacious dining and living room, this top-floor gem also includes a private balcony, perfect for enjoying the views. The apartment has hardwood floors throughout and luxurious granite in the bathrooms. Don't miss this rare opportunity to live in a prime location with magnificent views of the city and resort like amenities. Enjoy all that Port Liberte has to offer, you'll love the incredible amenities including a beautiful infinity pool, tennis court, basketball course, dog park and fitness room. Treat yourself to fine dining at Terra e Mare which features the food of executive chef David Felton, or catch a ride with the on-site NY Waterway Ferry with service to Wall Street, or the convenient shuttle to the Grove Street Path. Please ask about floor plan and list of amenities in associated docs.
8	Weehawken	1200 AVENUE AT PORT IMPERIAL Unit 410 Weehawken	3 bedrooms, 3 full baths,1729 sq.ft sold for \$1,500,000 on 6/28/2023 \$867.55/sq.ft.	AVENUE COLLECTION 1200 - RESIDENCE 410. Welcome to this south facing 3 bedroom, 3 full bath luxury riverfront condominium with 1729-sf plus two full length glass walled terraces that provide stunning views of the Hudson River & Manhattan skyline. Inside this home you'll discover the ideal split-bedroom floorplan anchored by the central living space with a sensational peninsula kitchen. The expansive primary suite features a spa quality bath and dual closets. Beautiful interior details include 9ft-4in ceilings, floor to ceiling windows, statement feature wall, quality appliances and fixtures, and newly refinished wood floors all in a soothing neutral palette. Side-by-side washer/dryer, central gas heat & air, one garage parking space. The exclusive Building 1200 amenities include 24-hour concierge, health club, movie theater, penthouse level sky lounge, and the 3rd level resort-style plaza with pool and fire pit lounge all with spectacular Hudson River views.
9	West New York	9 AVENUE AT PORT IMPERIAL Unit #104 West New York	3 bedrooms, 3 full baths, 1907 sq. ft sold for \$1,375,000 on 6/15/2023. \$721.03/sq.ft.	No description
10	North Bergen	8100 RIVER RD Unit #1204 North Bergen	2 bedrooms, 2 Full bath. 1365 sq.ft sold for \$818,000 on 6/15/2023. \$599.27/sq.ft.	THE WATERMARK PENTHOUSE 1204 - This is the opportunity you have been waiting for! Take advantage of North Bergen's new low tax rate! This Penthouse Level, 12th floor 2-Bedroom boasts 1365-SF with prime southern exposure featuring gorgeous views of Manhattan and the Hudson River. The inside of this home is graced with beautiful flooring. The kitchen and baths have modern finishes of stone and warm woods. Floor-to-ceiling windows in the living room, 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	29 LYDIA DR Guttenberg	2 bedrooms, 2.5 baths, 1444 sq.ft sold for \$970,000 on 6/6/2023. \$671.75/sq.ft.	Experience pure luxury with this FULLY RENOVATED townhome with DIRECT EAST VIEWS of NYC and the Hudson River! An impeccable Bergen style, this 2 bedroom 2.5 bathroom home is located in the beautiful community of Jacobs & Bulls Ferry! Spanning across a beautiful 1,444 SqFt, this home features top-of-the-line finishes including gleaming hardwood floors throughout and direct East views of NYC and the Hudson River through every window. The updated Chef's kitchen opens to the main living/dining area and features SS appliances, quartz countertops, a breakfast bar, and plenty of cabinet space for your storage needs. Step outside onto your private patio to make indoor-outdoor entertainment easy! Make your way to the second floor to the large primary ensuite featuring a customized walk-in closet; ensuite modern bathroom with double vanities and one large walk-in shower and a balcony with direct NYC/River views. Generous size second bedroom with a full bath and extra storage in the hall. Enjoy the fully customized laundry room and parking for two cars to complete the home! Jacobs and Bulls Ferry includes 24-hour security, shuttle to/from Ferry and Lightrail, two outdoor swimming pools with Jacuzzi, and more! Do not miss out on this spectacular home!
12	Union City	512 4TH ST Unit # 3 Union City	3 bedrooms, 2 full baths, 1350 sq. ft sold for \$665,000 on 6/30/2023. \$492.59/sq.ft.	This newer construction, absolutely stunning and spacious 3BR / 2BA spans over 1,350 SF of space with 1 garage and 1 driveway spot included. Bright and Spacious with over-sized windows, hardwood floors, high end stainless steel appliances, quartz counter-tops, washer/dryer, central air/central heat, and much more! Close to beautiful Washington Park and just minutes away from shopping, restaurants and transportation to NYC. 5 Year New Construction Tax Abatement.
13	Secaucus	111 SANDPIPER KEY Secaucus	2 bedrooms, 2.5 baths, 1450 sq.ft sold for \$480,000 on 6/30/2023. \$331.03/sq.ft.	If Harmon Cove is where you want to live, and a spectacular water view is what you dream of, then your search stops HERE! Fantastic Falmouth Unit with 2 bedrooms/2.5 baths and 1450 sq.ft. of open, luxury living space. Sitting directly on the "Secaucus Riviera", you'll witness the most beautiful sunsets & river views from your private terrace. Unit features hardwood floors, continuous water tank, newer systems, central AC/heat, covered parking for 2 cars, fireplace and much more. Harmon Cove is a beautiful gated community offering many top-of-the-line amenities including 24hr security, pool area w/clubhouse with kitchen/bar, play area for the kids, basketball/tennis/pickleball courts and marina, just to name a few. Super convenient NYC transportation on site!
14	Bayonne	1001 AVENUE C Unit #A6 Bayonne	2 bedroom, 2 full baths, 1035 sq. ft sold for \$319,000 on 6/7/2023 \$308.21/sq.ft	Welcome to your spacious 2bedroom, 2 bath condo! With updated finishes and an open floor plan, this home is perfect for those seeking comfort and style. Step into the unit and you'll notice the Pergo flooring which covers the living, dining room and hallway and berber carpeting in both bedrooms. The updated kitchen features stainless steel appliances, granite countertops and plenty of cabinet space, making it a chef's dream. Enjoy the comfort of a spa like experience everyday in the newly renovated bathrooms. The master bedroom features a large walk in closet and en-suite bathroom. The second bedroom can serve as a comfortable guest room or a versatile home office. Step out onto your private balcony and enjoy the fresh air and sunshine, you'll love relaxing in this peaceful outdoor space. This condo is close to public transportation, shopping and restaurants. On site parking & in unit laundry round off this perfect home. Don't miss out!