

March 2023 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
1	Hoboken	127 WILLOW AVE Unit # 2	4 bedrooms , 4.5 baths,4139 sq. ft. sold for \$2,180,000 on 3/1/2023 \$526.70/sq.ft.	This spectacular TRIPLEX conveniently located in prominent Downtown Hoboken is a one-of-a-kind opportunity! With over 4100 square feet, Unit 2 features high-end, contemporary finishes throughout, custom cabinetry with Wolfe and Sub Zero Appliances, a massive kitchen island, double oven, wine fridge, private elevator, soaring 27 foot ceilings highlighting floor to ceiling windows, unobstructed, 360 degree rooftop views of NYC, smart technology and lighting, multiple custom closets, full floor storage space, a rooftop generator, 2 decks, ADP Fire/Security Protection, custom laundry room AND a new roof. Built in 2018 to encompass the peace and privacy of single family living, its large open concept, massive living space, entertainment loft and all day sunlight is unparalleled. 127 Willow is located near the Parks, Schools, Restaurants, PATH, Light Rail and NYC bus providing Investors an opportunity to capitalize on the current rental market. Exchanges welcome-motivated Sellers.
2	Downtown Jersey City	20 NEWPORT PARKWAY Unit #507 JC Downtown.	3 bedrooms ,2.5 baths, 1610 sq.ft. sold for \$1,465,000 on 3/17/2023 \$909.94/sq.ft.	Rare to Market! A beautifully renovated South & East facing corner unit with 3 Bedroom, 2.5 Bath and 2 Balconies at The Shore. Enjoy NYC views and natural sunlight from the floor-to-ceiling windows. An open layout with a large living room and a separate dining area to fit a full-sized dining table. The kitchen features custom cabinets and updated appliances. Other updates include but not limited to: custom doors/trim, flooring, lighting throughout, jumbo washer/dryer combo and all closets fitted with custom built-ins. Building amenities include: 24/7 concierge, fitness center, jacuzzi, sauna, steam room, resident lounge, conference room, playroom and a roof deck with amazing NYC/River views. Conveniently located on the Jersey City waterfront between the Newport & Hoboken PATH, Ferry, NJ Transit Train, Light Rail and Bus Terminal. A selection of several supermarkets, Target, Duane Reade, Newport Mall, Newport Green Park are all minutes away.
3	Jersey City Heights	183 SHERMAN AVE Unit #1 JC Heights	4 bedrooms, 3 full baths, 1755 sq.ft. sold for \$999,999 on 3/3/2023. \$569.80/sq.ft.	Welcome to 183 Sherman Avenue, a luxury new construction development built by one of Jersey City's top local developers, Blue Chip Properties, a company known for their unique design esthetic, high end finishes and quality workmanship. Unit One is one of a kind custom duplex condo featuring an open concept kitchen, living, and dining space that is illuminated with direct sunlight coming through the oversized Anderson windows. The Chefs Kitchen features two tone high-gloss European Style cabinetry, premium stainless steel smart appliances, modern porcelain backsplash, central island with waterfall quartz countertop, pot filler, custom lighting, and hidden drawer microwave. The primary bedroom is highlighted by a wooden feature wall with modern accent lighting, an en suite spa-like bathroom, walk-in closet and a large balcony overlooking the private backyard. This makes for a perfect place to relax after a busy day. Other key features include custom 8 ft doors throughout the entire property, matte black hardware, hardwood floors, Washer and dryer hookups, Designer Lighting fixtures and Smart Home Technology. Ease of living is created using the Ring doorbell, Nest thermostat, Lighting Dimmer Switches, etc. (all accessible via smartphone). There are 2 levels of living space for a total of 4 bedrooms and 3 full bathrooms, a private outdoor backyard and custom wet bar. The ground level bedroom has a walkout entrance giving you easy access to the backyard and street. Non-tandem garage parking with a high voltage EV Charger outlet is included. Low HOA fees. Easy access into NYC via bus or train. Congress street light rail station is a 5 min walk, walking distance to both Washington Park and Riverview- Fisk Park. The Ground Level bedroom can be a great Airbnb option as Jersey City is the most visited Airbnb's in the state of NJ. The Ultimate Jersey City Heights Experience! Property is eligible for a 5 year tax abatement. Schedule your appointment today.
4	Jersey City - Journal Square	40 FLEET ST Unit #1A JC Journal Square.	4 bedrooms , 2.5 baths ,2165 sq.ft sold for \$710,000 on 3/14/2023 \$327.94/sq.ft.	This property is eligible for the following Community Advantage Program, with super competitive rates, CONV NO PMI and a lender credit of 1% towards closing costs (as well as potential down payment assistance. -- Up to \$15k!) Bright, airy and spacious, this new home offers expansive layouts, loads of natural light and outdoor space plus parking in Jersey City Heights. The two-story layout feels like a four bedroom with two bedrooms upstairs, and two extra rooms downstairs. Step inside to beautiful big black trimmed bay windows illuminating the light oak floors and open floorplan. Eat-in kitchen offers exquisite accents like polished marble honeycomb tile with gold trim backsplash, waterfall quartz counter, clean modern white upper custom cabinetry with natural wood lowers, matte black and brass fittings and stainless appliances. Head downstairs to the fully-finished basement offering marble floors throughout, a generous bonus living room, additional half bath, dedicated storage room, and a full-size utility room complete with wash basin and brand new LG washer and dryer. The upstairs ensuite features a spacious walk-in closet, with direct access to the back plaza area finished with pavers, also connecting to the two-door standalone garage. Stylish bathrooms finish it off with elements like smart mirrors, double vanity and multi-function shower system. Settled on a tree-lined street in a quiet corner of The Heights, this home is walking distance to Journal Square PATH, Central Ave, and Pershing Field Park. Jersey City Heights is known for its vibrant community, eclectic vibe, excellent schools and easy NYC access.

5	Jersey City - Bergen Lafayette	189 HALLADAY ST Unit # 2	3 bedrooms , 2 full baths ,1391 sq.ft sold for \$725,000 on 3/31/2023 \$521.21/sq.ft.	Brand new construction brings you home to this 3 bedroom, 2 bath home with oversized private rooftop, balcony and shared garage in Jersey City. Inside is illuminated with oversized windows showcasing the open floor plan, hardwood floors, crown molding and modern design with clean lines and select upgrades. Gleaming quartz counters and backsplash shine from the eat-in kitchen, with additional finishes like sleek custom cabinets, stainless appliances, pendant lighting and wine fridge. The primary ensuite hosts fully built-out walk-in closet, plus double sliding glass doors to your own private outdoor balcony. Bathrooms showcase elements like tile finished to ceiling, double vanity, multi spray luxury systems, glass shower or soaker tub combo. Settled on a quiet street in Jersey City, this home is walking distance to charming Berry Lane Park, renowned Liberty State Park, Lightrail Station and downtown JC.
6	Jersey City - West Bergen	9 FIR RD	4 bedrooms , 3.5 baths ,1988 sq.ft sold for \$702,500 on 3/17/2023 \$357.37/sq.ft.	The wait is over! Only a handful of these 4 Bedrooms, 3.5 Bath Townhouses with two outdoor spaces were built in the gated community of Society Hill at Jersey City and this one is a gem. Hardwood Floors throughout, 9 foot ceilings, large living room, formal dining room, superb eat-in kitchen with 42" cabinets and a stainless steel appliance package as well as access onto a huge recently replaced deck which is perfect for BBQing, lounging or entertaining. This home also offers in-unit washer/dryer, central A/C, Additional patio & parking for 4 cars. Come see all that this gated community has to offer including beautiful tree-lined streets, waterfront promenade which is perfect for walking or jogging, tennis court, basketball court, outdoor pool, clubhouse and a tot lot.
7	Jersey City - Greenville	305 ARLINGTON AVE Unit#1 Greenville	3 bedrooms,2 full baths, 2000 sq.ft sold for \$515,000 on 3/14/2023 \$257.50/sq.ft.	This property qualifies for significantly lower than market interest rate. 1st floor condo now available in this newly constructed, stunning all brick, custom, modern, luxury build. This desired 1st floor condo offers 2 floors of living space (duplex) and a private back yard. Turn key into a fantastic open concept floor plan greeted by high-end design from high ceilings, white oak flooring, and recessed lighting. Enjoy hosting and entertaining in the state of the art kitchen, quality stainless steel appliances with ascetically pleasing quartz counter top, and custom cabinetry. This 3 bedroom 2 bathrooms includes a master bedroom with built in California closets. Laundry in unit! Home is comfortably cooled and heated by central AC and forced heat. Location is perfection in the thriving Bergen Lafayette section of Jersey City. Light rail located a block away. Cafes. coffee shops, Berry Lane Park and so much more. Talk about convenience with the Garfield light rail 1 block away, 1 block from Berry Lane Park with beautiful Manhattan views and don't forget to grab some coffee at the Light Rail Cafe just a few doors down. Into NYC under 20 minutes.
8	Weehawken	26 CAMBRIDGE WAY Weehawken	2 bedrooms, 3 full baths,1475 sq.ft sold for \$999,000 on 3/8/2023 \$685.66/sq.ft.	Divine living awaits you in this unrivaled 2 Bedroom / 3 Full Bathroom duplex residence located in one of the most sought-after communities along the New Jersey Gold Coast, Henley on Hudson. Every attention to detail was captured in this immaculate property that will captivate the most discerning buyer. With a well-designed layout on two levels, this home provides everything you will want in approximately 1,457 SqFt. Enter inside the state-of-the-art Viking Professional kitchen with a breakfast bar that flows to the living and dining room for the perfect open floor plan, along with a full bathroom on this main/first level. Travel up the stairs to the second floor to your oversized primary ensuite with large windows and a modern bath with dual vanities and a separate tub and shower. Spacious second bedroom with great closet space, another full bath, and laundry directly situated in the hall. The pièce de résistance is your own private terrace, with access from the dining and living areas, which has a direct gas line for grilling providing the perfect entertaining and relaxation setting. Savor the exquisite amenities provided by Henley on Hudson, as it overlooks iconic NYC with an easy commute to/from the City. The community offers a concierge, 2 fitness centers, a sauna, lounge, billiards, and a patio room connecting to an infinity pool with stunning views of the Empire State Building and Hudson River. Here a sweet life is yours with distinction.
9	West New York	436 ALBANY CT West New York	3 bedrooms, 3.5 baths, 2268 sq.ft sold for \$1,140,000 on 3/30/2023. \$502.65/sq.ft.	Welcome home to this stunning, fully renovated 3 Bedroom / 3.5 Bathroom Essex model townhouse located in highly sought after Jacobs & Bulls Ferry. Situated along the banks of the Hudson River, this sun drenched home stretches across 2,268 SqFt and features hardwood floors, two car parking, laundry, and views of NYC & the Hudson River. First floor includes entry foyer, family room, laundry, garage entrance, and patio. Travel to the second floor where you'll find a gorgeous Chef's kitchen with center island, living room / dining room with NYC views, half bath, and balcony. Chef's kitchen features caesarstone countertops, custom cabinets, and wine fridge. Third floor features Master bedroom with spa-like ensuite bathroom and walk-in closet and a guest bedroom with ensuite bathroom. Completing this gorgeous home is a fourth floor with office / den, bedroom, full bathroom, and balcony. Jacobs & Bulls Ferry features shuttle to/from Ferry, two outdoor pools, and children's playground.

10	North Bergen	8701 CHURCHILL RD Unit # 701 North Bergen	3 bedrooms, 3 Full bath, 1903 sq.ft sold for \$1,500,000 on 3/30/2023. \$788.23/sq.ft.	Ideally situated between Edgewater and Weehawken with stunning views of the Hudson River and Manhattan skyline, each of Solaia's spacious east-facing residences features expansive, double-pane windows, dark espresso flooring, custom closets and living rooms with gas fireplaces. Chef-inspired kitchens boast custom Italian cabinetry, SapienStone countertops with waterfall islands, and stainless steel GE Café Series smart appliances. En-suite five-fixture baths flaunt Seedwood tile feature walls and freestanding tubs for a spa-like experience. Smart lights, thermostats, and Latch keyless entry, along with an in-home, full-size washer and dryer, make life here as convenient as possible. Each home includes one deeded garage parking spot with additional parking available for purchase. The 10,000 sq. ft. of amenities include a three-story wellness center with a yoga room, TRX equipment, boxing space, a steam room, sauna, rainfall shower, a Himalayan salt inhalation therapy room with infrared relaxation beds, a jetted vitality tub, and a dressing room with personalized lockers. There's also a cliffside roof deck with a custom outdoor demonstration kitchen, BBQs, dining areas, firepits, and lounge seating, along with a co-working space, resident lounge with fireplace, billiards and ping pong, a demonstration and event space, and a dog run. Solaia is located in North Bergen, just moments away from the George Washington Bridge, Lincoln Tunnel, Hudson Bergen Light Rail, and NY Waterway Port Imperial Ferry Terminal, as well as near an abundance of shopping, grocery and nearby attractions.
11	Guttenberg	30 LYDIA DR, Guttenberg	3 bedrooms, 2.5 baths, 2146 sq.ft sold for \$1,205,000 on 3/10/2023. \$561.51/sq.ft.	Showcase waterfront Fulton style home with panoramic NYC views! Living room boasts vaulted ceilings and wall of windows leading to a 24 foot view balcony. Tasteful fireplace with custom surround and granite mosaic accent wall. Hardwood floors throughout. Bose surround system. Designer kitchen; granite counters, Wolf stove, Viking hood, Miele coffee machine, Sub-Zero refrigerator and wine cooler. Custom lighting with Savarovski crystals. Sumptuous master suite with walk-in closet with California Closets and gorgeous, renovated bathroom with Jacuzzi and skylight. Private, renovated elevator. Custom glass railings. Parking for two cars; one in private garage and one in driveway. Sought after 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.
12	Union City	PALISADE AVE Unit # 2 Union City	3 bedrooms, 2 full bath, 1700 sq.ft sold for \$950,000 on 3/17/2023. \$558.82/sq.ft.	Welcome to 905 & 907 Palisade Ave - A Collection of Boutique Luxury Condos in the heart of 'West Hoboken' in Union City. Unobstructed views of the NYC skyline. PRIVATE ELEVATOR ACCESS directly into each unit is the ultimate convenience. This Brand New Building offers sleek, modern finishes with professional grade JENN-AIR appliances, quartz countertops with a waterfall island, & custom, high-end cabinetry. Each oversized unit offers 1,700 sq of OPEN-CONCEPT Living Space with 3 oversized bedrooms. Custom California Closets in each bedroom. Two gorgeous full bathrooms with modern porcelain tile work & floating vanities. Each unit has high 9 ft ceilings. Spacious, Private Terrace for each un. Laundry in unit. Linear Electric Fireplace. The building is equipped w. high end technology including video & intercom key fob systems. 2 parking spaces included. IDEAL LOCATION - be in NYC in minutes via Path, Ferry, or Bus. Shopping & restaurants within walking distance. 5 YEAR TAX ABATEMENT!
13	Secaucus	4 KIESEWETTER LANE Unit# 1 Secaucus	3 bedrooms, 3.5 baths, sold for \$675,000 on 3/3/2023	Custom brick townhome located on dead end street. Open and spacious layout. Features include living room with French door leading to terrace, hardwood flooring, recess lighting, MEIK with SS appliances, granite counter tops, center island, subway backsplash, over head vent and designer cabinets. Master bedroom with master suite (Whirlpool tub , Walk-in shower & double sink), roomy walk-in closet. Ground floor features a large family room/potential 4th bedroom with full bath and walk out to fenced private yard w patio. Attached car garage. 2 zone Central AC & Forced heat. Ample shared town parking in front of house. Close to NYC bus stop.
14	Bayonne	55 BOATWORKS DR Bayonne	2 bedroom, 2.5 baths, 1975 sq. ft sold for \$525,000 on 3/24/2023 \$265.82/sq.ft	Madison design interior facing triplex townhouse with uninterrupted views of the Newark Bay from all rooms on all floors. It's all about location at 55 Boatworks Drive, Bayonne's desirable private waterfront townhouse community. Built in 2005, this Madison design is the 2nd largest of 6 designs in the community. It sits facing the Bay and boasts large windows that filter natural light during the daytime, golden sunsets at dusk and direct access to the boardwalk from the family room on the ground floor. An open deck off the 2nd floor living room provides additional space for entertaining or private retreat. One large primary bedroom with ensuite bath, deep soaking tub, dual vanity and shower stall plus an additional guest bedroom and guest bathroom. Easy access to Light Rail connecting to PATH train and Ferry to NYC, buses to downtown Jersey City, Port Authority and Journal Square.