

November 2021 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
1	Hoboken	1425 GARDEN ST PH 602	Unit 3 bedrooms, 2.5 baths, 2,354 sq.ft. sold for \$3,200,000 on 11/8/2021. \$1,359.39/sq.ft.	Spectacular, one of a kind, duplex penthouse perched on the 6th & 7th floors of Garden Street Lofts. With 2,354 sq. ft. of interior living space and a private 1,400 sq. ft. wrap around terrace, PH 602 offers the ultimate in city living. Be amazed by stunning views from the moment you enter. The Freedom Tower & Manhattan skyline provide an unrivaled backdrop through the double row of oversized windows to the south & sublime sunsets to the west. Enjoy direct access to the custom built-in outdoor kitchen & bar. Complete with refrigeration and storage, al fresco dining has never been so good. The main living area boasts a dramatic 23' ceiling that brings open concept living to a new level - 3 bedrooms - Home office - 2.5 baths - Custom Italian kitchen featuring a Sub Zero refrigerator - Integrated Miele dishwasher - Wolf 6 burner range with fully vented hood - Viking wine refrigerator - Tempered glass counters - Separate dining area - Gas fireplace, Mezzanine library - Primary bedroom retreat with direct lower Manhattan views, spa bath with radiant floor heating & massive walk-in-closet. 1425 Garden Street features LEED GOLD certification - 2 elevators service (28) residences - Planted green roof with resident's area featuring stunning NYC and Hudson River views - Filtered fresh air system - Private caged storage - Bike room - Part time concierge - 2 parking spaces included in the automated parking garage at 1450 Garden Street. Absolutely ideal location, bordered on the western side by the Garden Street Mews pedestrian area - Parks - Shopping - Trader Joe's - Waterfront and all transportation. NYC bus at door & only 3 blocks to ferry. Maintenance includes AC, gas, heat, hot water & private caged storage unit in basement.
2	Downtown Jersey City	299 PAVONIA AVE Unit # 1-10 JC Downtown.	3 bedrooms, 2 Full baths, 3,800 sq.ft sold for \$1,815,000 on 11/15/2021. \$477.63 /sq.ft.	Urban chic living at its finest! Welcome to this sprawling, 3,800 sq.ft. loft-style home in the historic Wells Fargo Building. Located in the vibrant Hamilton Park neighborhood, this expansive loft offers 3 bedrooms, 2 baths, plus two dens including a fully equipped home theater room. Once inside, you'll instantly be greeted by the dramatic 37 f.t. long art gallery entrance hall, fitted with custom built-ins and storage bench, leading to the massive open floor plan. Be prepared to be mesmerized by the humongous gourmet kitchen, replete with professional grade s/s appliances, gorgeous Avonite translucent counter tops and radiant heated floors. The master suite has dual walk-in closets and a large en-suite lounge. The third bedroom has an attached loft/home office. This renovated beauty has countless upgrades, but some of the highlights include designer finishes throughout, 2,000+ sq ft of newly finished hardwood flooring, brand new bathroom with Kohler fixtures and soaking tub, custom floating staircase, large custom-built environmentally conscious bio-ethanol fire place, CAC, 2 tankless water heaters, WarmZone Radiant Floor Heating for all tiled floor areas, in-unit washer/dryer, and a 250 sq ft finished in-unit workshop/storage room. Smart-home equipped throughout including Nest security. Deeded off street gated parking included. Truly a must see!
3	Jersey City Heights	85 BOORAEM AVE Unit #2A JC Heights	5 bedrooms, 3 full baths, 2,177 sq.ft sold for \$795,000 on 11/19/2021. \$365.18/sq.ft.	Bright, light and altogether fresh, this beautifully constructed home feels like summertime all year round. Sunlight streams in through the matte black bay windows to illuminate the wide-plank oak flooring and classic 2-story layout. Each smartly designed home shines with flowing 2,000 (plus!) sq ft and four to five bedrooms plus bonus space! The top duplex elevates with a lofty, expansive bonus room plus balcony off master. Designer kitchens beckon even the simplest chef with gleaming white quartz counters & backsplash, custom cabinets finished to the ceiling, brass hardware plus high-end GE appliances including wine fridge. Interior elements throughout impress like the matte black and brass pendant lighting, solid black wood closet double doors, and added drama to the master bedroom with the full-wall dark matte wainscoting. Bathrooms fully refresh with marbled porcelain tiles and mosaic accents, matte black fixtures, soaker tubs and glass showers. Abundant closet space and storage available throughout. Set on a quiet tree-lined street just off Palisade Avenue, this breath of fresh air is walking distance to Pershing Field Park and Reservoir, vibrant shops on Central Avenue, excellent schools and easy NYC access via light rail or NJ Path.
4	Jersey City - Journal Square	41 BENTLEY AVE Unit # 2 JC Journal Square.	3 bedrooms, 3.5 baths, 2,124 sq.ft sold for \$850,000 on 11/02/2021. \$400.19 /sq.ft.	Located on one of Jersey City's most sought-after tree-lined blocks, this historic mansion was painstakingly and masterfully restored on the exterior, while meticulously redesigned and completely gut renovated inside as two spacious and luxurious duplex condos on four floors. Situated on a street where neighboring houses sell for well over a million dollars, this grandiose property affords its residents not only uniquely generous interior living spaces, but also individual (not tandem!) garage parkings and private outdoor areas. Once past the beautiful front porch into the building foyer, it is evident the complete gut renovation perfectly blended the historically charming features such as the original staircase, intricately restored stained-glass and curved-glass windows into today's modern design aesthetic. As you enter this 3-bedroom 3.5bathroom 2,124sqft duplex unit, you're greeted with an open layout great room with 9' high ceilings, expansive living/dining room area and tons of natural light throughout. The kitchen features custom cabinetry with a large waterfall island, quartz counters and high-tech Samsung appliances. A gorgeous powder room and a very spacious primary suite with a XL WIC and spa-like marble bathroom complete this level. Upper level features a rec room great for versatile use (office/playroom/gym), laundry room and two additional bedrooms with en-suite bathrooms. The roof deck offers great open views of the city for morning coffee, summer BBQs and/or quite enjoyment. Renovations include new roof, cedar siding, all new Pella windows, all new electrical with LEDs throughout and new service, all new plumbing including new water, gas and sewer main lines, all new central HVAC with Wi-Fi thermostat, extra insulation, fire sprinkler system, solid doors, moldings, hardwood floors, security cameras and intercom systems. Park in your private garage! All this is just steps from NYC transportation, PATH, dining, shops, schools and Lincoln Park with a 9-hole golf course. 21 tennis courts, dog parks, farmer's markets, multiple sports fields, playgrounds, kayaking and trails. A condo at this location and of this phenomenal scale, character, quality finishes with private parking and outdoor space is very RARELY available!! 5 year tax abatement already approved! MUST SEE!! Owner has NJ RE license.
5	Jersey City - Bergen Lafayette	300 COMMUNIPAW AVE Unit #104 JC, Bergen-Lafayette	2 bedrooms, 1 full bath, 1057 sq.ft sold for \$482,500 on 11/07/2021. \$456.48/sq.ft.	Foundry Lofts in Bergen-Lafayette: Oversized 2-bedroom / 1-bath condo with 14' tall ceilings and 1,057 sq.ft. of living space. Floor-through layout, wall of windows. Hardwood flooring throughout, central A/C & heating. Stainless steel appliances, with brand new gas range and microwave. Washer & dryer in unit. Purchase price includes 1 (one) deeded parking space. Low monthly condo fee of \$320. Property taxes abatement until 2025.
6	Jersey City - West Bergen	63 LEE CT. JC West Bergen	3 bedrooms, 2.5 bath, 2,146 sq.ft sold for \$585,000 on 11/30/2021. \$272.60/sq.ft.	This Luxury Condo 3 bedroom, 2.5 bath Columbia Model in beautiful section of Droyers Point. Features:The Spacious kitchen has granite countertops and stainless steel appliances which is opened to living room/dining room with cathedral ceilings, recessed lights and balcony that overlooks the water. Spacious intimate Master Bedroom features a walk-in closet, master bath has Jacuzzi and separate shower. There are 2 bedrooms equal in sizes and has great closet space. Plus all the amenities the condo association has to offer!!!
7	Jersey City - Greenville	208 SHEARWATER CT WEST Unit #74 Greenville	3 bedrooms, 2.5 bath, 2,050 sq.ft sold for \$645,000 on 11/19/2021. \$314.63/sq.ft.	Stunning renovated penthouse with sweeping views of the NYC skyline and Hudson River. Rich new hardwood floors throughout the home give it a luxurious look. Social area boasts crown molding, ceiling fan, high cathedral ceilings, wood burning fireplace, & built in cabinets which leads to your private terrace. (there is an additional terrace on the lower bedroom level) Kitchen with luxury porcelain floors features high end stainless steel appliances and granite counters. Penthouse has half bath for the convenience of you and your guests. Designer lighting throughout the home. All 3 bedrooms are quite large. Large master suite features master bath with deep jetted tub and stall shower. Water, hot water, heat, all amenities, flood insurance, security, and indoor parking included in monthly HOA/Maintenance. Boat slips available for rent Spring 2018. Two pools (infinity), tennis, basketball, fitness center, playground, & dog park. 24 hour gated security. Plenty of guest parking. Easy NYC commute via shuttle bus to Grove St. Path and Paulus Hook Ferry. Watch for news of North River House Restaurant coming Fall 2021.
8	Weehawken	800 AVENUE AT PORT IMPERIAL Unit# PH 1101 Weehawken	3 bedrooms, 3 Full bath, 2,691 sq.ft sold for \$2,250,000 on 11/12/2021. \$836.12/sq.ft.	Extraordinary duplex Penthouse with almost 2700 sq. ft. of living space! Private rooftop terrace with spectacular views of the New York City Skyline and Hudson River. This incredible space has two levels of living connected by a glass rail staircase. Incredible finishes include wood floors, stone waterfall counters, contemporary cabinetry, porcelain tile, high-end stainless steel appliances and custom selected hardware & fittings. Just steps away from the NY Waterway Ferry Terminal offering a stress-free ride to Midtown Manhattan as well as routes to Pier 11 at Wall St. and World Financial Center. Redefining modern luxury and style, with upscale interior finishes, private balconies and terraces maximizing majestic NYC views. Exceptional amenity package! Avora features a spectacular lobby with 24 hour concierge, grand salon, private screening theater, business center, boardroom, Avora lounge with bar, private dining and catering kitchen, pet spa, and state of the art strength and cardio fitness center. Landscaped outdoor plaza including a pool, spacious sun deck, lounges, grilling areas and fire pits. 184 homes situated in an 11-story building on the Hudson River waterfront with unparalleled views!! 3 parking spaces included!
9	West New York	9 AVENUE AT PORT IMPERIAL Unit# PH 107 West New York	2 bedrooms, 3 Full bath, 1,809 sq.ft sold for \$1,260,000 on 11/01/2021. \$696.52/sq.ft.	NINE on the HUDSON - Welcome to Townhome 7. This amazing, limited edition duplex floorplan has 1809-sf plus a private landscaped patio. The main floor features a well-appointed kitchen with Pedini cabinetry, quartz waterfall counters, Thermador and Bosch Appliances. The grand living and dining space on this level opens up to the room-sized patio outfitted with a gas line for a grill. Upstairs, the private second level sleeping quarters features a breathtaking master bedroom suite with an oversized custom closet and a luxurious bath lined with marble. A second bedroom, second bathroom and laundry area complete this level. LED cove lighting, custom fitted closets and two parking spaces make this unique home truly special. Built in 2018, NINE provides the ultimate lifestyle with 24-hour concierge, vast health club, exceptional resident lounges, pool & barbecue deck, rooftop deck & more. Taxes are based on the PILOT abatement program.
10	North Bergen	7400 RIVER RD Unit # 436 North Bergen	3 bedrooms, 3 Full baths, 1,235 sq.ft sold for \$477,000 on 11/08/2021. \$386.23/sq.ft.	WELCOME TO THE BEAUTIFUL PENTHOUSE HOME IN HUDSON POINT. THIS DUPLEX FEATURES 2BED& 2BATH AND LOFT WITH 3RD BED & A FULL BATH. ALL HARDWOOD FLOORING, LARGE KITCHEN WITH GRANITE COUNTER TOPS AND A PRIVATE BALCONY OFF THE LIVING ROOM. THE WORDL CLASS AMENITY INCLUDING THE CONCIERGE SEVICE, FITNESS CENTER, OUTDOOR PATIO OVERLOOKING HUDSON RIVER, BUSINESS CONFERENCE, SCREENING ROOM, ROOFTOP ACCESS TO ENJOY THE VIEW, OUTDOOR POOL ON THE BANK OF THE HUDSON RIVER ETC., 2 PARKING GARAGE SPACES. YOU MUST SEE THIS!!
11	Guttenberg	52 LYDIA DR, Guttenberg	3 bedrooms, 2.5 bath, 2,146 sq.ft sold for \$880,000 on 11/12/2021. \$410.07/sq.ft.	Fabulous Bulls Ferry waterfront Fulton style home with views of the GW Bridge and Westside of Manhattan. Loaded with upgrades. Private elevator and 24 foot view balcony from a wall of windows with slider. Open vaulted ceiling in living room. Fireplace. Custom lighting. Hand Sculpted Birch Fawn Hardwood Flooring. Granite counters, 42 inch cabinets all new smart appliances. Nest thermostat, app controlled front door and garage. Smart fridge with large touch screen. Upgraded master and second bathrooms. Double sink, separate shower and Jacuzzi tub with skylight in sumptuous master bathroom. Huge master bedroom suite features large walk-in closet with California closet system. Central vacuum. Humidifying system. Parking for two cars; one in private garage, and one in driveway. Sought after community boasts two pools with Jacuzzis, child's playground, waterfront promenade and free shuttle to NY Waterway Ferry and Light Rail. Steps to 158 bus to NYC. Close to restaurants and shopping. Must see and feel to appreciate!!
12	Union City	801 PALISADE AVE # 403 Union City	2 bedrooms, 2 full bath, 1,164 sq.ft sold for \$611,000 on 11/22/2021. \$524.91/sq.ft.	Stunning sunlit top floor, corner, two bedroom and two bath condo with a garage parking spot. This home offers 1,164 square feet of living space, soaring 9' 8" ceilings and oversized pella windows. The living area is very spacious with a dedicated dining room adjacent to the beautiful wide-open kitchen, which has been superbly designed with quartz countertops, double depth under mounted sinks, white cabinets and stainless steel appliances. This home comes equipped with seven inch hardwood plank floors throughout, in-unit washer and dryer, and central air and heat. The luxurious master bath is surrounded by imported marble, tile, quartz and a frameless glass shower enclosure. This four year old elevator building offers a stylish lobby, communal guest parking spot, and beautifully landscaped backyard and patio perfect for barbequing and entertaining. Conveniently located to New York City and metro area transportation with a bus stop in front of the building. Close to shops, dining, cafes, parks, playgrounds, a community pool and minutes from Trader Joes in uptown Hoboken.
13	Secaucus	154 BLUE HERON DR Secaucus	2 bedrooms, 2.5 bath, 1,886 sq.ft sold for \$550,000 on 11/02/2021. \$291.62/sq.ft.	Beautiful 1886 sqft CORNER TOWNHOUSE WITH ADDITIONAL WINDOWS, FRESHLY PAINTED, upgraded and move-in ready. Main floor opens to a spacious living room with a gas fireplace, private walk out-deck with gas line for grill, powder room, dining space and kitchen featuring upgraded granite countertops, premium stainless-steel appliances and a brand-new dishwasher. Beautiful hardwood floor throughout. Top floor features a spacious Master bedroom suite with cathedral ceiling, spacious California walk-in closet, upgraded master bath with luxurious jacuzzi, double sink and a stand-in shower. Second floor also features a bright guest bedroom with 2 spacious closets, a full bath and separate laundry room with front-load washer and dryer. The ground floor features an oversized family room with hardwood floor large enough for a third bedroom/ home theater /kids playroom. The sliding door opens to the backyard patio and grilling area. 2 large storage rooms on this level - one within the family room and one in the garage. Unit also features parking space for 2 cars incl garage. Pool and water-front boardwalk inside complex. Walking to school bus, express bus to NYC and Secaucus train station, easy access to Newark Airport and minutes away from MetLife stadium and American dream mall making this commuters dream. HOA Fee includes water, landscaping, snow removal & pool access within complex
14	Bayonne	801 AVENUE C Unit # A1	3 bedrooms, 2 full bath, 1,615 sq.ft. sold for \$425,000 on 11/19/2021. \$263.16/sq.ft.	Prepare to be amazed! Nestled on the first floor of this professionally landscaped and meticulously maintained building with video entry, is your new stunning home. With a total of three spacious bedrooms including a primary suite equipped with custom details such as the closets and window treatments, as well as an ensuite with extra large linen closet, stacked washer and dryer and chandelier, you will immediately feel at home. Whip up your famous meals in the chef's dream kitchen featuring Miele cooktop and oven, open stainless steel shelving, quartz countertops, custom lighting and breathtaking crystal chandelier. Additionally, you have the opportunity to enjoy this ideal, functional layout with a massive living and dining room combination furnished with a two zone wine refrigerator in the bar and custom cabinetry. Additionally, no need to fret about parking, as you have two off street spots! Perfectly located in a centralized location, near shops, restaurants and transportation, all of your modern conveniences are right at your fingertips. Come see it to believe it!