

March 2024 Top Condo Sales

No.	PLACE	ADDRESS	CONDO DETAILS	DESCRIPTION
No.	Hoboken	731 CLINTON ST Unit #53M Hoboken	4 bedrooms, 3.5 baths, 2150 sq. ft. sold for \$2,799,000 on 3/8/2024 \$1,301.86/sq.ft.	<p>Residence 53 is a beautiful, light-filled, newly-built home that offers loft-style living in the most sought-after, amenity rich and luxurious community in Hoboken. The home is part of the special Boutique Collection and includes a fabulous 193 square-foot, private, detached rooftop cabana. With 9-foot ceilings and floor-to-ceiling windows throughout, this home has an abundance of natural light. This 2,150 square-foot home features an open design, four generously sized bedrooms, three full bathrooms and a powder-room located just off the entrance. The large, suburban-sized, designer kitchen features a center island with seating for four, elegant white Calcutta Laza kitchen countertops, custom white kitchen cabinetry framed with oak trim and a pull-out pantry, top-of-the line kitchen appliances including a built-in Sub-Zero refrigerator/freezer, Wolf gas range, oven and microwave drawer, Bosch dishwasher, and an under counter wine/beverage refrigerator. The kitchen opens to the spacious dining room and adjoining living room making an ideal place for gathering with family and friends. The primary bedroom suite includes a huge walk-in-closet and a spa-like bathroom with an over-sized walk-in shower, separate soaking tub and dual sink vanity. All the bathrooms include custom wall-hung white cabinetry with white Glacier honed marble countertops. This home includes an in-residence laundry room equipped with a Bosch washer and dryer, beautiful 7.5-inch European white oak plank hardwood floors, abundant closets, a private deeded parking space in the onsite garage, an on-site private storage unit, and a key-less, programmable Latch door entry system. Wonder Lofts is newly constructed luxury, loft style building, built to LEED Gold standards, within the meticulously restored Wonder Bread Factory in Hoboken, NJ. This full-service, 83-unit condominium offers a world-class suite of shared indoor and outdoor amenities comprising 14,400 square feet that create an elevated lifestyle at Wonder Lofts. The highest rooftop, with its stunning 360-degree views of the Manhattan skyline, all of Hoboken and beyond, is a beautifully landscaped patio lounge featuring an infinity-edge swimming pool, lounge chairs, a circular outdoor bar underneath the restored water tower, gas barbeque grills, a fire pit, and abundant dining and lounge seating areas. An indoor residents' lounge on the second floor features a large and elegant living room that opens to a lushly landscaped, outdoor terraced patio and garden with seating areas. A floor-to-ceiling brick, double-faced fireplace separates the living room from an open concept dining room and entertainment kitchen, and an adjacent billiards and game room. Enjoy the building's children's playground, complete with padded floors, bean bag seating, toys, and books, as well as a fully equipped children's art center ideal for fostering individual and group creativity and fun. A full gym equipped with the latest cardio and strength training equipment and a separate fully equipped yoga/flex studio keeps residents healthy in body and mind. Wonder Lofts also features a two-story 24-hour attended lobby, an additional large residents' lounge with fireplace and co-working/study</p>
2	Downtown Jersey City	72 YORK ST Unit #7 JC Downtown.	3 bedrooms , 2.5 baths, 1908 sq. ft. sold for \$1,930,000 on 3/11/2024 \$1,011.53/sq.ft.	<p>Welcome Home to 72 York Street - Luxury Living in Downtown Jersey City. An exquisite 11 story, 14 unit residential condominium building nestled in the heart of downtown Jersey City. This stunning 3 bed/2.5 bath unit offers low HOA and a total of 1,908 sq ft of well-designed living space, providing the perfect blend of comfort and sophistication. Step inside and be greeted by the refined interior, where no detail has been overlooked. Large windows fill the unit with natural light that gleams off the engineered hardwood floors. The kitchen is a chef's dream, featuring top-of-the-line appliances from Café, finished in brushed bronze. The cooking range, microwave, and wine cooler are designed to blend seamlessly with the kitchen's elegant aesthetics. The three bedrooms are designed to provide ample space and comfort, ensuring a peaceful and restful retreat. Large windows continue to grace the bedrooms, allowing you to wake up to natural light and embrace the beauty of the outdoors. The spacious living room provides access to a 42 sq ft balcony, extending your living space and providing an ideal spot to unwind, bask in the fresh air, and enjoy the surrounding scenery. The bathroom is adorned with customized vanities and illuminated mirrors, adding a touch of elegance to your daily routines. Immerse yourself in an unparalleled audio experience with the Sonos Surround speaker system that extends throughout the unit, setting the perfect mood for any occasion. The illuminated chandeliers and pendant lights along with the Dimplex fireplace and Customized floating niche, under the tv wall are perfect finishing touches to the unit creating a warm and inviting ambiance. The large laundry room equipped with a stackable full-size washer and dryer allows you to tackle larger loads with ease, making laundry day a breeze. 72 York st boasts an array of thoughtful features and amenities designed to elevate your living experience. From the elegant facade that minimizes perceived height to the fully installed state-of-the-art sprinkler system, every detail has been carefully considered. Enjoy the convenience of extra storage space, a state-of-the-art Butterfly Intercom System, a rooftop deck with stunning downtown views and barbeque stations, and a gym/lounge area with a rear yard for relaxation and socialization. Located in the Jersey City waterfront and in PS 16 school district, this steel and concrete building offers proximity to Manhattan, making it an ideal choice for buyers seeking a low-maintenance, luxury lifestyle. With seamless access to Manhattan via PATH trains, ferries, and buses, you can effortlessly navigate the bustling cityscape while enjoying the tranquility of your urban sanctuary.</p>

3	Jersey City Heights	34 LEONARD ST Unit #1 JC Heights	4 bedrooms, 3 full baths, 1719 sq. ft. sold for \$1,055,000 on 3/8/2024. \$613.73/sq.ft.	<p>Amazing opportunity for first time home buyer interest rate as low as 5.75% and mansion tax paid by developer! Brand New construction, this property features a distinctive parking garage, a future rarity resulting from a recent city ordinance change making it an uncommon and valuable asset for prospective buyers in search of convenient parking in the evolving urban Jersey City landscape ahead. Luxurious 4 bedroom 3 full bath duplex unit designed and built by Jersey City's very own Blue Chip Properties, known for their modern design, high end finishes and quality craftsmanship. Enjoy the spacious and sun-drenched open concept living area and dining area featuring 10 ft high walls lined with Anderson windows. The chefs modern kitchen is fully equipped with top of the line Thermador appliances, pot filler, quartz countertops, a waterfall center island with breakfast bar perfect for entertaining. Main level features a primary bedroom designed with custom millwork, bedside pendant lighting, walk in-closet and large picturesque private balcony. The ensuite bath has been designed with modern yet warm natural tones to create a spa like ambience. Two additional bedrooms with finished custom closets, full bath and laundry room complete your main level. Ground floor level includes a full bath and oversized bedroom or entertaining room, which features wet bar and large closet for added storage. This level leads out to the tree lined private backyard with professional landscaping, paver patio and accent lighting making it perfect for entertaining and creating memories. Full Smart Home technology allows for ease of living, complete with Google Nest doorbell, Google thermostat and smart hub, Lighting Dimmer Switches, and more all accessible via smart phone. Garage features non-tandem parking and separate Level 2 High Voltage EV Charging outlet for each unit. Property comes with 5 Year Tax Abatement and 10 year warranty. Home qualifies for the Community Loan Program with low interest rate, no PMI and low down payment! Contact us today to schedule a viewing and experience the epitome of modern city living presented by Blue Chip Living!</p>
4	Jersey City - Journal Square	20 CORBIN AVE Unit B JC Journal Square.	4 bedrooms, 2 full baths, 2200 sq. ft sold for \$925,000 on 3/19/2024 \$420.45/sq.ft.	<p>Experience the epitome of high-end urban living in this immaculate Brand New Construction condominium located in Journal Square. Just a 10-minute walk from the PATH, this expansive 2200-square-foot residence features 3 bedrooms, 2 baths, and a private office, along with a Private Roof Deck. The interior is adorned with contemporary accents, showcasing elegant elements such as 10-foot ceilings, light-finished 6" wide plank hardwood flooring, Anderson windows, custom built in electric fireplace and 8-foot shaker entry doors throughout. Indulge in a state-of-the-art chef's kitchen complete with 60-inch sleek custom soft-closing cabinets, quartz countertops, a spacious center island, a herringbone backsplash, and a full suite of VIKING appliances. The bathrooms are adorned with sophisticated tiles and a glass-enclosed rain shower. The generous Primary Bedroom features a walk-in closet, a private balcony, a spacious en-suite bathroom with floor-to-ceiling custom tiling, glass shower, a soaking tub, and double vanity sinks. Nestled on a spacious street in the heart of vibrant Journal Square, this home offers the best of urban living. Owners will appreciate its proximity to NYC transportation, neighboring districts, and nearby shops, restaurants, and more. This exceptional property also includes indoor WIDE garage UNOBSTRUCTED ASSIGNED parking for 2 cars and two deeded storage closets. SELLER IS OFFERING \$25K CREDIT TO BUYERS TOWARDS CLOSING OR RATE BUY-DOWN COST.</p>
5	Jersey City - Bergen Lafayette	278 PACIFIC AVE Unit #3 JC Bergen Lafayette.	3 bedrooms , 3 full baths,1595 sq.ft sold for \$892,000 on 3/1/2024 \$559.25/sq.ft.	<p>ABSOLUTELY GORGEOUS RESTORATION! WELCOME TO 278 PACIFIC! The Attention to Detail, Sophisticated Design and Cool Style make this home the perfect find. The elegant chevron wood floors, antique window moldings, and the super stylish kitchen make an elegant first impression. This very large open concept space offers plenty of room for entertaining. Truly a showstopper kitchen with a blend of textures and details thoughtfully selected to stand out. All high end paneled appliances, great storage, porcelain backsplash, quartz counter top, and a high gloss granite waterfall countertop with breakfast bar seating. This home offers 3 bedrooms 3 bathrooms 2 levels with approximately 1565 square feet of living space. Additional details include Ultra Current Finishes and Hardware, High Ceilings, Fantastic Natural Light, Efficient Floorplan and One Car Parking. Let's not forget Location, Location, Location! Ideally located within walking distance to restaurants, coffee shops, bars, shopping, and within a short walk to the LightRail or buses. This very growing community is the place to be and buy!</p>

6	Jersey City - West Bergen	16 HUDSON CT JC, West Bergen	3 bedrooms , 2.5 baths. 1866 sq.ft sold for \$705,000 on 3/15/2024 \$377.81/sq.ft.	The famous Oxford model is now available for sale! As you step inside, the open floor plan unfolds before you, inviting seamless social gatherings and promising the creation of enduring memories. The heart of this home beats within the kitchen—a space that beckons friends and family to gather and share moments. It boasts a Viking Appliances package, a charming brick-wall in the kitchen area, and hardwood floors that grace not only the kitchen but also the stairs, creating a cohesive and inviting atmosphere. Natural light cascades through plentiful windows, illuminating the space and guiding you to a private balcony—a perfect retreat for quiet moments or lively conversations. Abundant closet space is thoughtfully integrated throughout the unit, ensuring that storage is never a concern. This 3-bedroom haven is not just a home; it's a sanctuary. A bonus room offers versatility, a laundry room adds convenience, and a 2-car garage provides secure parking for your vehicles. But the allure doesn't end within the walls of your townhome. You'll be treated to a host of exceptional amenities, elevating your lifestyle. A fully equipped fitness center beckons you to stay active, overlooking the water for a unique and inspiring workout experience. If relaxation is more your style, indulge in the outdoor pool—cooling off under the sun's warm embrace. Luxury is not just a word; it's a lifestyle here. The professional gym, the outdoor swimming pool, private children playgrounds, and delightful waterfront promenades for jogging are just a glimpse into the lavish offerings that await you. This isn't just a home; it's a captivating experience waiting to unfold. Schedule a viewing today, and be prepared to be enchanted by a residence that seamlessly blends comfort, style, and the promise of a life well-lived.
7	Jersey City - Greenville	CATOR AVE Unit #2 JC, Greenville	3 bedrooms, 2 full baths. 1256 sq.ft sold for \$541,000 on 3/15/2024 \$430.73/sq.ft.	First Time Buyers possibly eligible to a 6.125% Interest Rate, NO PMI or Bank fees in CRA Zone. Inquire for more details. Welcome to 235 Cator Avenue residence 2, a beautifully restored luxury 3 bed / 2 bathroom. This home features wide plank oak flooring, high end quartz countertops with kitchen island, designer appliance package, modern lighting fixtures & spacious bedrooms. Be amazed at the attention for detail including surround sound, built in wiring for tv, luxury bathroom vanities with smart mirrors, alarm/security system along with private stairs up to a beautiful and spacious roof top deck! Come see this amazing unit today.
8	Weehawken	800 AVENUE AT PORT IMPERIAL Unit #703 Weehawken	2 bedrooms, 2 full baths, 1364 sq.ft sold for \$1,310,000 on 3/25/2024 \$960.41/sq.ft.	Luxury Living on the Hudson River at Port Imperial's Avora. This Highly Sought 2 Bed 2 Bath home features direct North East Views of the Hudson River & NYC from your private 100+ sf balcony. Home has 1364 sq ft of open floorplan with high ceilings. Kitchen features modern European Style cabinetry, Quartz countertops and high-end KitchenAid stainless steel appliances. Hardwood flooring throughout living areas with Baths featuring Italian Porcelain finishes. This home includes 1 parking space. Resort style living with a 3rd floor sundeck featuring an Outdoor Pool, Sundeck & Amphitheater. Amenities include Modern Fitness Center, Steam, Sauna, Media Room, Sports Simulator, Business Lounge and 24-hour Concierge. NY Waterway Ferry, Hudson/Bergen Light Rail and NJ Transit Bus stop located nearby.
9	West New York	AVENUE AT PORT IMPERIAL West New York	3 bedrooms, 2 full baths, 1625 sq. ft sold for \$1,388,000 on 3/4/2024 \$854.15/sq.ft.	Quintessential 3-BR, 2-Bath with approx. 1625 sqft in the fabulous NINE ON THE HUDSON CONDOMINIUM. Residence 905 faces North and East boasting floor to ceiling windows, beautiful wood flooring and an absolute to be envied state of the art kitchen. The primary bedroom boasts a balcony and spa like bathroom. All closets are custom fitted. Custom solar blinds throughout. Incomparable amenities: doorman/concierge, business center, 2-story gym, sauna, playroom, resident lounge, golf simulator, party room, and the fantastic outdoor courtyard with BBQ patio as well as the beautiful infinity pool. Less than a mile away from the Port Imperial Ferry. Taxes are based on the PILOT abatement program. One garage parking space and storage cage are included in the purchase.

10	North Bergen	7400 RIVER RD Unit #418 North Bergen	3 bedrooms, 3 Full baths, 1235 sq.ft sold for \$649,000 on 3/11/2024 \$525.51/sq.ft.	Extremely rare opportunity at prestigious Hudson Pointe awaits. This home is located on the penthouse level with a massive outdoor patio space EXITS TO ROOFTOP GARDEN TERRACE, perfect for entertaining guests. The home comes with Viking and Sub-Zero appliances, granite counter tops and much more. HOME FEATURES 2 INDOOR HEATED GARAGE PARKING SPOTS. This home is an absolute must see and will appease even the most selective buyer. Steps away from NJ transit, retail shopping, recreation park and more. The Views At Hudson Pointe has also undergone a full renovation of it's lobby and amenity spaces.
11	Guttenberg	7008 MADISON ST Guttenberg	1 bedroom, 1 full bath, 950 sq. ft sold for \$380,000 on 3/11/2024 \$400/sq.ft.	Welcome to this commuter's paradise on the top floor (no upstairs neighbors)! This spacious corner unit has a spectacular unobstructed view of New York City. Enjoy the open concept kitchen, dining area and living room. The open kitchen features all stainless steel appliances and granite countertops allowing you to be with your guests while you exercise your culinary talents. The large bedroom features an enormous walk-in closet. The dishwasher was replaced in 2019, while the refrigerator was replaced in 2021. Brand new Hot water heater! Take a warm bath in the jacuzzi soaking tub after a long day at work. If you are a pet lover, this is a pet friendly building will be great for you. If you work in NYC, walk 1 block east to Bergenline Ave to take the NJ Transit bus #156, or #159. Just a few blocks north is James J. Braddock North Hudson County Park, as well as the Hudson River Walkway for even closer views of the city. Come check it out today!
12	Union City	417 14TH ST Unit #201 Union City	3 bedrooms, 3 full baths, 1550 sq. ft sold for \$665,000 on 3/18/2024. \$429.03/sq.ft.	Welcome to this spacious 1510 square foot 3 Bedroom, 3 Bath condo within a modern new construction boutique building in the heart of Union City with direct elevator access to your home! This spectacular unit boasts views of the NYC skyline and high end design, with impeccable attention to detail throughout. Featuring a spacious living room with large windows drenched in natural light. The dining area leads into a designer kitchen with stainless steel Samsung appliances & granite counter tops, the master bedroom features an ensuite bathroom with porcelain tiles and stand up shower. There are two additional generously sized bedrooms with baths, wide plank hardwood floors, crown moldings, recessed lighting, washer/dryer and audio/video intercom system. Quality construction with additional insulation throughout, sprinkler system, on-site parking, PLUS a 5 year tax abatement. Union City is recognized fondly as the Embroidery Capital of the World, it's rich culture and eclectic districts provide wonderful shopping, fine restaurants, chic boutiques and stellar nightlife along Bergenline Avenue and the Boulevard. Best of all, Union City is easily accessible to all major highways, Bus and Ferry service, the Light Rail, the Lincoln Tunnel and the George Washington Bridge. Surrounded by an extensive transportation, business and commercial hub, you'll be steeped in a unique urban experience as a Union City Resident. This property is eligible for the following Community Advantage Program, Home qualifies for the Community Loan Program with low interest rate, CONV no PMI and low down payment(5%)! MUST BE FIRST TIME BUYERS -
13	Secaucus	79 OSPREY CT , Secaucus	4 bedrooms,3.5 baths ,2369 sq.ft sold for \$850,000 on 3/13/2024. \$358.80/sq.ft.	This is THE home! Largest Model (Greenwich 2369 sq ft) Impeccably renovated, completely open, immensely bright & airy features 4 bedrooms/ 1 den (work from home office) 3.5 bathrooms in the desirable Riverside Court. Main floor features open layout, living room and dining room on one side & family room (w/built in fireplace), Renovated powder room & 2 oversized walk-out terraces. New Hardwood floors & Recess lights throughout! Entertain in the beautiful kitchen with center island, granite countertops. Top floor features a large Master bedroom suite w/Oversized & luxurious renovated Master bathroom w/Jacuzzi, separate standing shower, double sinks and walk-in closet, 2nd & 3rd bedrooms, Laundry room & 2nd renovated bathroom. The walkout ground floor has a private 4th bedroom with 2nd built-in Fireplace, walk-in closet & a Full bathroom, perfect for Parents or Media room (large enough for a home theatre/entertaining). Glass slider to outdoor patio/ grilling area, backyard. Direct access to the oversized 2 car garages & 2 car driveways. Ample closet space & Central A/C! River views/ Partial American dream mall view from the Walk-out terrace. The Association/ Mgmt has changed the Facade in the last 7 years and the roof is less than 2 years old (approx). Complex features an outdoor pool & seamless travel around the neighborhood and into Manhattan, Enjoy the walks along the Hackensack River, Express bus service at Front Gate to New York City Plus commuter bus to Secaucus train station. All of this is just 20 minutes or less to NYC, Newark Airport, MetLife Stadium and the American Dream Mall. Commuter's dream! This unit is a must see!

14	Bayonne	75 EAST 26TH ST Unit #2 , Bayonne	3 bedroom, 2 full baths, 1083 sq. ft sold for \$625,000 on 3/14/2024 \$577.10/sq.ft	Rare opportunity to own a beautifully crafted brand new construction home in Bayonne with a large Private roof deck terrace that offers Panoramic NYC View! This upscale modern 3 Bedroom/ 2 Bathroom condo offers beautiful finishes and top of the line design. Hardwood floors throughout, extended 9 foot high ceilings that have an ambiance lighting system installed in the ceiling of the living room and lots of natural light The chef's kitchen offers spacious custom cabinetry, modern finishes, top of the line stainless steel appliances, beautiful waterfall island with quartz countertop that compliments the open concept layout, washer/dryer, balcony and 1 deeded parking space! Conveniently located a few blocks to bus and light rail to/from NYC, Costco, Walmart, Home Depot and other shopping/stores. Don't miss this amazing opportunity!
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