

## NEW JERSEY *GOLD COAST* PROPERTIES

WEEHAWKEN DEVELOPMENTS  
PROMISE RELAXED

# ELEGANCE



by Joseph Dobrian

1200 Avenue condo outdoor space

While much of the buzz along the New Jersey Gold Coast is coming from Jersey City, other communities offer plenty of upscale housing, in environments that range from artsy and exciting to quiet and homey. Public transportation systems have improved dramatically over the past decade, so the commute to Manhattan is sometimes easier than if you were living in New York City — and connections between New Jersey towns are just as convenient.

The communities along the Gold Coast appeal to various tastes and preferences. Hoboken, Fort Lee, Bayonne, Jersey City and more all have their adherents and boosters.

Weehawken, site of America's most famous duel, is a cliffside town, with a slightly less urban vibe than Jersey City or Hoboken — although it doesn't lack retail, entertainment and office space. Lennar, a Miami-based developer active along the Gold Coast, recently announced that two of its Weehawken developments — Henley on Hudson and 1200 Avenue at Port Imperial — are nearing close-out, with the remaining condo homes available for immediate occupancy.

Henley on Hudson consists of 201 luxury residences, situated in the Port Imperial section of Weehawken, a two-mile stretch of Hudson River waterfront directly opposite Midtown Manhattan that features shops, restaurants, parks and a riverfront promenade. The remaining Henley on Hudson homes are single-level designs, priced between \$979,000 and \$2.5 million and ranging in size from 1,165 square feet to 1,964 square feet of living space. Common amenities include a cardio fitness room, children's playroom, lobby lounge and an outdoor garden terrace, as well as access to the Club at Henley, a private 6,000-square-foot clubhouse.

1200 Avenue at Port Imperial, the second building in Lennar's Avenue Collection, is a 103-home waterfront community, also located in the Port Imperial section of Weehawken. It offers two- and three-bedroom condos, currently priced between \$1.499 million and \$3.75 million for the remaining residences. Most homes offer up to 484 square feet of private outdoor space. Amenities include a grand salon lobby, library lounge, media

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the amenities there are nearly condo-level.

"Nothing of this nature has been built on the Gold Coast to date," he asserts. "In effect, this is a 70-story building that has been laid on its side, so you're virtually living in the Hudson River, looking right out at Midtown Manhattan. We have floor-to-ceiling glass and no façade penetration for mechanicals. Our managing agent, Greystar, uses the Onyx system to offer concierge amenities. We offer valet parking, a rooftop pool, Zen gardens, a chef's kitchen, a screening room, a state-of-the-art golf simulator and a fitness center. Virtually all units have views of the Manhattan skyline and are actually on the water."

"Our renters might be people who have been priced out of Manhattan but still want this lifestyle," Sturman says. "Here, they can take the ferry and be in Manhattan in four to six minutes; they can take the bus that runs right by the property; or they can drive through the matrix into the city. The convenience factor is unbeatable."

Lincoln Harbor is also home to 1.1 million square feet of office space and a 350-room Sheraton Lincoln Harbor Hotel, with meeting facilities and several upscale restaurants. Public amenities include the Weehawken Pier, with kayak and fishing docks, and Lincoln Harbor Park, which features free summer concerts organized by the Hudson Riverfront Performing Arts Center. A Whole Foods will open this fall, directly across the street from Harbor 1500.

Leasing recently began at RiverHouse 11 at Port Imperial: a 10-story residential community at the master-planned Port Imperial waterfront development, which on completion will include 20 premium residential, retail and hotel properties. Located at the edge of the Hudson River at 1100 Avenue at Port Imperial, RiverHouse 11 features 295 luxury rental apartments ranging from studios to three-bedroom units. Common areas feature a sky terrace with stadium seating; outdoor lounges with fire pits, fireplaces and barbecue grilling stations; pool and sundeck; bocce court; fitness center; business center with conference rooms; Wi-Fi café with computer stations; community garden; and dedicated rooms for screenings, games, music, golf and children's activities.