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Sales and closings highlight summer at Lennar's 1200 Avenue at Port Imperial



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The New York skyline is framed in the floor-to-ceiling windows that surround the Skyline lounge at 1200 Avenue.

Earlier this summer, Lennar cut a ceremonial ribbon on 1200 Avenue at Port Imperial, the latest collection of luxury condominiums the national homebuilder has delivered to Weehawken's Port Imperial waterfront.

The ceremony marked the completion of the boutique residential building's 103 upscale residences and exceptional indoor and outdoor lifestyle amenities. The development milestone followed a successful launch of the building in which all 40 residences in the first phase have been sold – with many of the homes already closed. Additional residences have since been released, with new sales recorded.

Located on the banks of the Hudson River facing midtown Manhattan, 1200 Avenue at Port Imperial is the second building to open within Lennar's Avenue Collection, a series of modern, amenity-rich residential properties that deliver a new generation of chic condominium living to the New Jersey Gold Coast. The initial offering, the 74-unit 1000 Avenue at Port Imperial, sold out last year.

"1200 Avenue at Port Imperial ushers in a new era of modern architectural design, superior amenities and services, and stylish living spaces that is fulfilling our vision of transforming one of the most scenic stretches of waterfront property into a boutique, waterfront lifestyle experience unlike any other in the marketplace," said Craig Klingensmith, division president of Lennar Northeast.

Designed by Manhattan-based architect Handel Architects, LLP, 1200 Avenue at Port Imperial features an intimate seven-story design with a sleek glass exterior with brick and metal panel accents, large windows and private balconies/terraces in most homes to maximize views of The Hudson River and Manhattan skyline.

A comprehensive offering of hotel-inspired amenities includes a grand salon lobby, library lounge, media screening room, children's playroom, and state-of-the-art fitness center with men's and women's locker rooms with sauna and steam showers. On the 7th floor, the Skyline Social Room features a lounge space, catering kitchen, bar, multiple gathering areas with fireplaces, sound system and televisions; an Internet lounge and more — all set against the impressive backdrop of the New York City skyline.

Outside, a dramatic third-floor landscaped plaza offers an expansive open-air amenity space that includes a sun shelf swimming pool, a catering bar, garden spaces with multiple seating areas and a fire pit with motorized shade trellis.

"The private amenities serve as an extension to each home," said Klingensmith. "Whether moving up to more living space or scaling down from no-longer-needed single-family homes, residents have the luxury of entertaining in a multitude of indoor and outdoor spaces that enhance their lifestyle experience."

One-to-three-bedroom residences with 887 to 3,139 square feet of living space are available at prices ranging from \$799,000 to \$3.925 million. Most residences feature private outdoor space ranging as much as 1,036 square feet.

Designer finishes and appointments at 1200 Avenue at Port Imperial include Brazilian Chestnut hardwood flooring throughout the home, Whirlpool Duet front load washer & dryer, Honeywell Wi-Fi Smart thermostat, pre-wiring for motorized shades, and in select homes, a fireplace with granite surround.

Gourmet kitchens feature a full GE Monogram Appliance Suite, which includes a Pro Style 30-inch natural gas range, Advantium oven with SpeedCook Technology, Energy Star-rated refrigerator and dishwasher, a direct vented Advantium hood to outside air exhaust. Built-in, under-counter wine coolers, GE garbage disposals, and under-counter energy-saving LED lighting are also included. Glass and stainless-steel mosaic tile backsplash and a combination of Spazzi Luz cabinetry enhance the kitchen's ultramodern aesthetic. Linen Caesarstone and Italian porcelain countertops, as well as island and peninsula countertops with a waterfall edge, are also available in select residences.

Luxury Master Baths include dual vanity Kohler sinks with Caesarstone countertops, custom Spazzi vanity cabinets, Kohler soaking tub and waterfall spout, and customdesigned Travertina Italian porcelain tile applications.

1200 Avenue at Port Imperial is ideally situated for commuters. The community is within walking distance of the Port Imperial Ferry Terminal, which offers ferry service to both midtown and downtown Manhattan. Shuttle transportation to the terminal is available daily through the Port Imperial Property Owners Association and HudsonBergen Light Rail service to the PATH system and NJ Transit's Hoboken Terminal is also available nearby. The Lincoln Tunnel, Holland Tunnel, George Washington Bridge, New Jersey Turnpike, Route 3, and numerous other highways are all just minutes away.

Port Imperial also features a waterfront walkway system and numerous parks just outside residents' front door, and the nearby Shops at Riverwalk offers a dynamic and animated riverfront destination, with retailers such as Son Cubano, Ben & Jerry's and Giannone Wines spread out along a picturesque, waterfront promenade.

For more information on 1200 Avenue at Port Imperial, visit www.TheAvenueCollectionNJ.com, or call 201-210-0099. The Welcome Home Center is located at 1600 Avenue at Port Imperial, Weehawken.