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Modern amenities, location drive sales at The Avenue Collection



Designed by renowned 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.

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.

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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 seventh floor, the Skyline Social Room features a lounge space, catering kitchen, bar, multiple gathering areas with a fireplace, sound system and televisions, an Internet lounge and more -- set against the stunning 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

In the heart of Port Imperial, a 2-mile stretch of Hudson River waterfront featuring shops, restaurants, parks and a riverfront promenade, lies [The Avenue Collection](#), a new generation of chic condominium living that blends a modern, urban lifestyle with hotel-inspired amenities.

The luxury condominiums are located on a prime waterfront site in Weehawken, facing midtown Manhattan, where residents enjoy stunning Hudson River and Manhattan skyline views. With the first boutique 74-home building sold out, Lennar is quickly moving toward a sell-out of the 103-home 1200 Avenue at Port Imperial.

"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

shade trellis.

"The private amenities serve as an extension to each home," Klingensmith said. "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."

The combination of a waterfront location with proximity to Manhattan, upscale residences, modern amenities and considerable value when compared with properties in Manhattan and Brooklyn has been embraced by area real estate brokers, some of whom have not only recommended The Avenue Collection to their clients, but became buyers themselves.



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"On the New Jersey Gold Coast, Lennar is building a product that rises above all the competition," said Nelson Chen, owner of The Chen Agency in Fort Lee, one of the most active brokerages in the area. "The finish quality, the details, the design, and of course, the best location, are all reasons why I decided to buy here myself."

Chen was showing a home to one of his clients when he realized he wanted to live at [The Avenue Collection](#).

"We walked into a home and I had that 'wow' moment," he said. "I knew I wanted to live here. This was the one. Within the next 45 days, I purchased the home for myself."

Two- and three-bedroom residences with 1,307 square feet to 3,137 square feet of living space are priced from \$1,399,000 to \$3,750,000. Most residences offer private outdoor space ranging as much as 1,036 square feet.

Designer finishes and appointments include Brazilian chestnut hardwood flooring throughout the home, Whirlpool Duet front-load washer/dryer, Honeywell Wi-Fi Smart thermostat, prewiring for motorized shades, and in select homes, a fireplace with granite surround.

Gourmet kitchens feature a full General Electric Monogram Appliance Suite; built-in, under-counter wine coolers; garbage disposals; and under-counter, energy-saving LED lighting.

A glass and stainless-steel mosaic-tiled backsplash and a combination of Spazzi Luz cabinetry enhance the kitchen's ultramodern aesthetic. Luxury master baths include dual vanity Kohler sinks with Caesarstone countertops, custom Spazzi vanity cabinets, Kohler soaking tub and waterfall spout, and custom-designed 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 midtown and downtown Manhattan.

Shuttle transportation to the terminal is available daily through the Port Imperial Property Owners Association. The Hudson-Bergen Light Rail service to the PATH system and NJ Transit's Hoboken Terminal also is available nearby. The Lincoln Tunnel, Holland Tunnel, George Washington Bridge, New Jersey Turnpike, Route 3 and numerous other highways are just minutes away.

Port Imperial also features a waterfront walkway system and numerous parks 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.

The Welcome Home Center is located at 1600 Avenue at Port Imperial, Weehawken.

For more information, visit [TheAvenueCollectionNJ.com](#), or call (201) 210-0099.