

OUTLOOK

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THE GOOD LIFE GETS BETTER AND BETTER

By Linda O'Brien
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Liberty Harbor, a Jersey City project by Peter Mocco, offers an alternative to typical urban communities.

Enjoying cutting-edge amenities along the coast

Whether looking for a luxury development with all the amenities of resort-style living or a single-family home equipped with high-end appliances and boat slips, buyers have an array of choices when it comes to waterfront living.

In Jersey City, Liberty Harbor has been distinguished as the "prototypical 21st-century urban living environment," said developer Peter Mocco. "We set out to give buyers a decidedly new alternative to the typical gated communities and high-rise buildings that dot this city's landscape. Living at Liberty Harbor means enjoying a true neighborhood atmosphere, where vibrant street activity, upscale amenities, diverse housing styles and inconceivable technological benefits come together in a most dramatic fashion."

Liberty Harbor offers residents five-story townhouses, single-level townhome suites, four-story brownstones with three residential levels above ground-floor retail, conventional eight-story condominium buildings and loft rental buildings. Residents also have use of a parking garage, resident lounges with catering kitchens, fitness centers, and billiard and yoga rooms.



Found among the numerous residential floor plans are hardwood floors, Bosch washers and dryers, oversized windows, kitchens with granite and marble counters and top-of-the-line Viking and Kitchen Aid appliances, and master bathrooms with oversized soaking tubs, separate frameless glass enclosed showers, double Kohler sinks, Villefort limestone and ebonized black walnut cabinets. The luxury townhouses feature private elevators.

But, according to Mocco, what really sets Liberty Harbor apart from other developments is the state-of-the-art technology. From security to environmental control to amenities, residents will be transported into 21st-century, smart-home living. Every home and all public areas feature wireless capabilities, allowing residents Internet access in the parks, entertaining areas or retail locations. In addition, all public areas and streets have closed-circuit cameras in carefully selected locations to provide residents with video access to the outside from their homes or offices.

Mocco said, "We are at the absolute forefront of smart-home technology. This is probably the most technologically advanced residential community in the nation. Everything from HVAC, lighting, computers and TV, to kitchen and bath appliances, can be remotely controlled from outside the home. In addition, residents of Liberty Harbor will be able to see computer views of what's going on inside and outside their home from any place in the world. There are really no limitations to what this system can do. More importantly, it will not become obsolete."

Farther south, the MG Group offers buyers its Sanctuary at Beaver Dam Pointe, a single-family home development in Brick Township. The MG Group, known for building estate-caliber homes with premium standard features, offers the ultimate in waterfront living in this development. Each of the 16 homes in this enclave on the Metedeconk River has its own protected bulkhead.

"This is a rare opportunity to own a distinctive four- or five-bedroom home with your own private dock in a new upscale community," says builder Irwin Nudelman. "Discerning buyers will appreciate the possibilities the Sanctuary offers; the evening sunsets over the Metedeconk River and the Saturday fishing trips that start when they step out of their homes

and onto their boats. We designed these homes to take full advantage of the beauty of the area, with distinctive front and rear elevations, multiple decks and large windows that present spectacular views of the water while bathing the interiors in natural light."

With brick and stone facades, four- and five-bedroom homes at the Sanctuary feature gourmet kitchens with granite countertops, hardwood floors throughout the first floor and top-quality finishes and features like General Electric Monogram appliances; granite kitchen countertops; high-quality, energy-efficient Andersen products; and hardwood floors throughout the first floor.

In North Wildwood, resort-style living is offered at The Pointe at Moore's Inlet. The 60-unit beachfront condominium, developed by Beazer Homes, offers buyers units with views that are hard to beat.

"I think the strongest amenity is the location," says Eric Rosenblum, manager of mid-rise development for Beazer. "It's a condominium building that's truly on the ocean. This is a condominium for people who are looking for an ocean-front lifestyle." Slated for completion in July, the five-story complex offers ocean and sunrise/sunset views. The condominiums are located within walking distance to restaurants, and the community is a half-hour drive from Atlantic City. Resort style amenities include an interior courtyard, pool, pool deck, spa and barbecue area. ◆