

Sunday, March 4, 2007

Brisk sales reported

Liberty Harbor is enjoying brisk sales, as 60 percent of the community's first phase of 215 homes has been sold in the first 12 weeks.

This offers proof that today's buyers are willing to purchase homes that offer the lifestyle

PETER MOCCO

they're seeking.

"Selling so many homes in such a short amount of time tells a much different story than what has been portrayed in the press in recent months," said Peter Mocco, who is developing Liberty Harbor adjacent to Jersey City's historic Paulus Hook and Van Vorst neighborhoods.

"We're seeing buyers who are eagerly searching for new home opportunities in an area that continues to raise the bar for a well-rounded urban living experience. Our impressive sale velocity reflects the public's confidence in the market and Jersey City, generally, and in Liberty

Harbor specifically."

Currently available at Liberty Harbor is the first phase of 215 homes, at prices starting in the mid-\$300,000s.

The community will ultimately feature 7,000 to 10,000 homes, 250,000 square feet of retail space, considerable public spaces encouraging vibrant street activity and high technology, coupled with existing mass-transportation options.

The community is rising on a 28-block site along Jersey City's historic downtown waterfront district.

"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," Mocco said. "Living at Liberty Harbor will mean 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."

The team of architects has developed five-story luxury

townhouses, single-level townhome suites in three-story buildings, four-story brownstones with three residential levels above ground-floor retail, conventional eight-story condominium buildings and loft rental buildings.

"The luxury townhouses have private elevators," said Adrienne Albert, president of Marketing Directors Inc., Liberty Harbor's exclusive marketing, sales and leasing agent. "The top floors of the townhome suites and the brownstones are duplexes.

Found among the 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 graceful master bathrooms with oversized soaking tubs, separate glass-enclosed showers, double Kohler sinks, Villefort limestone and ebonized black walnut cabinets. Initial occupancy is expected this Spring.

For more information, visit Liberty Harbor's sales office, at 333 Grand St. in Jersey City. ◆