

Rentals offer exciting coastal living opportunities

From the posh cities of New Jersey's Gold Coast to the quaint towns of the Jersey Shore, new properties are providing a host of coastal apartment living options for renters from all walks of life.

Exciting buildings such as Jersey City's 235 Grand, the recently opened One Harrison in Harrison and Bayonne Bay on the Bayonne peninsula are joined by South Jersey's Barnegat 67 to accommodate the Garden State's rental community.

Two well-known New Jersey developers, Ironstate Development Co. and KRE Group have joined forces to create 235 Grand in downtown Jersey City.

Preview leasing has just begun on the 46-story tower's 546 luxury residences. Initial occupancy is scheduled for September 2019. Available home designs include studio- to two-bedroom floor plans with light-filled living spaces and upscale finishes. Monthly net rents range from \$2,060 for studios to \$2,540 for one-bedroom residences and for two-bedroom homes from \$3,680 with one month free on a 13-month lease.

Located just blocks from the Hudson River waterfront, 235 Grand grants residents dramatic views of Manhattan, New York Harbor and the Statue of Liberty. The building's prime location is steps from a tempting mix of restaurants, bars, cafes, museums, parks and public transportation. Commuters can easily reach

Manhattan via NY Waterway and the Grove Street PATH Station with service to Lower and Midtown Manhattan.

In keeping with the lifestyle preferences of today's renters, 235 Grand provides a long list of thoughtful amenities such as 24-hour attended lobby, state-of-the-art fitness center, barre/ yoga studio, resident lounge and numerous co-working spaces. For outdoor socializing and relaxation, the building features a landscaped roof terrace with a swimming pool, movie screen, fire pit, barbecues, showers and Wi-Fi. A playground for children, bicycle storage, a dog run and enclosed parking are just a few of the conveniences found at 235 Grand.

The BNE Real Estate Group and Hornrock Properties recently unveiled One Harrison, a transit-oriented development in Harrison, which is open for immediate occupancy. The property features 257 luxury rental residences and adds more than 30,000 square feet of indoor/ outdoor amenity space to the city's waterfront.

"One Harrison further solidifies Harrison's arrival as a vibrant residential destination with convenient transportation options and access to a host of recreational, dining, cultural and employment opportunities," said Maurice Hornblass, a principal of Hornrock Properties. "We're delighted to have worked alongside our partner BNE Real Estate Group and the town on a collective vision for Harrison."

Apartments at One Harrison feature 9-foot ceilings, oversized rooms, custom modular closets, in-home washers and dryers, complimentary window treatments, and balconies and patios in select homes. Modern kitchens boast white quartz countertops, stainless-steel appliances, gas ranges, wine racks, abundant cabinetry and customized storage. The community includes generously sized studio, one- and two-bedroom apartments "sized for real life," as well as a hotel-style ambiance and a convenient shuttle service to the PATH station. Opening prices start at \$1,700 per month.

Coastal renters in search of large apartments with panoramic water views will find what they seek at Bayonne Bay, which is part of the rapidly developing Bayonne Peninsula. The new community features 500 distinctive one, two and three-bedroom apartments. Most residences measure over 1,700 square feet with rents starting at \$2,095 per month.

Apartments include an attached garage with direct and private access to the residence depending on the floor plan. There also is an additional parking spot in front of each garage and a Level-two electric car charging station in all garages.

Characterized by impressive interiors, Bayonne Bay apartments feature gourmet kitchens with 42-inch cabinets with under-cabinet lighting,

granite countertops, tile backsplashes and a stainless-steel GE appliance package. Tiled bathrooms are enhanced with granite countertops and all apartments include a full-size, side by-side washer and dryer.

The coastal living environment at Bayonne Bay has been carefully arranged to maximize direct views of the Upper Bayonne Bay, Bayonne Golf Club and the Verrazano Bridge. The community is adjacent to two parks, James J. Donovan Park and Crescent Park, which include bike and walking paths and sit directly on the Upper Bay. The Club at Bayonne Bay will offer spacious fitness, clubroom, game room and private party rooms. Both the balcony of the club and pool of the club will have stunning water-front views.

In addition to the on-site amenities at Bayonne Bay, the Peninsula will offer 1 mile of bike and walking paths. A Costco recently opened there. In addition, a Starbucks and LA Fitness are scheduled to open by year-end. Commuters will appreciate the ferry to NYC, and the walking bridges to shopping and the 34th Street station of the Bergen-Hudson Light Rail which also are planned.

At the New Jersey Shore, Extell Companies has introduced Barnegat 67, a new rental community for active adults age 55 and older. Located 12 miles from the beaches, marinas, restaurants and attractions of Long Beach Island and a stone's throw from Barnegat Bay, Barnegat 67 provides a welcome option for seniors who prefer to rent.

“Many active adults are choosing to rent rather than buy,” said Extell’s Tzivi Barnett. “We are getting a great deal of interest from local residents who want to downsize from their larger single-family homes as well as people from around the state who have always wanted to live at the shore and enjoy the carefree lifestyle Barnegat 67 provides.”

The community’s location, right off Exit 67 of the Garden State Parkway, makes it easy to travel around the area and convenient for children and grandchildren to visit.

Aside from a variety of area attractions, Barnegat 67 offers plenty to do onsite. The outdoor amenity deck features a theater screening area, firepits and barbeques, bocce courts, a lounge and tanning area in addition to a dog run for neighborhood pets. The indoor amenities lounge has a kitchenette and bar plus a cozy fireplace, card tables and billiards.

Barnegat 67 features one- and two-bedroom apartments. Some designs also offer private studies. Living space is characterized by 9-foot ceilings and impressive features such as a stainless-steel appliance package, stone countertops and upgraded LVT (Luxury Vinyl Tile), flooring manufactured with 3D printing technology that adds depth, realism and durability. Barnett adds that a very popular feature is the step-saving in residence washer/dryer. Rents at the community start from \$1,300 per month.

As the Gold Coast continues to expand and new rental communities sprout up at the Jersey shore, renters will find an increasing number of properties at which to enjoy coastal living.