


As seen in the May 16, 2016 

Hoboken Townhouse Sells For \$6.5M, Breaks City Hudson County Records

By Vicki Hyman | NJ Advance Media for NJ.com



An 1854 Hoboken townhouse that underwent a high-end rehab has sold for the asking price of \$6.5 million, setting a new record for a residential sale in the Mile Square City by more than \$2 million and in Hudson County by \$300,000, a Halstead Property rep tells NJ.com.

The Italianate townhouse on Hudson Street was built by a New York City watchcase maker and once had a clear view of New York City until the construction of Stevens Institute in 1870. Records show the house was valued at \$8,000 in 1860, and that it was sold in 1900 for \$15,000. The most recent owners paid \$1.837 million for the home in 2010 and undertook a near-gut renovation that retained the limestone facade and elaborately carved staircase but updated and expanded the rest of the home, bringing it to 8,000 square feet.

The parlor level now features a formal living room, dining room and huge kitchen, with a second living room, family room and smaller kitchen on the garden level, which leads to a rear courtyard. The upper two floors of the townhouse include six bedrooms, including a master suite, plus an office, two dens and three more bathrooms.

Across the courtyard is a two-car garage topped by a studio apartment, and the basement has a gym, play area, 1,200-bottle wine cellar and storage room. An elevator connects all five floors, and the home can be powered by a natural gas generator.

The home had an offer in less than a week. (Matt Brown and Peter Cossio of Halstead represented both the buyer and the seller.)

The previous record in Hoboken was a \$4.35 million townhouse a few blocks away in the Castle Point section of town, and the most expensive home sold in Hudson County was a Hamilton Avenue home in Weehawken reportedly built on the site where Aaron Burr shot Alexander Hamilton in the infamous 1803 duel. The most expensive home currently on the market in Hoboken is Eli Manning's waterfront condo in the Hudson Tea Building for \$5.2 million.



Matt Brown
Broker-Associate
Halstead Property
New Jersey, LLC
t: 201.478.6709
mbrown@halstead.com



Peter Cossio
Broker-Associate
Halstead Property
New Jersey, LLC
t: 201.478.6710
pcossio@halstead.com

