

As seen in the April 06, 2016 

## **\$6.5M Hoboken townhouse hits market; could be city's priciest deal ever**

By Vicki Hyman | NJ Advance Media for NJ.com

A meticulously renovated limestone townhouse built in 1854 in Hoboken's Castle Point neighborhood has come on the market for \$6.5 million — more than \$2 million more than the most expensive home ever sold in the Mile Square City.

The home on Hudson Street is four blocks away from the current record-holder, which sold for \$4.35 million in June. Peter Cossio of Halstead Property, who has the listing, says the owners gave the property a near-gut renovation and added about 2,000 square feet in the rear. It also features a studio apartment above the rear detached two-car garage. Completed in 2012, it's now 8,000 square feet.

The 6-bedroom home, a 10-minute walk to the Hoboken PATH station, was sold to the current owners in 2010 for \$1.837 million. "We didn't price it off other comparables because it's pretty incomparable to other parts of Hoboken," Cossio says, opting instead to extrapolate from the square footage. "If it was in Brooklyn, it would probably be \$10 million."

The renovation retains some of the home's original features, including the limestone facade, the mahogany staircase with elaborately carved newel post and 10-foot-tall double entrance doors, but the home's heavy molding and archways had to be recreated.

The townhouse now has a formal living room, dining room and expansive kitchen on the parlor level, and another living room, family room and smaller kitchen on the garden level, which leads to a rear courtyard through six folding glass doors that span the back of the home. The courtyard is wired for surround sound and has a built-in gas grill with granite counters, a hanging wall garden and a gas fire table.

The third floor has a master bedroom, master bathroom, office, den and another bedroom and bathroom, and the top floor has four bedrooms, a den and two bathrooms. There is a gym, play area, 1,200-bottle wine cellar and storage room in the basement. It also has its own natural gas generator that can power the entire home — "a nice luxury thing," Cossio says. An elevator all connects the five floors.

The second most expensive listing in Hoboken, according to Trulia.com, is Eli Manning's 3-bedroom Hudson Tea condo with sweeping New York City skyline views, which lingers at \$5.2 million after 10 months on the market. Another beautifully renovated townhouse in Castle Point is the third priciest listing, at \$4.595 million.



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