

THE MADISON

277 York Street, Jersey City, NJ



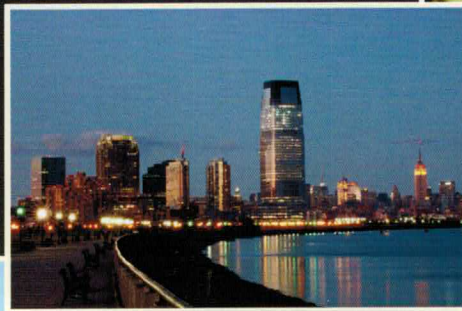
THE MADISON - PARKFRONT
LIVING AT IT'S FINEST!

Welcome home to these boutique condominiums offering all the charm and beauty of the 19th century and the comfort and energy efficiency of today.



These Unique Homes Feature:

- Intricate terracotta Victorian façade
- Original 19th century murals in the lobby & herringbone tile floors in the common areas
- Modern open layouts
- Oversized windows
- Beautifully refinished hardwood floors
- Charming period inspired lighting
- Tastefully renovated kitchen with Ceasarstone® counters & custom designed glass tile backsplash
- Baths with beveled subway tiles & marble hexagon floors
- In-unit washer/dryer
- Central air conditioning
- Attractive monthly maintenance which includes heat & hot water
- Developer will apply for a 5 year tax abatement
- Select residences have direct Van Vorst Park & Manhattan skyline views
- 5 blocks from 24-hour NYC transport via Grove St PATH trains
- Steps to shops, restaurants and nightlife



STYLISH 1 AND 2 BEDROOM RESIDENCES WITH VINTAGE CHARM AND MODERN LUXURY!



Historic Boutique Condos at The Madison on Van Vorst Park!

All the elegance of a by-gone era with today's conveniences, beauty and energy efficiency. Residences feature dramatic oversized windows, spacious rooms, beautiful hardwood floors and exceptional finishes. An ideal location includes sweeping park & NYC views, a 15 minute NYC commute, sublime historic park, nightlife and restaurants are just steps away.

Explore The Madison's Historic Van Vorst Park Neighborhood!

Recreation

Van Vorst Park: A serene green space that has something for everyone from Shakespeare and movies in the park to farmer's markets, a children's playground and dog runs. Visit filmsinvanvorst.com for a schedule of free outdoor summer films.

At 1100 acres, nearby Liberty State Park is one of the largest in New Jersey! Here you'll find picnic areas, biking, running trails and Liberty Landing Marina. Discover Liberty Science Center and ferry service to Ellis and Governor's Island. Fishing, boating and breathtaking NYC skyline and Statue of Liberty views make this an international destination.

Van Vorst Park Farmer's Market: from May to November featuring organic produce, fresh meats and eggs, artisanal cheeses, and a large selection of "Jersey Fresh" produce and flowers. Support local agriculture every Saturday from 8am-2pm plus Jersey City's own Made with Love Bakery & Café offers delicious organic desserts, cookies and breads.

Dining

Nearby Restaurants & Cafés include: More, The Merchant, Taqueria Downtown, Marco & Pepe, Shadman Restaurant, Brownstone Diner & Pancake Factory, Ibbly's Falafel, Hard Grove Cafe, Edward's Steakhouse, Sawadee Thai Cuisine, LITM, Baja Mexican Restaurant, Komegashi Japanese Restaurant, Light Horse Tavern, Beechwood Cafe, Starbucks, Legal Grounds Coffee Co., La Conguita, The Warehouse, Vanhoutte Cafe, City Beans Company and Gloria Jean's Coffee.

Nearby Grocers include: Subia's Organic Market, JD Asian Grocery Store, Hernandez Mini Market, Lee's Fruit & Vegetables, Salman Grocery, Tender Shoot Farm, New Khan Grocery & Halal Meat, Pathmark, C-Town, Hudson Greene Market, ShopRite, BJ'S Wholesale Club.

Feel like staying in? Fresh Direct and Whole Foods Tribeca deliver to the neighborhood!

Community Living

Jersey City Public Library: The beautiful Beaux Arts main branch is located just across Van Vorst Park on Jersey Avenue and Montgomery Street. Visit jclibrary.org for more information.

Liberty Science Center is located in Liberty State Park and includes 4 stories of hands-on learning for all ages, as well as shows, lectures, dining and an IMAX theatre. Check out www.lisc.org for ticket information.

Transportation

PATH Trains run 24 hours a day 7 days a week, providing a 15-minute rush hour commute to the Big Apple. See www.panynj.gov/path
NY Waterway Ferries provide easy scenic access to Manhattan and the surrounding area. For information visit www.nywaterway.com

Fun Area Facts

277 York Street is 6 blocks to Harborside Financial Center and Exchange Place aka "Wall Street West."

Discover a thriving artist's community, check out www.jcfridays.com for local artist events and tours, or the following galleries: moramuseum.org, fifty8.com, arthouseproductions.org

The Grove Street area has all your neighborhood amenities and is filled with global cuisine, stylish boutiques and exciting nightlife. Visit <http://www.kannekt.com/jerseyx.htm> for a complete list of local services.



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