

# JERSEY CITY FYI

JERSEY CITY'S SOURCE FOR NEWS AND SO MUCH MORE

Thursday, May 20, 2021

## Luxury Downtown Rental Buildings Emphasize Outdoor Space as Warm Weather Arrives



As summer fast approaches, downtown renters want immediate access to outdoor space to be a focal point of their active and vibrant lifestyle. Responding to this growing desire, developers of luxury buildings in places like Jersey City, Hoboken, and Morristown, NJ are emphasizing the great outdoors and creating five-star social and recreational spaces for residents to enjoy.

For example, developer PCD Development recently unveiled one of the largest outdoor courtyards in the downtown Morristown rental market at 30 Court, the boutique four-story luxury building just one block from the famed Morristown Green. The huge private, outdoor courtyard features a lushly landscaped lawn area with shaded seating and dining areas, oversized fireplaces, tranquil water feature and an outdoor kitchen area with grill stations. The courtyard is the final piece in creating the highly desirable, upscale lifestyle that has resulted in the quick leasing of more than 70% of the 58 homes at 30 Court.

The outdoor courtyard joins the other hotel-like indoor amenities at the sophisticated building which include an elegant lobby, well-equipped fitness center, Clubroom with a bar and seating area, and a spacious Wi-Fi-enabled Entertainment Lounge with a flat-screen TV and integrated Sonos® sound system. The pet-friendly community also offers on-site Concierge service, Luxer One® package delivery system, and onsite private parking garage with electric car charging stations. Bradyl™ storage units are also available to be reserved.



“The meticulously landscaped courtyard is unlike any other in downtown Morristown and serves as the centerpiece of our sophisticated amenity offering that complements our ultra-luxurious homes,” said Jonathan Stein, founder and managing member of PCD Development. “We’re incredibly excited for residents to now enjoy this large social hub and begin creating a close-knit, intimate environment at 30 Court.”

30 Court features a mix of 58 two-bedroom and two-bedroom-plus-den homes with expansive living spaces that range from approximately 1,250 square feet to up to 2,000 square feet. Net-effective monthly rents for the stylish homes start at \$3,650. Limited time Grand Opening incentives include 1 month free on a 13-month lease and 2 months free on a 26-month lease. Select homes include a limited time incentive of 2 months free on 16-month lease. Homes are available for immediate occupancy.

30 Court is situated on Morristown’s highest elevation and offers residents unrivaled panoramic views of the surrounding landscape.

Elegant homes at 30 Court feature open and light-filled floorplans with upscale features and finishes that include 9’-ceiling heights, full and Juliette balconies (some with landscaped courtyard views), ButterflyMX® video access system and in-home, separate in-home laundry room with full-size washers and dryers. Gourmet kitchens boast quartz countertops, custom-built cabinets, center islands with sinks, Kohler® faucets and stainless-steel appliances, while sumptuous master bedroom suites feature spacious walk-in closets and luxurious bathrooms with porcelain floors, showers, and bath walls. A limited offering of lavishly appointed penthouses is also available featuring extra volume ceilings, enhanced living spaces, the best views and upgraded finishes including world-famous Bertazzoni kitchen ranges.



When not enjoying all that 30 Court has to offer at home, residents can delight in the vibrancy of downtown Morristown and the fine dining, nightlife, shops, and services along nearby Green and South Streets. Entertainment and cultural opportunities also abound, including the renowned Mayo Performing Arts Center, home to music, dance, comedy and more, and the Frelinghuysen Arboretum. Of course, Morristown is widely recognized for its role in the nation's revolutionary past and nearby museums and historical sites such as Washington's Headquarters pay homage.

Situated at 30 Court Street, the convenient locale of 30 Court also makes commuting a breeze. The building is less than one mile from the NJ Transit® Morristown train station which whisks riders into work centers in Newark and New York City. Major highways are also close by, including Interstates 287, 78, and 80, Route 202 and the Garden State Parkway.

For more information on 30 Court, please visit [www.30court.com](http://www.30court.com) or call 973-685-6000. Coldwell Banker New Homes is the building's exclusive leasing and marketing agent. Broker participation is welcome.



