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Toll Brothers City Living Launches Sales At 1400 Hudson Street

Fourth Building in Hoboken's Popular Hudson Tea Community Now on the Market

Toll Brothers City Living®, the urban development division of **Toll Brothers, Inc.,** (NYSE:TOL), the nation's leading builder of luxury homes, has launched sales at **1400 Hudson Street**, a 12-story building designed by Dewitt Tishman located in Hoboken, N.J. Part of the prestigious Hudson Tea community, the full-service building offers luxurious homes, five-star amenities, and convenient on-site retail in Hoboken's thriving north end.

The building's interior design, envisaged by interior designer Andres Escobar of Escobar Design by Lemay, is inspired by the Lipton Tea factory in Hoboken and the area's historically industrial past. The design concept focuses around a luxury aesthetic that references the area's heritage. This concept echoes throughout the amenities through the use of materials such as polished concrete, rolled metals, wired glass and rich fabrics, complemented by modern detailing. Says Escobar, "Our intention is to create a dynamic mix of eclectic, yet contemporary spaces that offer comfort and multi-functionality; spaces that not only cater to, but actually enhance the lifestyle of the residents."

Exemplifying this concept is the lobby, which presents a feature wall that emulates old factory windows. Thin rustic metal mullions framed around old wired glass have been designed to evoke the feeling of a looking glass into the area's industrial past. A clean, contemporary white ceiling is torn away over the reception desk, leaving exposed rough wood beams, framing the space below giving this introduction to the space a sense of place and importance.

"The Hudson Tea community is immensely popular with buyers because of its exceptional location, incredible suite of lifestyle amenities, and thoughtfully-designed homes. We're thrilled to be adding 1400

Hudson to the collection," said Henry L. Waller, Vice President for Toll Brothers City Living. "Hoboken is a highly-desired neighborhood where residents have access to a vibrant scene full of great restaurants, shopping, and waterfront parks, all within close proximity to Manhattan."

Consisting of 236 residences, 1400 Hudson Street offers studios to three-bedrooms, all featuring open floor plans and wide plank oak flooring throughout. Modern kitchens offer quartz stone countertops, custom wood cabinets, as well as Bosch and Thermador appliances. Baths include custom vanities, large glass showers, Kohler fixtures and rich porcelain floors. Select homes offer private terraces.

Residents have access to a wide-range of amenities, including a residents' lounge, billiard room, 24-hour attended lobby, fitness center, children's playroom, dog wash room, and on-site parking. Perfectly suited for outdoor entertaining, other amenities include a beautiful landscaped courtyard, rain garden, rooftop pool and two rooftop terraces, perfect for taking in sweeping views of the Manhattan skyline. Bicycle storage and private storage are also available.

Situated one block from the waterfront, 1400 Hudson Street is located within walking distance of the many boutiques, restaurants, lounges, and the Farmers' Market frequented in Hoboken's north end. Just minutes from Manhattan, the building is closely located to the NY Waterway ferry. Residents will enjoy complimentary shuttle service to the nearby PATH and NJ Transit station as well as the downtown ferry terminal allowing for convenient and speedy commutes to the city. Residents also have access to over 14 acres of popular waterfront parks.

Toll Brothers City Living has a long track record of development in the area. After acquiring the Hudson Tea Buildings in 2003 and converting them to luxury condominiums, Toll Brothers City Living has since built two new condo projects, Harborside Lofts and 1450 Washington, as well as a public waterfront park. In addition to 1400 Hudson Street, Toll Brothers is planning one additional condominium project for the Hudson Tea community.

Sales and marketing for 1400 Hudson Street are being handled by Toll Brothers City Living. Prices begin in the mid-$600's and go through $2M. The building is expected to welcome its first residents into their new homes in early 2017. The sales gallery is located at 1450 Washington Street, Hoboken, NJ 07030. **For more information visit 1400hudson.com**.