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Luxury residences offer resort-style amenities, modern design and ocean views



365 Ocean luxury condominiums in Long Branch held its grand opening in October and already the community is more than 50 percent sold. It offers an ideal beachfront location, modern new-construction residences, resort-style amenities and spectacular ocean views from every home. Here is what some of the first buyers are saying about the community:

Mary-Kay Coyne wanted a low-maintenance beach home that was a short drive from her house in the Morristown area. She went through a rigorous search process before deciding that 365 Ocean was the right choice for her.

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“I wanted to buy something that would be a second residence, but had the potential for me to move there permanently one day if I chose to do that,” Ms. Coyne said. “I looked all over. I went to Spring Lake, Monmouth Beach, and several other towns up and down the coast, but I kept returning to Long Branch. Ted Hanley at 365 Ocean was one of the nicest sales people I’ve ever dealt with in my life. There was no pressure. He said to go out and visit other places and make sure I chose the home that was right for me. I visited many communities and did a lot of research, and the further I got into it, the better I felt about buying at 365 Ocean.”

Ms. Coyne particularly appreciates 365 Ocean’s location on a quiet section of the beach that is walking distance to shops, restaurants and entertainment at Pier Village.

“I really like where this building is located,” Ms. Coyne said. “It is a little more removed from Pier Village and the public parking, so the beach will be less crowded. At the same time, it is walking distance if you want to go to the gym, or grab something to eat. You can just walk along the boardwalk.”

Devon Marcus, a fellow homebuyer, agrees with Ms. Coyne that the community’s location is a major advantage.

“One thing that is nice about 365 Ocean is you are close to Pier Village, but you don’t have to deal with all of the craziness,” Mr. Marcus said. “People who buy here get quiet and relaxation. If they want to walk over and have lunch at Sirena, McLoone’s or Avenue they can do that, but then they have the luxury of retreating back to their home at 365 Ocean.”

Like Ms. Coyne, Mr. Marcus spent a lot of time researching the market and his other available options before purchasing at 365 Ocean.

“When you look at the type of beachfront condos that are available here in Long Branch, there is nothing else like it on the entire Jersey Shore,” Mr. Marcus said.

“They were very smart about the way they designed this building. They built it up so that you don’t see the street or any cars. All you see is beach and ocean. To me that is very relaxing,” Mr. Marcus added. “One thing I thought about when buying is that sand dunes are a big issue all across New Jersey. At 365 Ocean the property is elevated, and even on the lower floors you are approximately 30 feet above the sand. So even if, one day, they decide they are going to put in sand dunes, it won’t affect our view. That’s a great selling point that most people don’t think about.”

Another bonus for home buyers, according to Mr. Marcus, is the community’s amenity spaces were crafted with the same attention to detail that the residences were.

“Something that is incredible for home buyers is Mark Built Homes put the amenities in the front of the building, facing the ocean” Mr. Marcus said. “Our community space is an all glass room and terrace with a panoramic ocean view. They could have made a few million dollars selling that space as a residence, but they decided to make it a beautiful community club room alongside a terrace and pool that all of the home buyers can enjoy. That’s going to be a very nice social space, especially in the summer.”

Eugene Chertkov was attracted to 365 Ocean because he believes it is an excellent value.

“I buy houses all around the world and I only look for unique properties,” Mr. Chertkov said. “This community, and in particular the residence that I chose, has everything I was looking for. It’s very close to the ocean, it has a wraparound balcony and the views are exceptional. It is the kind of place that, in my opinion, there will always be a strong demand for in the market.”

He echoed what has been an essentially unanimous sentiment: that the positive reputation of Mark Built Homes and his experience dealing with Builder Representative Patrick “Ted” Hanley of Coldwell Banker New Homes, the exclusive marketing and sales agent of 365 Ocean, made him feel secure in his decision to buy.

“I think Ted is a very good sales person. He does not try to sell you anything, really. He is more interested in trying to help you find what you want. That approach is very good at building security with the client and to be honest, it was one of the main reasons why I bought here. Even now, after I have already bought the place, he always responds quickly to me and is there to help with any questions that I have.”

Bruce Balady is a Red Bank resident who decided to purchase at 365 Ocean because it marries an oceanfront lifestyle with the many attributes that make Red Bank a great place to live. Plus, he can still enjoy many of his favorite places in Red Bank, since the town is only seven miles away from 365 Ocean.

“I live right in Red Bank and I find 365 Ocean to be somewhat similar to where I live now,” Mr. Balady said. I like being able to walk to restaurants. I like walking to church. I like walking on the boardwalk or in the downtown. To me there is a similarity in the lifestyle, except at 365 Ocean you are also right on the beach.”

Mr. Balady said living at 365 Ocean will fit right into the lifestyle he and his wife enjoy living, and will be a great place for his children and grandchildren to visit.

“We’re beach people. We’re pool people. We kayak,” Mr. Balady said. “We have three grandkids and they are at the beach all of the time. So living right on the beach and having access to the community’s amenities is something that we are really looking forward to.”

He added that he was happy to observe that high-quality building materials were used, which should keep outside noise to a minimum, and that he was impressed with the level of service he received from the sales office.

“I am in construction, and when I saw the quality of the design and building materials, it impressed me. It should be very quiet from condo to condo. That is important to me,” Mr. Balady said. “I’d also like to say that dealing with Ted was enjoyable. He had great knowledge of the dynamics of the building and helped us decide what unit would best fit what we were looking for.”

365 Ocean is a boutique community of just 57 luxury residences on Ocean Avenue in Long Branch. The seven-story building was designed by Marchetto Higgins Stieve Architects, the 2019 American Institute of Architects New Jersey Firm of the Year, with interiors envisioned by renowned Chicago-based interior designer Mary Cook & Associates. Each home features two spacious bedrooms (some with large dens), two luxurious baths, full-sized gourmet kitchens, and a private terrace or deck.

The homes offer up to 2,411 square feet of living space and include distinctive features designed to relax and pamper residents. They include soaring ceilings approaching 10 feet in height, oak flooring, gas hookups that accommodate outdoor grills, and glass railings that shield the wind from each private terrace and deck. Every residence comes with two secure indoor parking spaces within the building.

Homeowners at 365 Ocean will have access to a full complement of plush amenities and services that foster an extraordinary live-play oceanfront atmosphere, including a heated, resort-style infinity-edge plunge pool, a club room with wet bar, Wi-fi, charging stations, lounge seating, a theatre television area, and access to an outdoor breezeway with a gas fire pit overlooking the ocean. A state-of-the-art video doorman at 365 Ocean will provide 24-hour, seven-day-a-week visitor and delivery management and a lobby concierge will be available Memorial Day through Labor Day.

Manhattan is just a ferry ride or train ride away for residents of 365 Ocean. Commuter ferries operate out of the nearby town of Highlands daily, and NJ TRANSIT rail service to Manhattan is also available via the Long Branch train station, which is within walking distance of 365 Ocean. For additional dining and entertainment options, the popular downtowns of Asbury Park and Red Bank are also nearby.

“Oceanfront home buyers have embraced 365 Ocean wholeheartedly, but some of the most desirable residences are still available,” said David Schoner, Vice President of Coldwell Banker New Homes of Madison, NJ. “365 Ocean is now MLS listed by Kevin Guilford of Coldwell Banker in Rumson and Realtors are invited to visit the community at any time with their clients to preview the amenities and model homes.”

Prices currently range from the upper \$800s to over \$2.7 million. Initial occupancy is available for this winter.



For more information on 365 Ocean, visit www.365oceannj.com. Prospective buyers may also contact the builder's representative, Patrick "Ted" Hanley, at ted.hanley@365oceannj.com or call 732-749-5797. Follow 365 Ocean on Facebook by visiting www.facebook.com/365ocean and on Instagram by visiting www.instagram.com/365oceannj.

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