

SEASIDE

LIVING



Note: All renderings are an artistic interpretation of the design. They are not meant to be an exact rendition. Some items may not be standard and/or represent an exact symbol. Exact grading may differ.







# TABLE OF CONTENTS

- 05 OVERVIEW
- 09 AMENITIES
- 15 COMMUNITY
- 19 RESIDENCES
- 25 FLOOR PLANS
- 30 CE TEAM





**Coastal Edge** is an up-and-coming development located on New Jersey's coastline. Uniquely equipped with an indoor pool, game room, gym, and other amenities to make every day, your best yet.

3 minutes walk from the waterfront, you'll find yourself feeling brighter every day. And with a vibrant boardwalk, diverse shops, and delicious restaurants right next door — Seaside Heights is updated for a new generation.





From the moment you step foot in Coastal Edge, you're greeted by an ambiance of refined elegance, where every detail is meticulously curated to evoke a sense of comfort and luxury. From the stylish decor to the inviting atmosphere, Coastal Edge welcomes you home to a world of unparalleled sophistication and indulgence.

### Building Specs & Features

- Upscale interiors by HH Designers
- Heated indoor pool & sauna
- Recreation room
- Business center with conference room
- State-of-the-art workout facility
- On-site pet wash area
- Luxurious main lobby
- Rooftop observation deck
- Breathtaking ocean and bay views
- Minutes from the waterfront
- Spacious private decks
- EV Parking compatible
- 15 Years decreased property taxes







## Features + Amenities



A resort-like suite of amenities provides an escape from the everyday.



Heated indoor pool



Recreation room



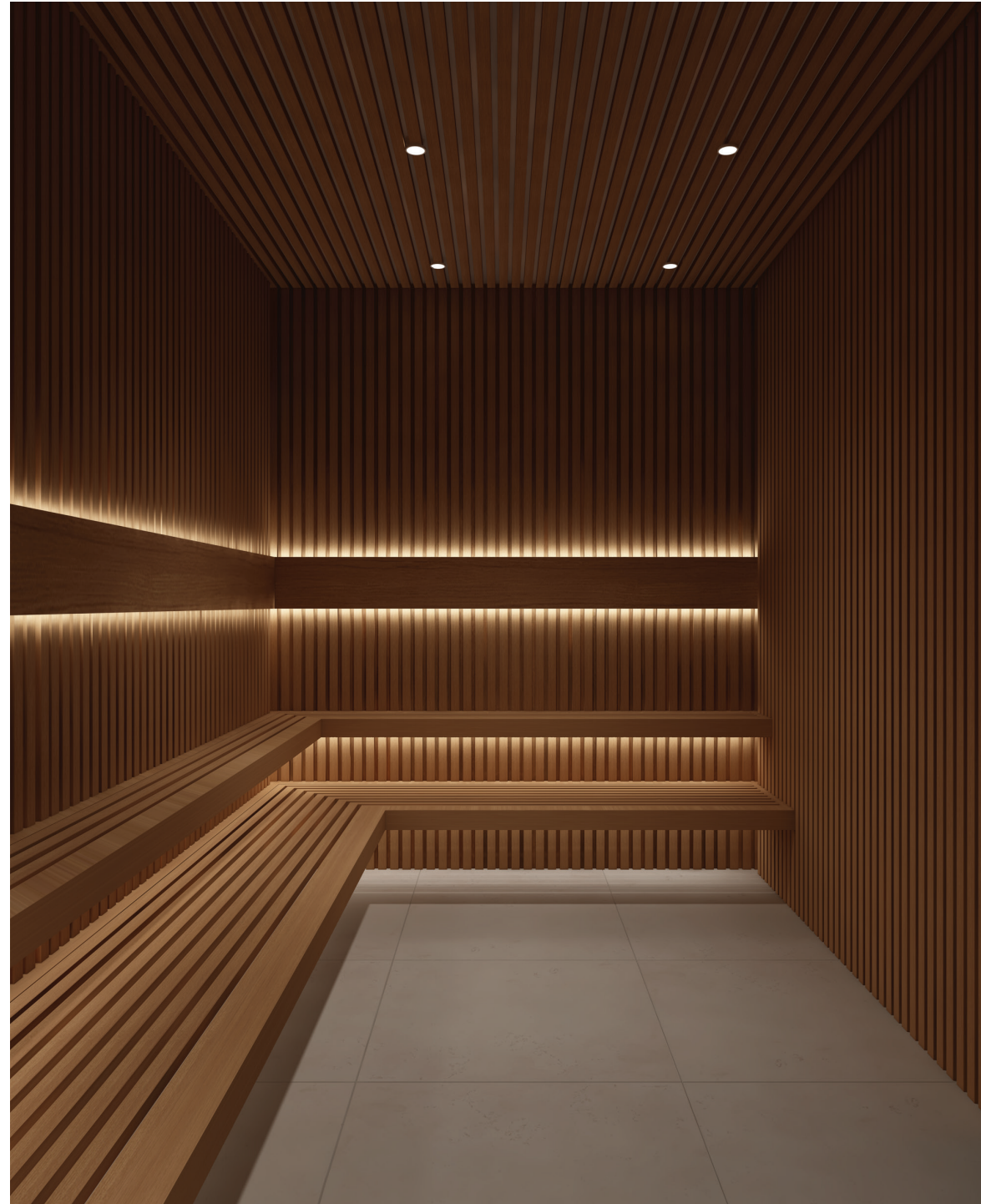
State-of-the-art workout facility





Business center with conference room

Luxury sauna



On-site pet wash area







## Community + Location





# Close to Everything, Far from Ordinary.

Experience luxury living just minutes from the ocean, where everyday feels like a vacation.



## Community Highlights

- 01 Seaside Heights Beach
- 02 Klee’s Bar & Grill
- 03 Beachcomber Bar & Grill
- 04 The Sawmill
- 05 Hooks Bar & Grill
- 06 Seaside Heights Community Center
- 07 Boat Rental Service
- 08 Seaside Heights Boardwalk

## Distance to: (in miles)

Nearby Cities	
Trenton, NJ	49
Atlantic City, NJ	61
Philadelphia, PA	65
New York, NY	83
Long Island, NY	131

Nearby Airports	
EWR Airport	70
PHL Airport	74







# Residences



# Upgraded Living.

Immerse yourself in the epitome of modern luxury at Coastal Edge, where each meticulously crafted condo unit boasts high-end finishes and a sleek, contemporary aesthetic. Choose from our selection of 2-3 bedroom residences, offering spacious living areas ranging from 1300 to 1600 square feet, meticulously designed to elevate your lifestyle. Step onto your expansive private deck and experience true coastal living, where every moment is infused with sophistication and relaxation.

Living Room



Hallways



Primary Bedroom with En-suite Bathroom





Kitchen



Luxurious Bathroom Oasis

Open Concept Dining, Perfect for Entertaining



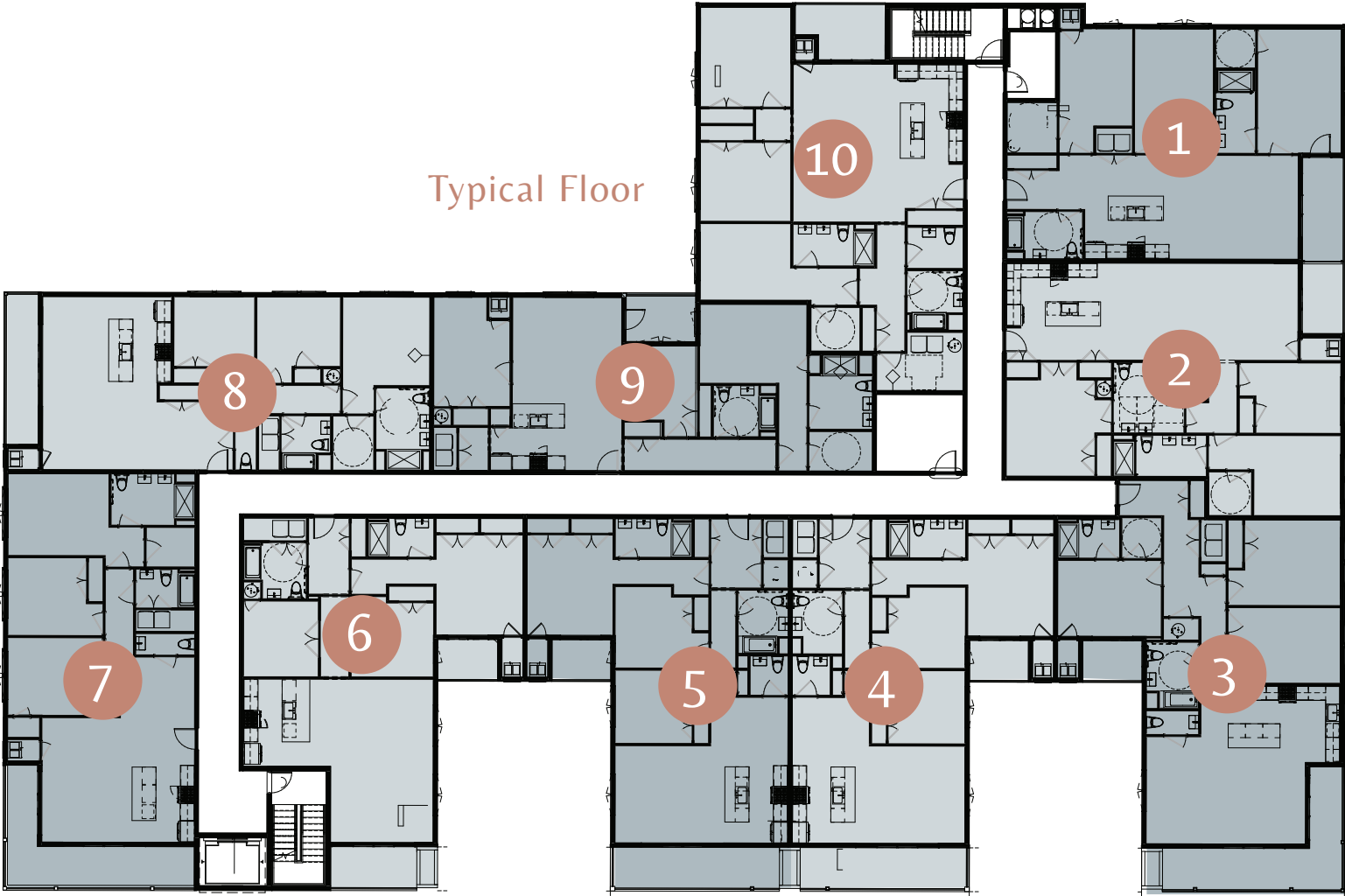




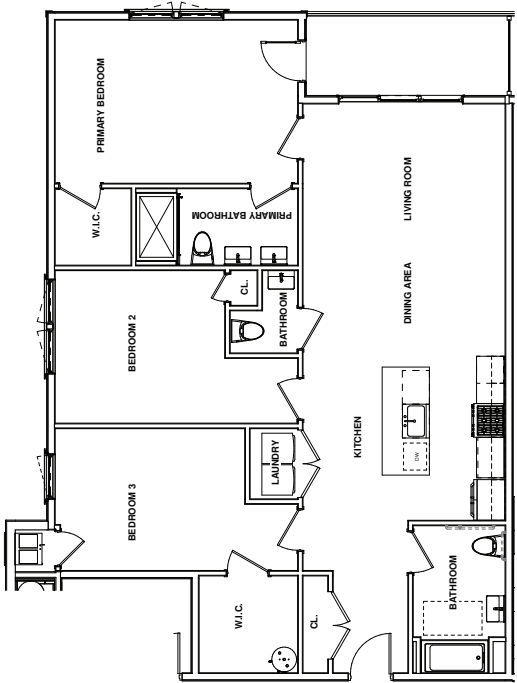
## Floor Plans



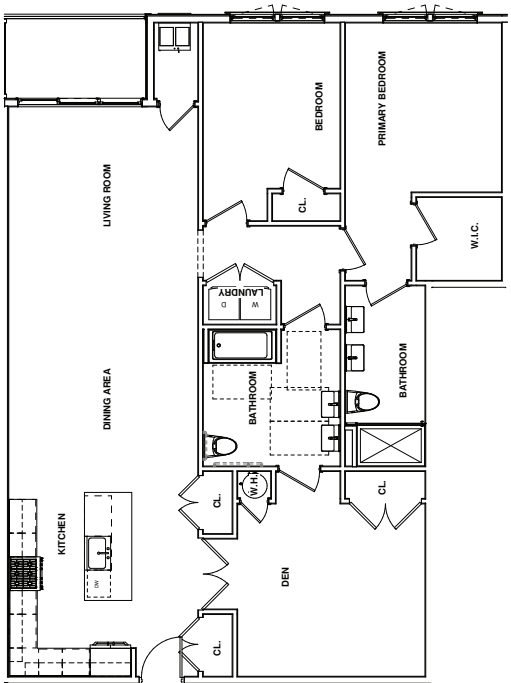
Floor Plans



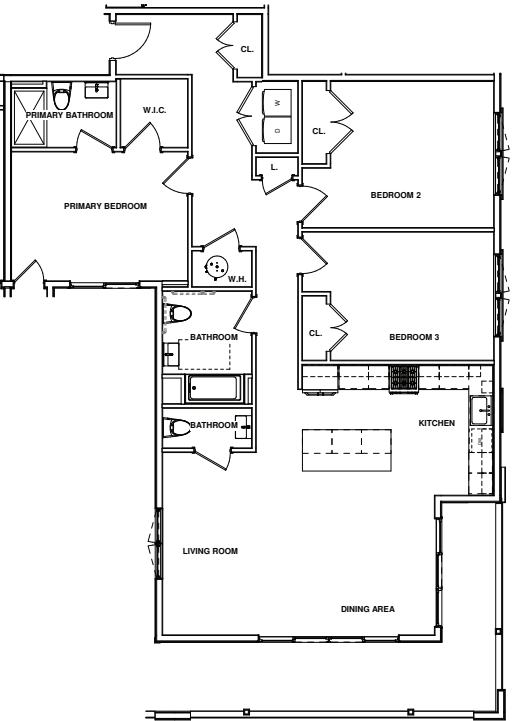
Typical Floor



Plan 1  
3 BR | 2.5 BA | 1,522 s.f.  
Including 125 s.f. deck



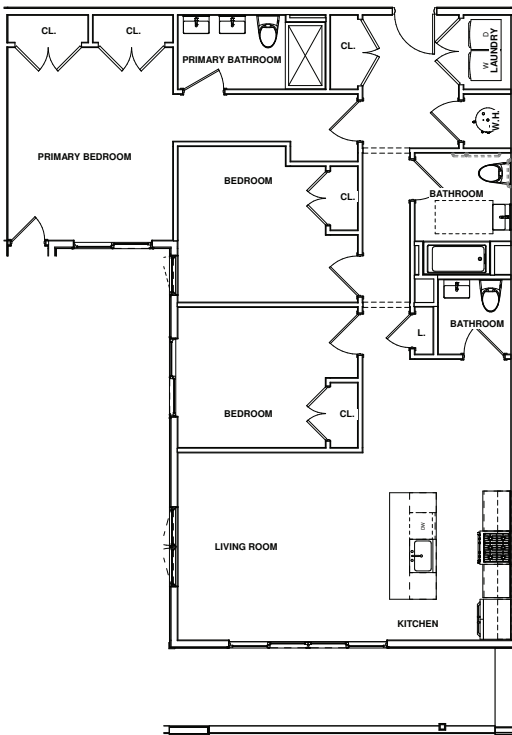
Plan 2  
2+ BR | 2 BA | 1,595 s.f.  
Including 135 s.f. deck



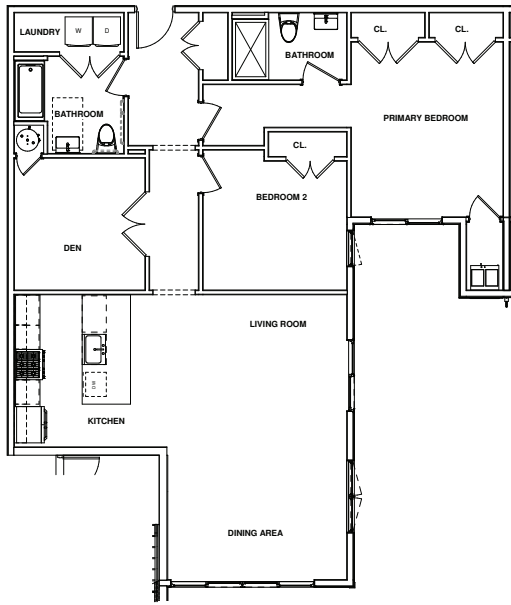
Plan 3  
3 BR | 2.5 BA | 1,815 s.f.  
Including 346 s.f. deck



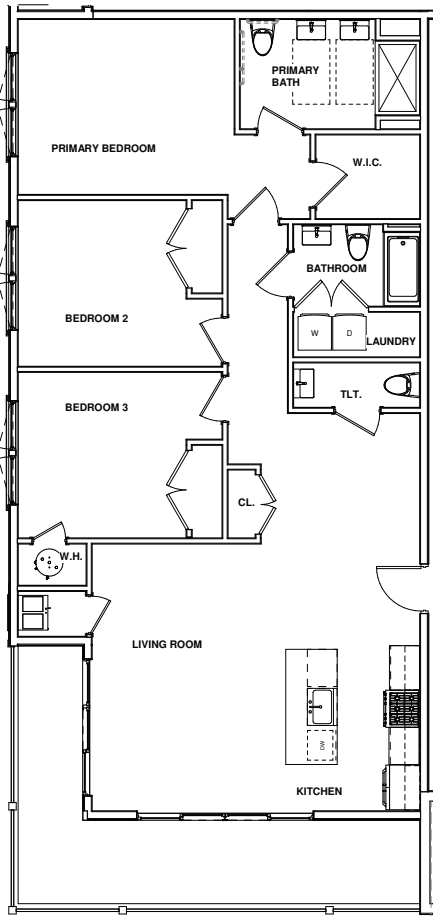
Floor Plans



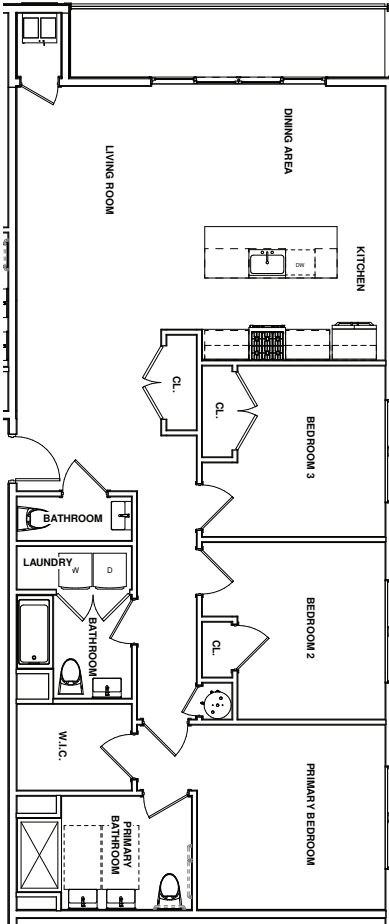
Plan 4 & 5  
3 BR | 2.5 BA | 1,600 s.f.  
Including 217 s.f. deck



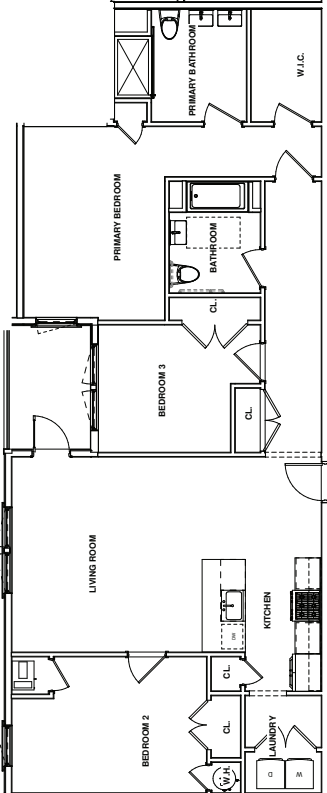
Plan 6  
2+ BR | 2 BA | 1,519 s.f.  
Including 148 s.f. deck



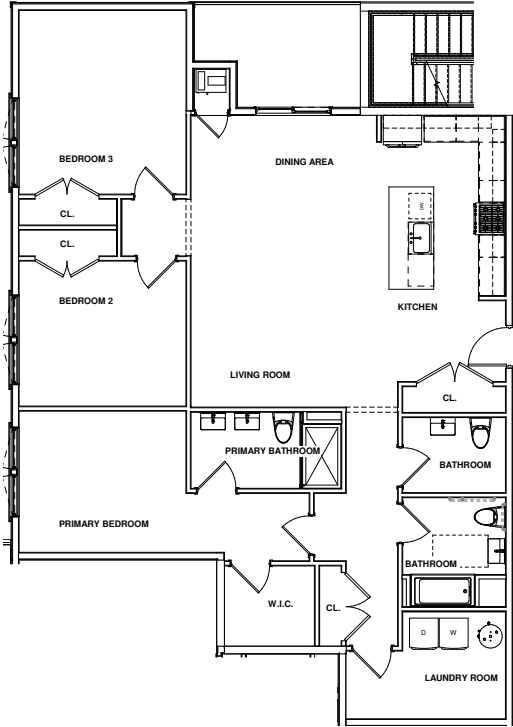
Plan 7  
3 BR | 2.5 BA | 1,596 s.f.  
Including 252 s.f. deck



Plan 8  
3 BR | 2.5 BA | 1,516 s.f.  
Including 120 s.f. deck



Plan 9  
3 BR | 2 BA | 1,441 s.f.  
Including 138 s.f. deck



Plan 10  
3 BR | 2.5 BA | 1,649 s.f.  
Including 69 s.f. deck



# Coastal Edge Team



mode|architects

The technical brain behind the project, Mode Architects brings a new generation of genius to Coastal Edge’s layout, and the end result: intelligent, thoughtful, and created with purpose.

[mode-arch.com](http://mode-arch.com)



HHDESIGNERS

A lauded design firm, HH Designers brings their skills to the table. With a focus on comfort, clean lines, and aesthetic spaces, Coastal Edge is as inviting as it is aesthetically pleasing.

[hhdesigners.com](http://hhdesigners.com)



RAYBUILDERS

With over 25 years of construction experience across high-profile projects, every project of Ray Construction meets the highest standards of safety and quality.

[rayconstruction.net](http://rayconstruction.net)







[coastaledgenj.com](http://coastaledgenj.com)

**401 Boulevard Urban Renewal LLC**  
495 Route 70 #1085  
Brick, NJ 08723

The purpose of the advertising is to solicit non-binding reservations. A non-binding reservation is not a contract and may be canceled by the prospective purchaser at any time, without cause. Any money paid to the developer shall be refunded to the prospective purchaser upon request and cancellation of the non-binding reservation.