

# Schoolhouse Square, Neptune Township NJ

TRF Development Partners – Interfaith Neighbors - CityWorks

## PROJECT DESCRIPTION

<b>Lot Sizes</b>	<u>Typical Lot:</u> 1,800 to 2,500 sq.ft Smallest lot: 1,450 sq.ft. (18x80 ft approx) Largest lot: 3,927 sq.ft (25x155 approx) <u>Lot width:</u> 18 ft to 43.69ft
<b>Unit Sizes</b>	Townhomes 1,354 sq.ft (18x38ft approx.) - 3-bedrooms, 1 ½ bath, access to attic Twins 1,428 sq.ft (18x40ft approx.) - 3-bedrooms, 2 ½ bath, access to attic
<b>Construction Type</b>	-On-site poured concrete foundations. Modular construction for houses provided by Custom Building Systems LLC
<b>Appliances</b>	-Frigidaire Energy Star (No washer/dryer provided by Builder)
<b>Insulation</b>	-R19 Kraft-faced fiberglass in exterior walls - R38 Kraft-faced fiberglass in ceilings -Wind/House wrap
<b>Electrical:</b>	-200AMP circuit panel w/40 breaker capacity -Smoke Detectors per code -Ceiling fan/light combination in bedrooms and living-room -Alarm pre-wired (activation by owner)
<b>Plumbing</b>	-Sprinklers system by code and Tankless water heater
<b>HVAC</b>	-Energy-efficient central heating, ventilating and air conditioning system
<b>Finishes</b>	<u>Exterior:</u> Hardy Plank Siding, Aluminum fascia, Composite Decks on porches <u>Interior:</u> Hardwood laminate on first floor; Carpet on second floor (laminate optional during pre-sale phase) -Kohler brand faucets in brushed nickel -Merillat cabinets and cultured marble vanity top and Lasco brand bath fixtures, one piece tub-shower
<b>Doors &amp; Windows:</b>	-SilverLine double hung vinyl windows with full scree, GBG (grills between the glass), LoE2 glass. -Therma-Tru Smooth Star fiberglass front and rear doors
<b>Ownership</b>	<u>Fee simple</u> – No condo or homeownership association fees Maintenance of private yards/lawns responsibility of the individual owner

\*Homes specs are subject to change based on availability (equivalent design and material will be provided).

For more information, please contact **Interfaith Neighbors at 732-775-5373**

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## PRICING

Schoolhouse Square: 58 Affordably Priced Units

	Unit A	Unit B	Unit C	Unit D	Unit E	Unit F	Unit G*
	Deed Restrictions Apply						No Income Restrictions (Deed Restricted for Owner occupancy & shared price appreciation)
Unit Price	\$104,000	\$112,000	\$145,000	\$160,000	\$177,000	\$195,500	\$226,000
Number of Units Available	3	7	2	3	5	10	28

Family Median Income (family of 4)	\$37,700	\$39,200	\$50,300	\$55,300	\$61,000	\$67,000	Over \$79,000
Estimated Monthly Payment (Including Mortgage, Insurance and Real Estate Taxes)	\$863	\$923	\$1,183	\$1,300	\$1,435	\$1,580	\$1,820

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### PROJECT TEAM

**TRF Development Partners** is a regional non-profit organization that addresses the current limitations of housing development and works to increase homeownership opportunities in urban neighborhoods.

**Interfaith Neighbors, Inc.** is a non-profit organization whose mission is to make a difference in the lives of the working poor, the elderly, shut-ins, disadvantaged youth and neighborhoods in need of revitalization in Monmouth County.

**CityWorks** is a non-profit organization created to assist in the development of real estate projects designed to revitalize neighborhoods throughout New Jersey.