

NEW CONSTRUCTION & INFILL

VAN BRUNT HOMES

Description: New construction of 5 two family homes on 7 vacant lots located at 34-40 Van Nostrand Avenue and 15-17 Oak Street. Located in the MLK Drive Redevelopment Zone. Each home sold \$220,000 and included a 3BR/2BTH duplex for owner with parking and backyard. Also includes a 3 BR/1.5BTH rental unit at \$1,150 per month.

Notable: In-fill new construction on scattered lots designed to complement the historical character of the neighborhood. The sites were condemned by the City of Jersey City in 2009 because of structural issues and conveyed to GSEDC for redevelopment.

Specs:

- > Total Development Cost: \$2,100,000
- > Started: March 2011
- > Completed: December 2011
- > Status: All units have sold and occupied by February 2012



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