

THE AUSTIN AT THE SHORE

NEW CONSTRUCTION TOWN HOMES

For Sale



STARTING PRICE FROM \$779,000



Russo
corporation

Construction • Real Estate Development

CONTACT

BETH PINERO

609-304-1096 | 609-822-1836

WWW.BETHPINERO,FARLEYANDFERRY.COM

BETHPINERO@GMAIL.COM

5215 ATLANTIC AVE, VENTNOR NJ 08406

@FARLEYANDFERRY



Established 1916

Farley & Ferry
REALTY
INCORPORATED

ABOUT THE DEVELOPER

Natale Russo, owner and founder, is a lifelong resident of South Jersey. With over thirty-five years of experience, Russo Companies are recognized for quality, and worry-free construction.

Proudly serving the tri-state area for decades, Russo Homes has provided nothing but quality homes delivered on time with a stress-free experience. As a family-owned company, they take pride in customer satisfaction and offering a more personalized experience that other home-builders may not be able to offer. With unmatched experience and award winning custom home designs, they dedicate themselves to providing one of a kind, fully customizable homes



Russo Corporation cooperated with Peter Weiss architect to design the townhomes at the shore. If you choose to team with Russo Homes, you're guaranteed to create the dream home you've been waiting for.

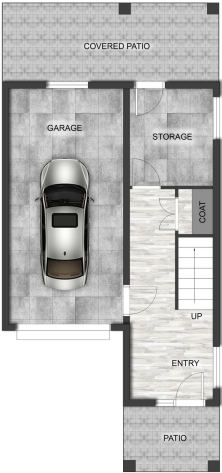
403 Helms Ave, P.O. Box 188, Swedesboro NJ 08085 | 856-467-7006 Fax 856-467-7008
www.russocorporation.com



18 N AUSTIN AVE
VENTNOR, NJ

3 BEDROOMS
2.5 BATHROOMS
1 CAR GARAGE
PARKING IN DRIVE WAY

2700 SQFT
FEE SIMPLE TOWNHOME



GROUND FLOOR PLAN

This floor plan including furniture, future measurements and dimensions are approximate and for illustrative purposes only. Buyer/owner must verify measurements and dimensions as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL : 557 Sq Ft



FIRST FLOOR PLAN

This floor plan including furniture, future measurements and dimensions are approximate and for illustrative purposes only. Buyer/owner must verify measurements and dimensions as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

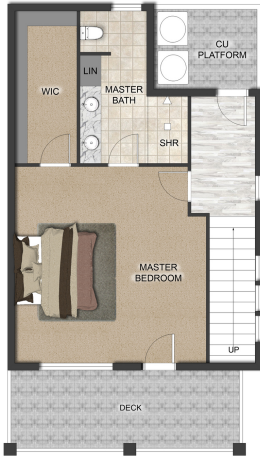
TOTAL : 808 Sq Ft



SECOND FLOOR PLAN

This floor plan including furniture, future measurements and dimensions are approximate and for illustrative purposes only. Buyer/owner must verify measurements and dimensions as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL : 808 Sq Ft



THIRD FLOOR PLAN

This floor plan including furniture, future measurements and dimensions are approximate and for illustrative purposes only. Buyer/owner must verify measurements and dimensions as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL : 535 Sq Ft

The floor plan illustrates the first floor of a four-unit residential building, divided into four distinct units: Unit D, Unit C, Unit B, and Unit A. Each unit is shown with its internal room divisions, including living areas, dining spaces, kitchens, pantries, and bathrooms. The plan also details common areas, such as the central hallway and the covered deck at the rear of the building. Dimensions are provided for all major spaces and structural elements. Notes specify materials like Simpson's Hulus hold-downs and the use of 2x10 PT LOW for the deck. The plan is oriented with North indicated by a compass rose.

UNIT D

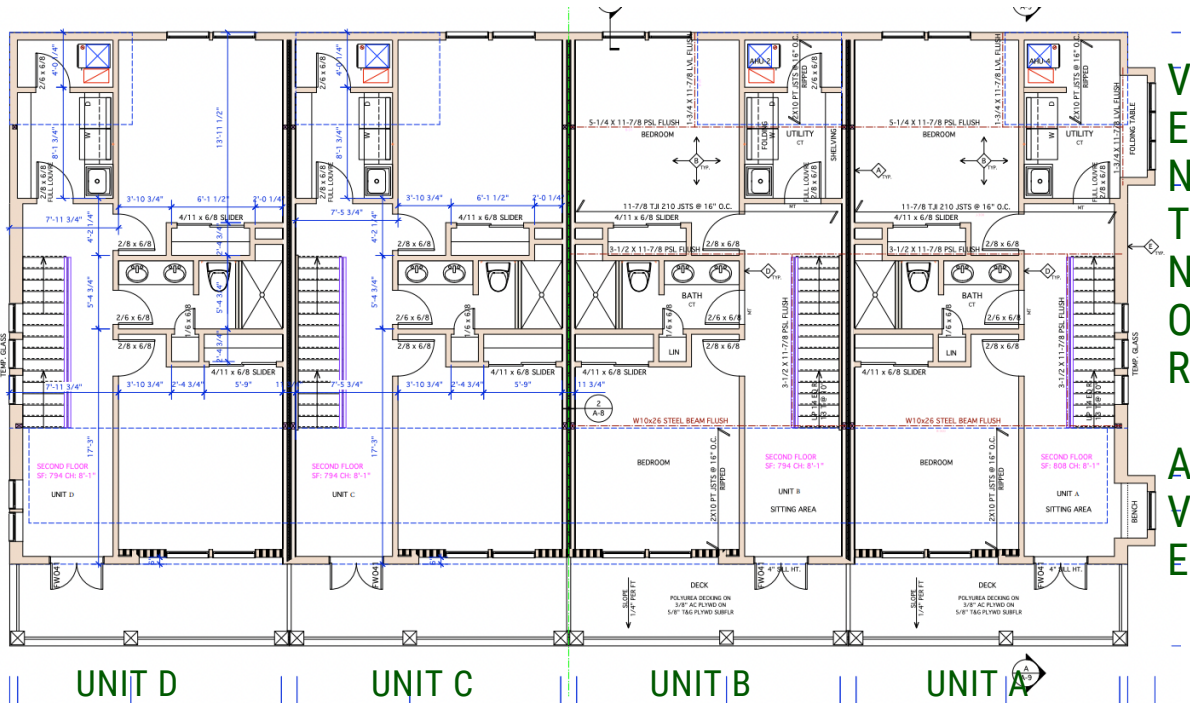
UNIT C

UNIT B

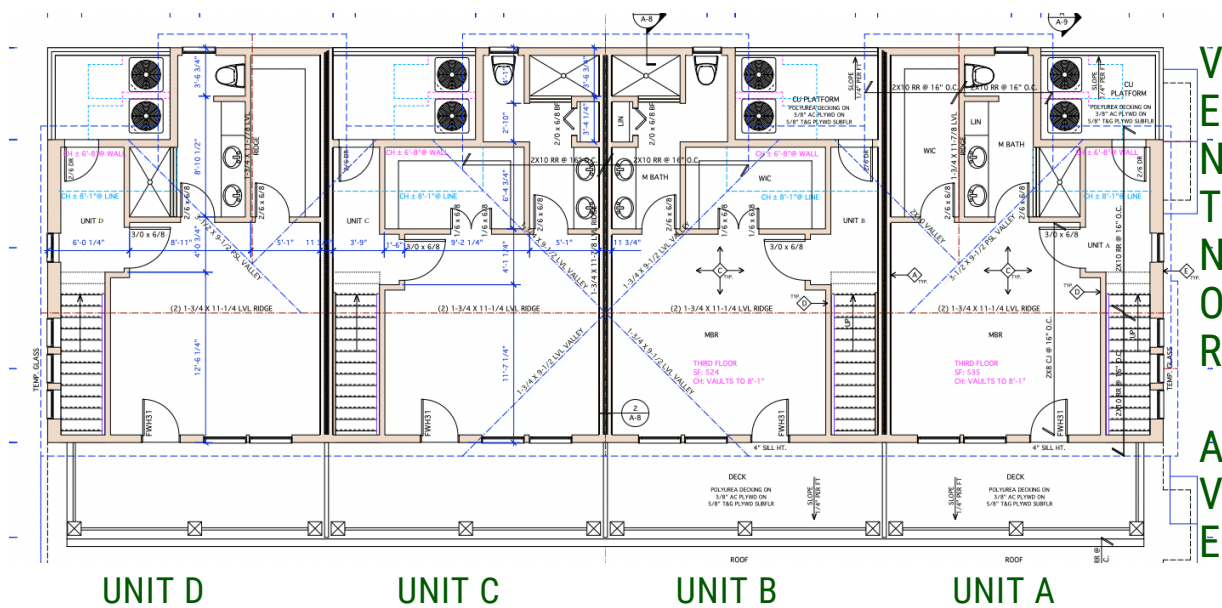
UNIT A

THE FLOORPLAN

SECOND FLOOR 2 BEDROOMS 1 FULL BATH LAUNDRY ROOM DECK



THIRD FLOOR OWNER'S SUITE 1 BD, 1 BATH, WALK IN CLOSET DECK



SPECS

QUALITY FEATURES

Molded Interior Doors in Choice of Styles
Sanitary Trim 3 ¼" Casing & 5 ¼" Base Trim
Brushed Nickel Lever Door Knobs & Hinges
Abundant Closet Space with Vinyl Coated Shelving
Front Door Chime
Painted Garages
Full Interior Sherwin Williams Paint in Shell White
Washer & Dryer Connections
Progress Brushed Nickel Fixtures
Luxury Vinyl Planking Throughout
Ceramic Tile in All Baths
200 Amp Electrical Service

EXTERIOR FEATURES AND FINISHES

ThermaTru Smooth Star Insulated Fiberglass
Painted Entry Doors
30 Year Dimensional Fiberglass Roof Shingles
Maintenance Free Exterior
Zip Board Waterproof Sheathing
Insulated Double Pane Single Hung Windows With Built-In Grills & Screens & Lower Sash Tilt In
Seamless Aluminum Gutters & Downspouts
Attic Ridge Vent System
Four Exterior Frost-Free Hose Bibs
Underground Utilities
Professionally Designed Landscape Package
Mailbox
Asphalt Driveway
Concrete Service Walks

SUPERIOR CONSTRUCTION & ENERGY EFFICIENT DESIGN

Poured concrete walls foundation
Two Zone 93% High Efficiency Natural Gas Heating System
Two Zone 14 Seer High Efficiency A/C Unit
Navien Tankless Hot Water Heater

MAGNIFICENT KITCHEN DESIGNS

42" Cabinetry with Crown Molding in Choice of Colors
Level 1 Quartz Kitchen Countertops in Choice of Colors
Stainless Steel Undermount Single Bowl Sink with Moen Chrome Pullout Faucet
Standard Stainless Steel Appliance Package, Including Dishwasher, Gas Range, Microwave & Refrigerator
Water Line for Ice Maker at Refrigerator Location

LUXURIOUS BATHROOMS

Comfort Height Vanities in Choice of Finishes
Cultured Marble Vanity Tops in Choice of Colors
Moen Chrome Plumbing Fixtures
Ceramic Tile Flooring in All Baths
Ceramic Tile Shower with Fiberglass Shower Pan in Master Bath
Fiberglass Drop in Tub with Ceramic Tile Surround in Hall Bath
Semi-Framed Sliding Shower Door in Master Bath

QUALITY ASSURANCE

10 Year Structure Warranty Insured
Homebuyers Warranty Program
Russo Homes Customer Satisfaction Program:

- Pre-Construction Meeting
- Pre-Drywall Inspection
- Pre-Settlement Orientation and Walk-Through
- 30 Day Post Settlement Checklist and 1 Year Drywall Touch Up Service
- Exceptional Service and Warranty Department