



301 Heine
Woodbine, NJ 08270

Asking \$599,000.00



COMMENTS

Welcome to 301 Heine Avenue—The Perfect property for hunting or homesteading! Nestled on an expansive 7.5-acre parcel and just minutes from the beaches of Sea Isle City, Avalon, and Ocean City, this beautiful newly built 2023 home offers a rare blend of modern comfort, privacy, and outdoor lifestyle. With 4 bedrooms, 2.5 bathrooms, and over 2,000 sq ft of living space, this residence is perfect for those seeking both space and seclusion. Inside, discover a well-planned layout with a sun-filled living area, a stylish and functional kitchen with stainless steel appliances, and a generous primary suite featuring an ensuite bath and a walk-in closet. The 1,040 sq ft basement, built with Superior Walls and 9-foot ceilings, offers endless potential—ideal for a home gym, theater, or additional living space. Outside, relax on the back patio surrounded by nature, where privacy reigns and wildlife is abundant. This property is a hunter's dream, with ample acreage for recreation and exploration. Whether you're raising a family, hosting weekend guests, or simply enjoying the quiet life, this secluded retreat is a rare opportunity to live minutes from the coast while immersed in the beauty of South Jersey. Special Financing Available! Buyers only need 3% down, NO mortgage insurance, a discounted rate, and a possible \$4K lender credit and grants.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Gravel Driveway	Living Room
			Dining Room
			Kitchen
			Breakfast Nook
			Storage Attic
InteriorFeatures	AppliancesIncluded	Basement	Heating
Smoke/Fire Alarm	Range	Full	Gas Natural
Walk in Closet	Oven	Outside Entrance	Forced Air
Vinyl Flooring	Refrigerator	Inside Entrance	Multi-Zoned
	Washer		
	Dryer		
	Dishwasher		
	Smoke/Fire Detector		
	Stainless steel		
	appliance		
Cooling	HotWater	Water	Sewer

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Central Air Condition
Ceiling Fan

Electric

City

Septic



Ask for James Gray Haenn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jgh@bergerrealty.com

