

**506 Hagen
South Dennis, NJ 08210**

Asking \$657,000.00



COMMENTS

Split-Level Stone-Front on 5.34 Acres — Subdividable VR Lot-- They don't make them like this anymore. This spacious split-level with classic stone front offers ~2,500 sq ft, 3 bedrooms, 2.5 baths, and an office. Inside: a large tiled family room with stone-walled fireplace/wood-burning stove opening to a screened porch; living room with stone-front gas fireplace and adjoining dining room; eat-in kitchen; and a laundry room off the family room. The primary bedroom has a walk-in closet and private deck overlooking the grounds. A two-car garage, horseshoe driveway, and gutter leaf protection add convenience. Outdoor living shines: expansive deck, bocce court, fire-pit with benches, walking trails, multiple seating areas, and five outbuildings (two-story shed w/ electric, another w/ electric + heat, a shed w/ chicken coop, an additional shed, and a greenhouse). **Zoned VR (Village Residential), which permits *residential agriculture*—including keeping livestock such as horses—subject to Township regulations; buyers to verify intended use with zoning.** **Subdivision potential:** Minimum lot size appears to be 35,000 sq ft with typical 100'x200' dimensions. With removal of the existing house, the property would appear to conform to a 4-lot subdivision; with the existing house, a flag lot may be possible. *(Buyer is solely responsible for all due diligence—surveys, engineering, zoning verification, subdivision approvals, utilities, and permits. Neither seller nor broker make representations or guarantees regarding feasibility.)* Or simply keep all 5.34 acres as your private sanctuary. Sale is **AS-IS** --Seller will make no repairs. A rare blend of strong bones, endless potential, and a setting that feels like a wooded retreat—yet only ~15 minutes to Sea Isle City or Avalon. Schedule your private tour today.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Deck	Garage	Living Room
Stone	Porch	2 Car	Dining Room
Vinyl	Screened Porch	Attached	Kitchen
	Storage Building	Concrete Driveway	Recreation/Family
	Cable TV	4 car parking	Eat-In-Kitchen
		Gravel Driveway	Laundry/Utility Room
			Library/Study
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Fireplace- Gas	Range	Shades	Crawl Space
Smoke/Fire Alarm	Oven	Blinds	
Storage	Microwave Oven	Fireplace Equipment	

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Walk in Closet
Wall to Wall Carpet
Wood Burning Stove
Tile Flooring
Generator
Security Camera

Refrigerator
Washer
Dryer
Dishwasher
Smoke/Fire Detector
Stove Electric
Stainless steel
appliance
Generator

Heating
Gas Natural
Gas Propane
Baseboard
Forced Air
Multi-Zoned

Cooling
Wall Air Conditioning
Window
Conditioning
HotWater
Gas- Natural
Air

Water
Well

Sewer
Septic



Ask for Alexandra Aylward
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: aaa@bergerrealty.com

