

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

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