



**126 Newell  
Leesburg, NJ 08327**

**Asking \$412,000.00**



**COMMENTS**

Charming 4-Bedroom Rancher on 4 Private Acres – Leesburg, NJ 4 Bed | 2 Bath | 4 Acres | Welcome to your own private retreat in Leesburg, New Jersey! Tucked away on a peaceful 4-acre lot, this beautifully updated 4-bedroom, 2-bathroom rancher offers the perfect blend of rural tranquility and modern convenience. Located just minutes from scenic spots like East Point Lighthouse and Matts Landing, and only 20 minutes to both Sea Isle City's beaches and the Millville shopping district, this home puts you in the heart of it all while still offering privacy and space. Property Features: Open-Concept Living: The spacious kitchen flows seamlessly into the large living area—ideal for family gatherings and entertaining. Pellet Stove Comfort: Keep cozy in winter with the efficient pellet stove, perfectly positioned in the kitchen. Major Upgrades Completed: New Roof - 2020 New Septic System - 2022 New Well - 2022 Solar Panel Installation - 2022 Perfect for Small Business Owners: The property includes a large garage with a second-story storage area, currently housing a thriving auto detailing business. A separate "She Shed" is fully set up as an office with a bathroom, and the entire property holds a commercial license—ready for you to continue operations or explore new ventures. Outdoor Utility: Two RV Hookups and RV Dumping Station. Room to expand, garden, or just enjoy the outdoors. Whether you're looking for a peaceful place to call home, a location to grow your business, or both—this unique property checks all the boxes. Don't miss out! Schedule your private showing today and explore all the potential this hidden gem in Leesburg has to offer.

**PROPERTY DETAILS**

|                                        |                                                                                 |                                                       |                                                                                                                                    |
|----------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                      | OutsideFeatures<br>Deck                                                         | ParkingGarage<br>Garage<br>Attached<br>Stone Driveway | OtherRooms<br>Living Room<br>Kitchen<br>Eat-In-Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Workshop<br>Loft<br>Storage Attic |
| InteriorFeatures<br>Wood Burning Stove | AppliancesIncluded<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer | Basement<br>Crawl Space                               | Heating<br>Gas Propane<br>Forced Air                                                                                               |

# Berger Realty

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