

**6932 Millville  
Hamilton Township, NJ 08330**

**Asking \$749,000.00**



**COMMENTS**

Ideal Estate for farming, hunting or complete privacy. Unique one of a kind home on 63 acre farm with beautiful four bedroom four bath two story home. Property is close to the NEW Trout National Golf Course! First floor: Spacious eat in kitchen with center island, double sliders to outside deck with retractable awning which overlooks the inground pool and extensive landscaped property. Master bedroom with full bath and walk in closet. Office, second bedroom and full bath. The foyer and office have hardwood floors, formal dining room with coffered ceiling. Second floor: Two bedrooms with full bath plus an extra room for living space or office/den etc. Potentially the upstairs could be used for living quarters, Living room, bath, bedroom and office. Features: Attached oversized two car garage with pull down stairs. Huge attic could be used for additional living space with stairs installed in garage. Extensive well manicured landscaping. Several out buildings. Basement has nine foot ceilings, Jacuzzi room with mural and lots of storage. Fourth bathroom in the basement for pool guest. Basement has both inside and outside entrances. Acreage: Total 63+- acres: 25 acres are in Hamilton Township is mostly fenced, the balance of the 38+- acres are in Buena Vista Township. The property is Farmland Qualified as noted in the tax records. The purchaser must agree and continue the Farmland Qualified Assessment. The Goats can be included in the sale. Solar Panels: Monthly fee is \$562. Every quarter there is a solar rebate of \$1,200 plus.

**PROPERTY DETAILS**

|                    |                    |                         |                       |
|--------------------|--------------------|-------------------------|-----------------------|
| OutsideFeatures    | ParkingGarage      | OtherRooms              | InteriorFeatures      |
| Deck               | Attached Garage    | Den/TV Room             | Carbon Monoxide       |
| Farm               | Auto Door Opener   | Dining Room             | Detector              |
| Fenced Yard        | Two Car            | Eat In Kitchen          | Kitchen Center Island |
| Paved Road         |                    | Laundry/Utility Room    | Smoke/Fire Alarm      |
| Pool-In Ground     |                    | Library/Study           | Storage               |
| Shed               |                    | Primary BR on 1st floor | Walk In Closet        |
| Whirlpool/Spa      |                    | Storage Attic           |                       |
| AppliancesIncluded | Basement           | Heating                 | Cooling               |
| Dishwasher         | 6 Ft. or More Head | Electric                | Central               |
| Dryer              | Room               | Forced Air              | Electric              |
| Electric Stove     | Full               | Heat Pump               | Multi-Zoned           |
| Refrigerator       | Inside Entrance    | See Remarks             |                       |
| Self Cleaning Oven | Outside Entrance   | Solar                   |                       |
| Washer             | Slab               |                         |                       |
|                    | Unfinished         |                         |                       |

# Berger Realty

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