



**3259 Union Rd
Vineland, NJ 08361**

Asking \$949,900.00



SJSRMLS

COMMENTS

BACK ACTIVE at no fault of the Sellers. Don't miss the last opportunity! Welcome home, because that is what best describes this property. Not only was the home designed and built by the owner, the family and friends that made this house feel like home helped build it as well. Imagine living on your own 38-acre park like property, entertaining family and friends in an open-concept kitchen and great room designed just for that, while surrounded by 1000's of acres of state woods, yet close enough to every amenity that NJ has to offer. This property is situated in East Vineland, halfway between Philadelphia and Atlantic City and within minutes of The NJ Motorsports Park, 4 golf courses, 2 airports, 30 min to NJ beaches, fishing, hunting, and any outdoor activity your heart desires! The house sits on approximately 2.5 cleared acres, while the rest of the acres are currently in the Forestry program, which provides a tax break without limiting property use. The buyer can choose to continue the program or not. The house was built with the future in mind. All the exterior walls, including the basement, were built with Insulated Concrete Forms (ICF), which creates a soundproof, draft free environment. The basement boasts a 9'-0" ceiling to the bottom of the floor joist, radiant heated concrete floor, and includes an exterior and interior French drain. The entire first floor is heated by radiant heat. The 2nd floor is heated with hot water baseboard and each floor is equipped with its own separate central air conditioning unit. The office/ bonus room has a mini split backup air system. All rooms have CAT 5 and cable connections that go back to a central location for ease of setting up a home network. The main entrance has a loft overlooking the living room. Continue to walk through to the dining room and right into a custom-built, stunning kitchen with Amish made solid oak cabinetry, granite countertops, an Island and bar with seating area, all stainless-steel appliances and recessed lighting. Off the kitchen is a large pantry, laundry room, and a half bath as well as the master bedroom suite which could also be used as an in-law suite. This space has soundproof insulation and includes (2) two large closets and a bathroom suite with a large walk-in shower and jacuzzi tub as well as an ADA compliant toilet. The living room and dining room have an extraordinary 28' pine tongue and groove exposed beam ceiling and deep pocket Anderson double pane windows. All doors are solid wood raised panels. The second floor has 2 large bedrooms, one full bath, large bonus/office room, and 5 large closets. The full basement is unfinished with 9' ceilings, a mechanical room, radiant floor heat, a large safe, and accessible from the kitchen or the exterior Bilko door. There is also a 2 car attached garage with a single 20' wide overhead door. Outside includes a huge 40'x48' Pole Barn with 14' ceilings and a 16'x48'x8'upstairs room, an open 18'x40' lean-to and an enclosed 18'x48' lean-to. The 1st floor has radiant heat, water, and drain lines roughed in for future connections, and three (3) 12'x12' overhead garage doors. One bay includes a reinforced spot to install a car lift. Besides natural gas to heat the hot water for the home and mechanical systems, there is an outdoor

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



Central Boiler that uses wood to heat the hot water as well if the buyer chooses. Property amenities include a large double dog kennel with 3 acres of invisible fence and 3 collars for your dogs to run, 8'x10' and a 12'x20' shed, and full-grown fruit trees and blueberry bushes. There is an alarm system, sprinkler system, and water and to all the garden and outbuildings. If all the above is not enough, the location has breathtaking walking trails, woods great for hunting, space to run or train your dogs, space for a garden, horses, motorcycles, or any enjoyment you desire. All with an extremely low property tax.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Patio Porch Sprinkler System	ParkingGarage Attached Garage Detached Garage	OtherRooms Breakfast Nook Dining Room Great Room Laundry/Utility Room Library/Study Loft Pantry
InteriorFeatures Carbon Monoxide Detector Cathedral Ceiling Kitchen Center Island Security System Smoke/Fire Alarm Walk In Closet	AppliancesIncluded Dishwasher Disposal Gas Stove Microwave Refrigerator Self Cleaning Oven	Basement Full Heated	Heating Gas-Natural Radiant
Cooling Central	HotWater Gas	Water Well	Sewer Septic



Ask for John Tonkinson
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jtn@bergerrealty.com

