



**101 Woodlawn Ave  
Newfield, NJ 08344**

**Asking \$424,900.00**



**COMMENTS**

Best and Final 6/13/25 Huge decrease in purchase price Due to a death in the family they are looking for a quick closing. The Biggest worry is now gone! NEW Septic install in progress and will be complete prior to closing. Market is Hot and things are moving quick. Do not miss this opportunity to view this beautiful 4 Bedroom 2.5 bath home. Drive up to a 2-car garage on a concrete driveway connected to the house or come up the asphalt paved side driveway to your detached 2 car garage. Enjoy relaxing in a beautiful hardwood flooring family room or in the stunning sunroom with full glass back wall overlooking your inground heated pool and beautifully landscaped back yard. Enjoy cooking in this modern kitchen that is connected to a full dining room, the kitchen has an island and plenty of space for easy cooking with all appliances included. Enjoy cool night while eating next to a cozy fireplace while looking out your French doors with plenty of natural sunlight. The convenience of having a ½ bath on this first floor makes it so nice for entertaining. Travel up your beautiful staircase to 4 bedrooms, 3 with a separate bath and then be amazed when entering the Master Bedroom with its own bathroom for privacy. Go downstairs to finished basement with a bonus workshop area and a gas fireplace for cozy enjoyment. When wanting to enjoy the outside your heated pool, that was used this summer with no issues and professionally closed for the season, with plenty of lounging and entertaining room to sit and enjoy your morning coffee or to entertain plenty of guests while listening to the running of adorable pond. Don't worry about your yard as the built-in sprinkler system will do the job for you that has it own well just for this system. This house so many extra amenities like a new roof of just 6 months old on the house, the separated garage roof is only 3 months old, there is a Generac whole house generator, just in case a storm rolls in, Central vacuum, 2 separate driveways, an alarm system that is connected to a monitoring system and leased solar panels that cover the electric bill with such a great savings and an average monthly of \$224.63 for 2024 and \$0 electric bills, I wish my home was that cheap . Do not miss this one it will go fast. Includes: Refrigerator, Double Oven, Stove, Microwave, Dishwasher, Trash Compactor, Washer, Dryer, Pool Equipment, Pool Lounge Chairs and an extra Refrigerator in the garage. Shelves in garages. This is a must see to appreciate all the extras it has. Don't Miss Out

**PROPERTY DETAILS**

|          |                 |                    |              |
|----------|-----------------|--------------------|--------------|
| Exterior | OutsideFeatures | ParkingGarage      | OtherRooms   |
| Aluminum | Patio           | Attached Garage    | Florida Room |
| Concrete | Pool-In Ground  | Auto Door Opener   |              |
| Shingle  |                 | Detached Garage    |              |
|          |                 | Three or More Cars |              |
|          |                 | Two Car            |              |



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Appliances Included  
Central Vacuum  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Trash Compactor  
Washer

Basement  
Full  
Partially Finished

Heating  
Gas-Natural

Cooling  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Septic

