



301 Heine Ave
Woodbine Borough, NJ 08270

Asking \$599,000.00



COMMENTS

Welcome to 301 Heine Avenue—The Perfect property for hunting or homesteading! Nestled on an expansive 7.5-acre parcel and just minutes from the beaches of Sea Isle City, Avalon, and Ocean City, this beautiful newly built 2023 home offers a rare blend of modern comfort, privacy, and outdoor lifestyle. With 4 bedrooms, 2.5 bathrooms, and over 2,000 sq ft of living space, this residence is perfect for those seeking both space and seclusion. Inside, discover a well-planned layout with a sun-filled living area, a stylish and functional kitchen with stainless steel appliances, and a generous primary suite featuring an ensuite bath and a walk-in closet. The 1,040 sq ft basement, built with Superior Walls and 9-foot ceilings, offers endless potential—ideal for a home gym, theater, or additional living space. Outside, relax on the back patio surrounded by nature, where privacy reigns and wildlife is abundant. This property is a hunter's dream, with ample acreage for recreation and exploration. Whether you're raising a family, hosting weekend guests, or simply enjoying the quiet life, this secluded retreat is a rare opportunity to live minutes from the coast while immersed in the beauty of South Jersey. Special Financing Available! Buyers only need 3% down, NO mortgage insurance, a discounted rate, and a possible \$4K lender credit and grants. Seller is a NJ Licensed Real Estate Agent.

PROPERTY DETAILS

Exterior Vinyl



Central

Outside Features Patio	Parking Garage None
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Other Rooms

Breakfast Nook

Dining Room

Storage Attic

Heating

Appliances Included:

Dishwasher

Dryer

Electric Stove

Refrigerator

Washer

Hot Water

Electric

Basement

6 Ft. or More Headroom

Room

Hall

Outside Entrance

Water

Public

Sewer Septic



Ask for Blake Halliday

Berger Realty Inc.

109 E 55th St., Ocean City

Call: 609-399-4211

Email to: beh@bergerrealty.com



Central

Ask for Blake Halliday

Appliances Included
Berger Realty Inc

109 E 55th St., Ocean City

Call: 609-399-42

Garrett Behrman
Email to: beh@bernsrealealty.com

Refrigerator

Washer

HotWater

Electric

Basement

6 Ft. or More
Ocean City

211

bersje@reality.com

Outside Entrance

Water

Public

Heating



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Sewer

Septic

