



301 Heine Ave  
Woodbine Borough, NJ 08270

Asking \$569,000.00



## 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<br>Vinyl                                                                   | Outside Features<br>Patio                                                              | Parking<br>None | Garage<br>None   | Other Rooms<br>Breakfast Nook<br>Dining Room<br>Storage Attic                                            |
|  | Appliances Included<br>Dishwasher<br>Dryer<br>Electric Stove<br>Refrigerator<br>Washer |                 |                  | Heating<br>6 Ft. or More Heat<br>Room<br>Hill                                                            |
|                                                                                     | Call: 609-399-4244<br>Email to: bw@bergerrealty.com                                    |                 |                  | <br>Sewer<br>Septic |
| Central                                                                             | Hot Water<br>Electric                                                                  | Water<br>Public | Outside Entrance |                                                                                                          |