

Berger Realty

Since 1928



Ocean 17
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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	Outside Features	Parking Garage	Other Rooms
Vinyl	Patio	None	Breakfast Nook
			Dining Room
			Storage Attic
 Ask for Matthew Galownia Berger Realty Inc. 1670 Boardwalk, Ocean City Call: 609-391-0500 Email: gmj@bergerrealty.com			
Appliances Included	Basement	Heating	
Dishwasher	6 Ft. or More Room	6 Ft. or More Room	
Dryer	Room	Room	
Electric Stove	Hall	Hall	
Refrigerator	Outside Entrance		
Washer			
Central	Hot Water Electric	Water Public	Sewer Septic