



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	Outside Features	Parking Garage	Other Rooms
	Patio	None	Breakfast Nook
			Dining Room
			Storage Attic



Ask for Jeff Haas
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: jsh@bergerrealty.com

Appliances Included	Basement	Heating
Dishwasher	6 Ft. or More	Central Air
Dryer	Room	Full Bath
Electric Stove	Hall	Full Kitchen
Refrigerator	Outside Entrance	Full Living Room
Washer		Full Porch
		Full Staircase
		Full Storage
		Full Utility Room
		Full Yard
		Full Zoned

Hot Water	Water	Sewer
Electric	Public	Septic



Central

Ask for Jeff Haas

Appliances Included:

109 E 55th St Ocean City

Dryer

Electric Stove - Full

Email to: jsh@bengtrealty.com

Refrigerator

Washer

HotWater

Electric

Basement

6 Ft. or More Head

Clear
Room
211

2. Full

eng@treeEarth.com

Outside Entrance

Water

Public

Heating



Sewer

Septic