

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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301 Heine Ave  
Woodbine Borough, NJ 08270


Asking \$624,000.00



## 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 Patio	Parking Garage None	Other Rooms Breakfast Nook Dining Room Storage Attic
	Ask for Thomas Byrne Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: tfb@bergerrealty.com		
	Appliances Included Dishwasher Dryer Electric Stove Refrigerator Washer	Basement 6 Ft. or More Room Full Outside Entrance	Heating Cooling Sewer Septic
	Hot Water Electric	Water Public	
	Central		

