

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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 | OutsideFeatures | ParkingGarage | OtherRooms             |
| Vinyl    | Patio           | None          | Breakfast Nook         |
|          |                 |               | Dining Room            |
|          |                 |               | Storage Attic          |
|          |                 |               | Heating                |
|          |                 |               | Basement               |
|          |                 |               | 6 Ft. or More Headroom |
|          |                 |               | Full Bath              |
|          |                 |               | Outside Entrance       |
|          |                 |               | Water                  |
|          |                 |               | Public                 |
|          |                 |               | Sewer                  |
|          |                 |               | Septic                 |



Central

Ask for Tom Melchionni

Berger Realty Inc.

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email: tom@bergerrealty.com

Refrigerator

Washer

HotWater

Electric

Heating

Basement

6 Ft. or More Headroom

Full Bath

Outside Entrance

Water

Public

Sewer

Septic

