

# Berger Realty

Since 1928



Berger Realty, Inc.  
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10 Hillside Ave  
New Gretna, NJ 08087

Asking \$699,999.00



## COMMENTS

Charming Colonial on Nearly 6 Acres - Hobby Farm Potential! Welcome to this beautiful 4-bedroom, 2.5-bath New Gretna Colonial nestled on almost 6 acres in a serene, private setting. New paint and floors! Boasting a full walkout unfinished basement with soaring 9-foot ceilings, this home is perfect for future expansion or customization. Step inside to find fresh paint and brand new luxury vinyl plank flooring throughout. The heart of the home is the eat-in kitchen, which opens to a sliding glass door leading to a spacious back deck—ideal for entertaining and relaxing. Enjoy summer days in the 27-ft round aluminum above-ground pool. This property is fully fenced and ready for your hobby farm dreams— bring your horses, chickens, or goats! Just one mile to a free municipal boat ramp and three minutes to Viking Yacht Marina on Bass River, providing direct access to the Mullica River and Beach Haven Inlet. Additional features: First Floor Primary Bedroom with en Suite Bathroom has double sinks, stall shower and corner jetted whirlpool tub Luxury Vinyl Plank Waterproof Flooring Freshly painted Cozy wood-burning stove All appliances included 1-year transferable home warranty for peace of mind Located in the Pinelands Regional School District Potentially sub-dividable (Buyer to perform due diligence) Ideal location only: 25 minutes to Atlantic City 45 minutes to Philadelphia 25 minutes to Long Beach Island Don't miss this unique opportunity to own a spacious home with land, privacy, and endless possibilities!

## PROPERTY DETAILS

| Exterior | OutsideFeatures                | ParkingGarage | InteriorFeatures  |
|----------|--------------------------------|---------------|-------------------|
| Deck     | Outside Features               | Two Car       | Cathedral Ceiling |
| Porch    | Ask for Kevin Halliday         |               |                   |
| Porch    | Berger Realty Inc              |               |                   |
|          | 109 E 55th St., Ocean City     |               |                   |
|          | Call: 609-399-4211             |               |                   |
|          | Email to: keh@bergerrealty.com |               |                   |



Sewer  
Septic