



**327 Vienna**  
**Egg Harbor City, NJ 08215**

**Asking \$775,000.00**



**COMMENTS**

Discover your own slice of paradise on five acres of pure potential! This stunning Tudor-style home offers four spacious bedrooms and three full bathrooms across 3,060 square feet of thoughtfully designed living space. The heart of this home is the gourmet kitchen featuring a Verona double oven, heated floors, and a show-stopping island perfect for entertaining. Recent upgrades include a new roof and septic system. Solar panels will be paid off at closing for the new homeowner to enjoy them. Add that to the geothermal heating, and Anderson windows that keep utility costs refreshingly low and this property is more efficient than most. The primary bedroom boasts a cozy wood-burning fireplace and oversized en-suite with jetted tub. Three additional upstairs bedrooms offer beautiful yard views, while a flexible bonus room downstairs adapts to your needs. Outside, you'll find your new favorite hangout spot – a paver patio overlooking the detached barn and fenced paddocks. With a greenhouse, chicken coop, seven-zone sprinkler system, and parking for ten-plus cars, this property practically runs itself. The income potential is fantastic, whether you're thinking short-term rentals, farming ventures, or hosting events in this spectacular outdoor setting.

**PROPERTY DETAILS**

|                          |                    |                 |                      |
|--------------------------|--------------------|-----------------|----------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Brick Face               | Farm               | Attached Garage | Breakfast Nook       |
| Vinyl                    | Horse Farm         | See Remarks     | Dining Area          |
|                          | Kennels/Stables    | Two Car         | Dining Room          |
|                          | Patio              |                 | Eat In Kitchen       |
|                          |                    |                 | Great Room           |
|                          |                    |                 | In-Law Quarters      |
|                          |                    |                 | Laundry/Utility Room |
|                          |                    |                 | Workshop             |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded    | Basement             |
| Bar                      | Dishwasher         | Blinds          | 6 Ft. or More Head   |
| Carbon Monoxide Detector | Dryer              |                 | Room                 |
| Handicap Features        | Gas Stove          |                 | Full                 |
| Kitchen Center Island    | Microwave          |                 | Unfinished           |
| Smoke/Fire Alarm         | Self Cleaning Oven |                 |                      |
| Storage                  | Washer             |                 |                      |
| Walk In Closet           |                    |                 |                      |
| Whirlpool                |                    |                 |                      |

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