



**7640 Black Horse
Hamilton Township, NJ 08330**

Asking \$675,000.00



COMMENTS

MULTIPLE OFFERS RECEIVED - HIGHEST & BEST BY WED OCT 1 AT 12 NOON - THANK YOU. 79 acre Woodland Retreat! Welcome to 7640 Black Horse Pike, offering everything you are looking for -- and more!! This 4-Bedroom (one on the 1st flr) and 3 full Bath residence was constructed in 1997, and beautifully updated: (2017) New Roof / Windows / Siding / Kitchen & 1st Flr Bath / Interior & Exterior Doors / Luxury vinyl plank flooring (1st flr) (2020) New Ensuite Bathroom. This beautiful home provides quality fixtures and finishes, and many valuable updates that will last you for decades! The Designer Kitchen will rock your world - featuring quartz countertops, an island, plus a 2-level breakfast bar, providing you the perfect place to serve family members and entertain your guests. All top-of-the-line stainless appliances and 6-burner stove offer you professional level tools to show off your culinary and hosting skills. The adjacent pantry measures 7' x 6' (it's BIG!). Everyone loves to gather in the spacious family room with vaulted ceiling and wood burning fireplace, overlooking the custom-built hardscaped patio with service bar, seating wall with accent lighting, and hot tub (included). Imagine the BBQs and Parties you can have outside on the perfect-patio. Upstairs, a spacious Primary Bedroom is accompanied by an adjacent sitting area, which has a volume ceiling and arch-top window -- overlooking the back yard and nearby woodlands. The ensuite bathroom is a designer's dream, and you will love its thoughtful and attractive design. The 2-person custom shower with glass doors and seating area provide a spa-like start to each day. There is a huge walk-in closet and connecting partially finished attic space for extended closet space, that could be upgraded and used for seasonal changeovers of your wardrobe. This home sits back several hundred feet off the road and has hardscape pillars with lighting and electric service that could potentially support installation of a gate. Note that the driveway also serves as an easement that allows safety vehicles access to this residence and the neighboring commercial business. The 79-acre parcel exceeds the requirements for lot size in the FA70 zone, and it's a sanctuary for all forms of wildlife and natural habitat. Solar panels were installed around 2017 and are OWNED outright, still generating SRECS, and transfer with the home sale. The light pole is leased from AC Electric and can be continued or ended. Septic system was tested this summer and was satisfactory. Well supplies water for the home. Geothermal 2-zone heating system (with natural gas stubbed for future conversion if desired). Enjoy the outdoors - explore your land by hiking, horseback, or on your ATVs! The large shed and oversized garage provide plenty of storage space for vehicles & toys, and maybe your workshop? Possibly expand your dream home by adding a pole barn or stables? FA70 Zoning also allows campsites under defined circumstances. Envision and realize your dreams, at your new woodland estate... Note: several of the photos are immediately followed by versions of that room with virtual staging, to provide illustrations of how they may be furnished or decorated.

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Patio	ParkingGarage Two Car Attached Garage	OtherRooms Breakfast Nook Dining Area Eat In Kitchen Laundry/Utility Room Loft Pantry Recreation/Family
InteriorFeatures Carbon Monoxide Detector Kitchen Center Island Security System Walk In Closet	AppliancesIncluded Dishwasher Dryer Gas Stove Refrigerator Trash Compactor Washer	Basement Full Unfinished	Heating Forced Air Geo Thermal
Cooling Central	HotWater Gas	Water Well	Sewer Septic



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

