



115 Rte 50  
Corbin City, NJ 08270

Asking \$375,000.00



#### COMMENTS

Home with a History... and a Bright Future! Welcome to 115 Rte 50 in Corbin City! Many know this property as the home of Corbin City Woodworking, because this little commercial woodshop showcases its famous handcrafted tables & chairs out front. Sharing this parcel is a beautifully restored residence. Fondly known as "Sand's O' Deel", commissioned by the Wadsworth family of New York & Newport RI, and originally built in Avalon NJ during the early 1930's. Nearly 150-years later, this ageless beauty was rescued and moved offshore to its current location by the German family, and now sits upon an elevated foundation that houses a full-height basement and garage, with laundry & pet washing tub. Rising up to the 2nd floor, where the living space begins, you'll be greeted by an expansive wraparound deck that makes you feel like you've entered a tree-house, a very soothing place to relax and enjoy nature! Step inside and be amazed by its custom woodwork and craftsmanship all around you. The kitchen is spacious and functional, boasting 3 walls with windows to let in lots of natural light. The adjacent oversized living/family room also has great natural light and air flow, and draws much of its charm from its custom chestnut beams and random width pine floors - which are works of art! You will be drawn to the conversation area that centers on its gas-fired "wood stove" that is a centerpiece and extra source of warmth for this main floor. There is an expansive bedroom just off this area, and it shares a Jack & Jill style full bath with the nearby living areas. You can step outside to the wraparound deck, but first, head up to the top floor for a unique primary suite that has its own den/loft area, 1.5 bathrooms, and a small adjacent 3rd bedroom. We recommend moving slowly throughout this home so you can pay attention to its subtle and intricate details. The Owners have priced it fairly and affordably so you can make this your new home and business location. Next door to this property is a Church, which has taken over a former tavern, so you'll have great neighbors! Zoning for VC-Village Commercial allows many commercial uses similar to the Woodshop, and this home is ideal for a contractor or someone in the trades as well. Principal Uses (a) Single family residential unit, (b) Single family detached dwellings, (c) Retail store & Service Establishments..., (d) Personal Service.. barber/beauty shop ... similar uses, (e) Museums, art galleries..., (f) Woodworking and other artisan shops, (g) General Business & Professional Offices, (h) Mixes of the above ... provided there is not more than one residential unit, (i) Ground level parking lot, (j) Home occupations -- see the full zoning please.

#### PROPERTY DETAILS

|              |                 |                 |                |
|--------------|-----------------|-----------------|----------------|
| Exterior     | OutsideFeatures | ParkingGarage   | OtherRooms     |
| Wood         | Deck            | Attached Garage | Eat In Kitchen |
| Wood Shingle | Patio           | Two Car         | Workshop       |
|              | Porch           |                 |                |
|              | Shed            |                 |                |

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