



**550 Hands Mill
Belleplain, NJ 08270**

Asking \$1,999,000.00



COMMENTS

Welcome to 550 Hands Mill Rd, where equestrian dreams and coastal living come together. Set on 17.25 acres in Belleplain, this rare estate gives you the opportunity to create a true horse farm just minutes from the Jersey Shore. Whether you're an equestrian or someone who has always envisioned a private equestrian retreat, this property delivers the ideal setting for a lifestyle surrounded by nature, land, and horses. Built in 2011, the custom farmhouse offers 3,142 sq. ft. of thoughtful craftsmanship and modern comfort. Inside, you'll find rich hardwood floors and two fireplaces on the main floor, one wood-burning and one gas. The home features four bedrooms, including a first-floor guest suite with a full bath and wet bar, ideal for hosting visitors or multi-generational living. Upstairs, there are three additional bedrooms, a full bathroom, and a charming nursery connected to the primary suite. A dedicated laundry room offers convenience and practicality with its built-in dog-wash station, perfect for pet lovers and active outdoor lifestyles. Currently operating as a picturesque flower farm and wedding venue, the property blends natural beauty with income-producing potential. Continue its legacy as an elegant event space and working farm, enjoy it as a peaceful private residence, or transform it into a premier equestrian haven. With ample open land, there is room for an outdoor riding ring, multiple paddocks, and the ability to convert the existing barn into a beautiful stable with generous stall capacity. After a day spent riding, gardening, or entertaining, relax in the private backyard oasis featuring a sparkling in-ground pool just behind the main home. Bordering Belleplain State Forest with access to 40+ miles of riding and nature trails, this location is ideal for horse lovers, outdoor enthusiasts, and those seeking breathtaking natural surroundings. Yet, despite the peaceful rural environment, you're just 15 miles from the beaches and amenities of Sea Isle City and Avalon, offering the perfect blend of tranquility and coastal convenience. A property of this caliber is truly a once-in-a-lifetime opportunity — combining equestrian capabilities, modern living, event potential, and unmatched proximity to the Jersey Shore. Discover the versatility, beauty, and boundless possibilities of 550 Hands Mill Rd, and bring your vision of refined country living to life.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	See Remarks	Den/TV Room
	Pool-In Ground		Dining Area
	Porch		Eat In Kitchen
	Porch Enclosed		In-Law Quarters
	Farm		Laundry/Utility Room
			Pantry
			Recreation/Family

Berger Realty

• Since 1928 •



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

✉ info@bergerrealty.com



Interior Features		Appliances Included	Also Included	Workshop
Carbon Monoxide Detector		Dishwasher	Blinds	Basement
Storage		Dryer	Curtains	Crawl Space
Walk In Closet		Electric Stove	Drapes	Outside Entrance
		Microwave		
		Refrigerator		
		Washer		
Heating		Cooling	Hot Water	Water
Gas-Propane		Ceiling Fan(s)	Electric	Well
		Central		
		Multi-Zoned		
Sewer				
Septic				



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

