

**550 Hands Mill  
Belleplain, NJ 08270**

**Asking \$2,499,000.00**



**COMMENTS**

Welcome to Sunset Flower Farm, a unique opportunity located at 550 Hands Mill Rd, in beautiful Cape May County NJ. This remarkable 16+ acre property combines comfortable living with versatile commercial potential. The custom built 2011 modern traditional farm home astounds with its high-quality build and thoughtful design. This property does not just offer a home, but a lifestyle of endless possibilities, blending personal comfort with entrepreneurial spirit less than 15 miles from the coastal waters of Sea Isle City and Avalon communities. For those with a vision for business, this property includes a charming carriage house that presents itself as an ideal space for commercial ventures. Imagine running your dream enterprise steps away from your living quarters! In addition to the picturesque wedding venue barn and flourishing cut flower farm, the property plays host to private and agritourism events with a loyal following. All offer additional income streams. Set on a sprawling parcel, the modern traditional main farmhouse features 9' ceilings, 4 well-appointed bedrooms, including a convenient first-floor bedroom, and 2.5 contemporary bathrooms. Each room is crafted with attention to detail, offering a serene living space that merges seamlessly with the lush surroundings. The outdoor area, which includes an inground pool, is a haven of tranquility, designed to provide a peaceful environment away from the hustle and bustle. Here, you can relax and enjoy the quiet, scenic views or maybe cultivate your own inspired garden sanctuary on the extensive grounds. Additionally, the property is adjacent to the 21,300-acre Belleplain State Forest with over forty miles of trails for hiking, biking, and horseback riding. Belleplain is a well-known birding spot, especially during the spring migration. Whether you wish to simply cherish your private paradise, expand the existing businesses, or convert it to a winery, horse farm or other venture, 550 Hands Mill Rd offers all this and more. Don't miss out on this incredible opportunity to make your dreams come true.

**PROPERTY DETAILS**

|                  |                      |                    |                      |
|------------------|----------------------|--------------------|----------------------|
| Exterior         | OutsideFeatures      | ParkingGarage      | OtherRooms           |
| Vinyl            | Patio                | 3 Car              | Living Room          |
|                  | Porch                | Black Top Driveway | Kitchen              |
|                  | Storage Building     | Shared Driveway    | Recreation/Family    |
|                  | Barn/Stables/Kennels |                    | Laundry/Utility Room |
|                  | In Ground Pool       |                    | Workshop             |
|                  |                      |                    | In-Law Quarters      |
| InteriorFeatures | AppliancesIncluded   | AlsoIncluded       | Basement             |
| Fireplace- Gas   | Range                | Drapes             | Crawl Space          |
| Wood Flooring    | Oven                 | Curtains           | Outside Entrance     |
| Security System  | Self-Clean Oven      | Shades             |                      |

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Smoke/Fire Alarm  
Walk in Closet  
Wall to Wall Carpet  
Wood Burning Stove  
Fireplace - Electric  
Generator

Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Burglar Alarm  
Smoke/Fire Detector

Blinds

Heating  
Gas Propane

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Electric

Water  
Well

Sewer  
Septic



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [tph@bergerrealty.com](mailto:tph@bergerrealty.com)

