

**6932 Millville
Hamilton Township, NJ 08330**

Asking \$749,000.00



COMMENTS

Ideal Estate for farming, hunting or complete privacy. Unique one of a kind home on 63 acre farm with beautiful four bedroom four bath two story home. Property is close to the NEW Trout National Golf Course! First floor: Spacious eat in kitchen with center island, double sliders to outside deck with retractable awning which overlooks the inground pool and extensive landscaped property. Master bedroom with full bath and walk in closet. Office, second bedroom and full bath. The foyer and office have hardwood floors, formal dining room with coffered ceiling. Second floor: Two bedrooms with full bath plus an extra room for living space or office/den etc. Potentially the upstairs could be used for living quarters, Living room, bath, bedroom and office. Features: Attached oversized two car garage with pull down stairs. Huge attic could be used for additional living space with stairs installed in garage. Extensive well manicured landscaping. Several out buildings. Basement has nine foot ceilings, Jacuzzi room with mural and lots of storage. Fourth bathroom in the basement for pool guest. Basement has both inside and outside entrances. Acreage: Total 63+- acres: 25 acres are in Hamilton Township is mostly fenced, the balance of the 38+- acres are in Buena Vista Township. The property is Farmland Qualified as noted in the tax records. The purchaser must agree and continue the Farmland Qualified Assessment. The Goats can be included in the sale. Solar Panels: Monthly fee is \$562. Every quarter there is a solar rebate of \$1,200 plus.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	Attached Garage	Den/TV Room	Carbon Monoxide
Farm	Auto Door Opener	Dining Room	Detector
Fenced Yard	Two Car	Eat In Kitchen	Kitchen Center Island
Paved Road		Laundry/Utility Room	Smoke/Fire Alarm
Pool-In Ground		Library/Study	Storage
Shed		Primary BR on 1st floor	Walk In Closet
Whirlpool/Spa		Storage Attic	
AppliancesIncluded	Basement	Heating	Cooling
Dishwasher	6 Ft. or More	Head Electric	Central
Dryer	Room	Forced Air	Electric
Electric Stove	Full	Heat Pump	Multi-Zoned
Refrigerator	Inside Entrance	See Remarks	
Self Cleaning Oven	Outside Entrance	Solar	
Washer	Slab		
	Unfinished		

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



HotWater
Electric
Solar

Water
Well

Sewer
Septic



Ask for Thomas Byrne
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tfb@bergerrealty.com

