

**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 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 Vinyl	OutsideFeatures Farm Patio Pool-In Ground Porch Porch Enclosed	ParkingGarage See Remarks	OtherRooms Den/TV Room Dining Area Eat In Kitchen In-Law Quarters Laundry/Utility Room Pantry Recreation/Family Workshop
InteriorFeatures Carbon	AppliancesIncluded Monoxide Dishwasher	AlsoIncluded Blinds	Basement Crawl Space

# Berger Realty

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