

3259 Union Rd  
Vineland, NJ 08361

Asking \$1,199,990.00



#### COMMENTS

Location, Location, Location! Imagine living in a custom-built home, on your own approx. 40-acre park like property, surrounded by 1000's of acres of NJ Wildlife Management Areas, yet close enough to every amenity that NJ has to offer! This property is situated in South Jersey halfway between Philadelphia and Atlantic City within minutes of The New Jersey Motorsports Park, the new up and coming Trout National-The Reserve Golf course designed by Tiger Woods, two major airports, NJ beaches, fishing (fresh and salt), hunting, and any outdoor activity your heart desires! The house sits on 2.5 acres located on Lot 16 and is on almost 13 acres, the rest of the acres are currently in the Forestry program, which the buyer can chose to continue. This home was built by the homeowner's father, who was a custom home builder in the local area. All the exterior walls, including the basement, were built with Insulated Concrete Forms (ICF). The basement boasts a 9'-0" ceiling to the bottom of the floor joist, radiant heated concrete floor and includes an exterior and interior French drain. The entire first floor is heated by Stadler Viega radiant heat floor panels, offering a consistent temperature that provides a warm cozy feeling all day. The 2nd floor is heated with hot water baseboard and each floor is equipped with its own separate central air conditioning unit. The office/ bonus room has a mini split backup air system. As you walk into this beautiful home with an outstanding open concept, you will see a beautiful loft overlooking the living room. Continue to walk through to the dining room and right into a custom-built stunning kitchen. You will see Amish made solid oak cabinetry, granite countertops, an Island and bar with seating area, all stainless-steel appliances and recessed lighting. Off the kitchen is a large pantry, laundry room, and a half bath as well as the master bedroom suite. The master bedroom includes (2) two large closets and a master bath with a large walk-in shower and jacuzzi tub. The living room and dining room have an extraordinary 28' pine tongue and groove exposed beam ceiling and Anderson double pane windows that have 9" deep pockets due to wall construction. All doors are solid wood raised panels. The second floor holds 2 large bedrooms, one full bath, a large bonus/office room, lots of closets, and the loft. The full basement is unfinished with 9' ceilings, a mechanical room and radiant floor heat and accessible from the kitchen or the exterior Bilko door. There is also a 2 car attached garage with a single 20' wide overhead door. Let's take a walk outside to this huge 40'x48' Pole Barn with 14' ceilings. It includes a gambrel roof, a 16'x48'x8'upstairs room, an open 18'x40' lean-to and an enclosed 18'x48' lean-to. The 1st floor has radiant heat that is not currently connected, but can be easily finished, and there are three (3) 12'x12' overhead garage doors. One bay includes a reinforced spot to install a lift for your race car or personal car for those oil changes and maintenance. Besides natural gas to heat the hot water for the home and mechanical systems, there is an outdoor Central Boiler that uses wood to heat the hot water as well. This can be used exclusively to heat your water, or as an addition to natural gas, or not at all.

# Berger Realty

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Property amenities include a 10'x20' Conex box with a 10' lean-to, an 8'x10' shed, a 12'x20' shed, and full-grown Fruit trees (peach, pear, plum, apple, cherry, persimmon, and blueberries). Most of the 2 acres have an underground sprinkler system. If all the above is not enough, included in the 40 acres is Lot 15 (23.21 acres) and has a seasonal stream that runs across the back of property, breathtaking walking trails, great for hunting, farming, horses, motorcycles, or any enjoyment you desire. Lot 4 (2 ¼ acres) is a corner lot and lot 14 is 1.13 acres. Just imagine all the possibilities.

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Patio	Attached Garage	Dining Area
Vinyl	Shed	Auto Door Opener	Dining Room
		Detached Garage	Laundry/Utility Room
		Heated Garage	Library/Study
		Three or More Cars	Pantry
			Recreation/Family Storage Attic
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher	6 Ft. or More Room	Head Radiant
Cathedral Ceiling	Dryer	Full	
Kitchen Center Island	Gas Stove	Unfinished	
Smoke/Fire Alarm	Microwave		
Walk In Closet	Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Central	Gas	Private Well	Private Septic



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