



**295 Wheat  
 Vineland, NJ 08360**

**Asking \$269,000.00**



**COMMENTS**

\*\*\* OPEN HOUSE - Saturday 9/14/24 from 11am-1pm! \*\*\* 2nd chances don't come by often! In case you missed your opportunity the 1st time around, this property is now back up for grabs! DO NOT DELAY! \*\*\* This home is truly one-of-a-kind, brimming with character and charm! This two-story farmhouse, though it has a Vineland mailing address, is nestled in the desirable Minotola section of Buena Borough and is part of an excellent school district. Situated on a 1-acre lot, the property backs up to undeveloped farmland, offering a serene backdrop of trees. The delightful kitchen showcases custom ceramic tiling and flows seamlessly into the living room and sitting area with original hardwood floors. Step through the wooden double doors into the enclosed all-season sitting area, perfect for savoring morning coffee or late-night beverages. The first floor also features custom built-ins, along with a half-bathroom and a laundry area. Upstairs, you'll find two bedrooms and a beautifully renovated full bathroom with custom tile work that is sure to impress. The primary bedroom boasts tray ceilings and features a walk-in closet and a spiral staircase leading to an upper loft, currently set up as an office. Double doors from the primary bedroom open onto a rear upper deck, providing a wonderful spot to relax and enjoy the beautiful backyard views. The home's color scheme flows harmoniously from room to room, featuring an inviting custom palette. The home also features an unfinished basement with a workshop area and Bilco doors leading to the exterior yard. The home is energy efficient with a two-zone HVAC system. Outside, there's an oversized wooden deck and a wooden barn, ideal for additional storage or yard equipment. If you have animals, there is also an enclosed pasture home to goats and other animals.

**PROPERTY DETAILS**

Ask for **Michelle Benson**  
 ParkingGarage OtherRooms  
 Berger Realty Inc Laundry/Utility Room  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076 Recreation/Family  
 Email to: mb@bergerrealty.com  
 HotWater Water  
 Gas Public

