



1135 Ocean Heights  
Egg Harbor Township, NJ 08234

Asking \$112,000.00



### COMMENTS

Design Your Delight on Ocean Heights! Presenting 1135 Ocean Heights Avenue in Egg Harbor Township, NJ — a prime 0.9236-acre residential lot offering a unique opportunity for new construction. The property previously housed a 2,292 sq. ft. residence, which was unfortunately lost to a fire, leaving an intact basement foundation measuring approximately 48' x 23'. The lot features a frontage of 122 feet and a depth of 386 feet, providing ample space for redevelopment. A walking measuring device from start of driveway to house was 200 feet. 200' feet of uninterrupted privacy in a very desirable location!! An existing blacktop driveway leads to the secluded setting, set back from the main road. This parcel is zoned R-1 Residential, which permits the construction of single-family homes. According to Egg Harbor Township's zoning regulations, the R-1 district is intended for low-density residential development, ensuring a spacious and suburban environment. Prospective builders can utilize the existing foundation for reconstruction; however, any modifications to the original blueprint may require obtaining a variance from the local zoning board. The property is equipped with a septic system and well; however, their current conditions are unknown and should be inspected by potential buyers. While the lot requires some cleanup, it presents a blank canvas for those looking to build a custom home in a desirable location. Egg Harbor Township has seen a variety of new construction projects over the past few years with similar square footage footprints and 3 to 4 bedrooms selling for the low to mid \$500's price range. This property offers a rare chance to create a custom residence tailored to your preferences in a well-established community. A Fresh Start Awaits on Ocean Heights. With its generous lot size, existing infrastructure, and favorable zoning, 1135 Ocean Heights Avenue is poised to accommodate a beautiful new home that aligns with the surrounding neighborhood's character. The public is advised that this is private property and not to enter on to the property without an escort from the listing agent or their own real estate estate. Disclaimer: All information provided is deemed reliable but not guaranteed and should be independently verified.

### PROPERTY DETAILS

