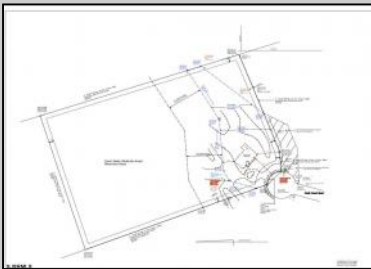




16 Holly Creek Rd  
Port Republic, NJ 08241

Asking \$1,250,775.00



SJSRMLS

### COMMENTS

\*\*\*PORT REPUBLIC NEW LISTING ALERT\*\*\*4 BED 2.5 BATH 3,600 SQ FT RANCH LIVING WITH UNFINISHED 2ND FLOOR OF ANOTHER 750 SQ FT\*\*\*10' CEILINGS THROUGHOUT, 12' IN FAMILY ROOM/KITCHEN\*\*\*BLACK CASEMENT WINDOWS\*\*\*GRAND KITCHEN W/ BUTLER SERVICE AREA\*\*\*NATURAL GAS F/P OR OPTIONAL MASONRY WOOD BURNING FIREPLACE\*\*\*3 CAR GARAGE\*\*\*STUCCO FACADE & CEMENT BOARD SIDING ON SIDES/REAR\*\*\*LARGE LANAI\*\*\*COVERED FRONT PORCH\*\*\*CENTRAL VAC\*\*\*PAVED DRIVEWAY\*\*\*LANDSCAPING PACKAGE\*\*\*UNDERGROUND UTILITIES & NATURAL GAS\*\*\*12.6 ACRES FARMLAND ASSESSED FOR TAX SAVINGS\*\*\* Whispers of Holly Creek~Shrouded in tranquility, this 12.6 acre piece of paradise in the ever-charming town of Port Republic is perfectly nestled at the end of a cul-de-sac. This to-be-built custom beauty will be impeccable in every way from materials to high-end craftsmanship. Convenience of ranch-style living, with the added bonus of an unfinished 2nd floor. This 2nd floor can be used for a multitude of purposes and finished at an additional cost if so desired. 5th bedroom would be a perfect scenario! Permits are already in place and ready for build upon contract!!! This spectacular opportunity to have a custom home on acreage is a rare find, turn this gem into your crown jewel!

### PROPERTY DETAILS

Exterior Stucco	OutsideFeatures Porch	ParkingGarage Three or More Cars Attached Garage	InteriorFeatures Cathedral Ceiling
Ask for J.K. Hepner, III Berger Realty Inc 3160 Asbury Avenue Ocean City Call: 609-399-0076 Email to: jkh@bergerrealty.com			
Basement	Crawl Space	Heating Forced Air Gas-Natural	
Water	Well	Sewer Septic	

