



**BERKSHIRE
HATHAWAY**
HomeServices

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EXECUTIVE SUMMARY:

**18 Approved Single Family Lots
Chelsea Avenue
Egg Harbor Township, Atlantic County, NJ**

- **14.51 +/- acres**
- **Located in existing project known as Equestrian Estates on an unimproved portion of Chelsea Avenue connecting to Churchill Drive**
- **Approved 19 lot subdivision- 18 single family building lots and 1 stormwater basin**
- **Lot sizes range from 17,200 sf to 34,896 sf with 75' minimum lot frontages**
- **Fully wooded site**
- **Final approvals in place and currently protected by NJ Permit Extension Act of 2020 due to Covid pandemic**
- **Public sewer and water will be connected thru tie-ins on Churchill Drive**
- **Buyer responsible for all development and connection fees as further described in the approval resolutions**
- **Listed price reduced to \$499,000**
- **Contact Jim Boyle for further information**

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