



PARAMOUNT REALTY
USA

AUCTION

Thursday, March 14

109 Crine Road
Morganville, NJ 07751

Previously \$999,000
Reserve \$680,000



Luxury Property Auctions
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kw
KELLERWILLIAMS
Listing Agent
Sandra Burkard



OVERVIEW

Nestled on 8.5 acres amid serene surroundings with a babbling stream, this home offers an unparalleled tranquil oasis. Boasting 6-bedrooms and 4 full bathrooms, alongside charming features such as a wood-burning fireplace, it presents a haven of comfort and relaxation. The expansive two-car garage, complete with a workbench and ample storage, ensures both convenience and functionality, while the enclosed screened porch provides the perfect spot for enjoying the natural beauty that surrounds. With a circular driveway and ample parking space, entertaining guests becomes effortless. Ideally positioned between Tennent Road and Rt. 520, with easy access to Rt. 18 and Rt. 9, this home offers the perfect blend of peaceful seclusion and convenient proximity to shopping, dining, and major thoroughfares. Discover endless possibilities of owning 8.5 acres of pristine land in the heart of Morganville.



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DESCRIPTION

Lot Size	8.5 subdividable acres
Garage	2-car attached
Year Built	1968
Size	3,058 sq. ft. (approx.)
Bedrooms	6
Bathrooms	4
Basement	Full, with walkout access
Heat	Oil, above ground, forced air
Air Conditioning	Central
Sewer	Septic
Construction Material	Brick
Property Taxes	\$15,732 (estimated)

HIGHLIGHTS

- 8.5 Subdividable acres
- Walkout basement
- Solar panels
- Fireplace
- Gas cooking
- Stream on property
- Handicapped equipped and accessible, including widened doorways to two bedrooms and ramp access to front door
- Screened-in porch
- Tankless heating system
- Property recognized by the USDA as farmland, which could potentially reduce property taxes if certain conditions are met

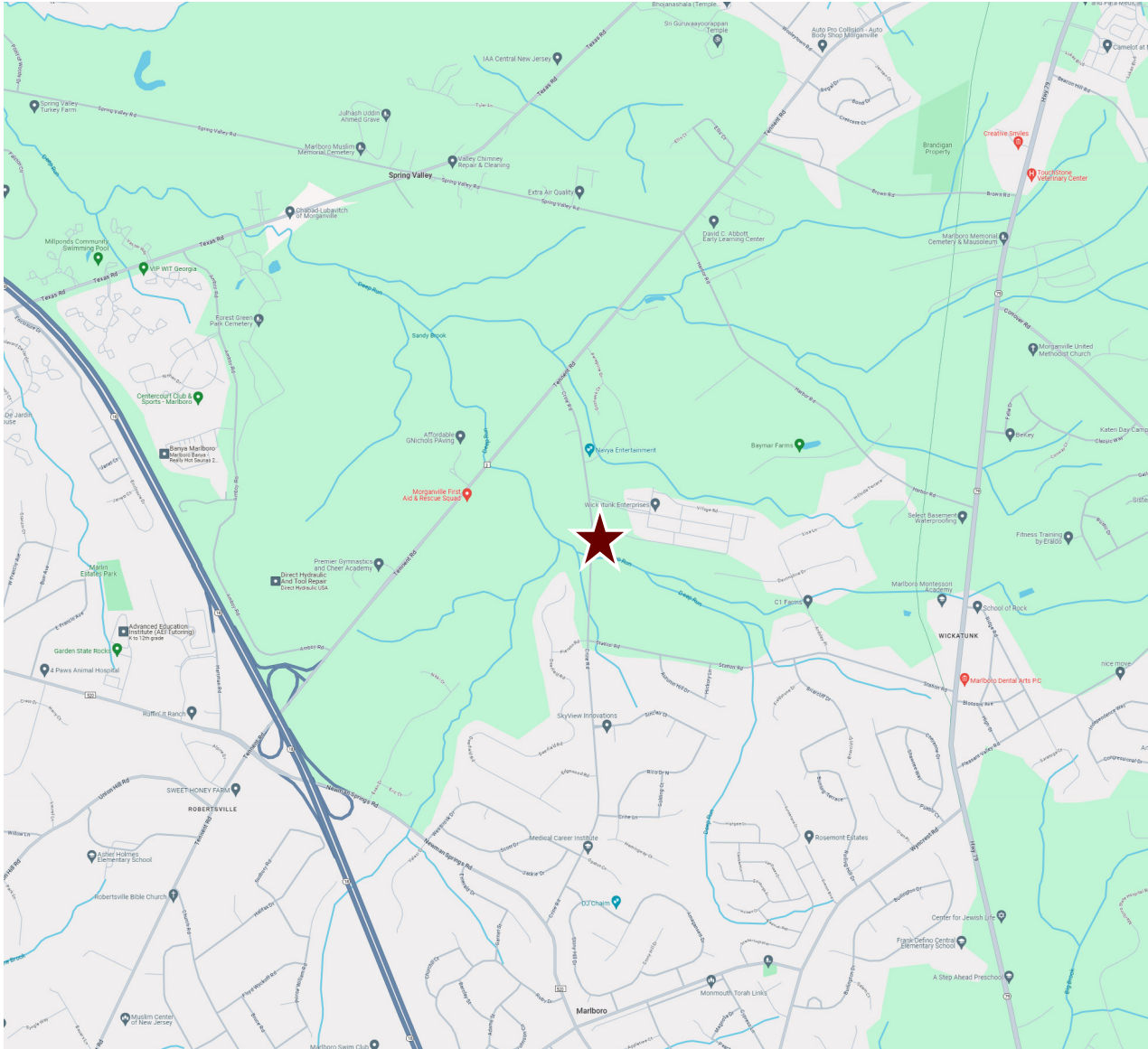






THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
- 2. TOUR the property by appointment only.** Please email info@prusa.com to schedule a tour on:
 - Sunday, March 3
 - Friday, March 8
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, March 14.** You MUST submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit a signed contract of sale within 24hrs after being notified and a 10% deposit. See Due Diligence Information for complete terms.

MUST SELL

*6% Buyer's Premium. Property subject to prior sale.
Submit bid at any time.*



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The listing broker for this property is Sandra Burkard (unique ID number 1862078) with Keller Williams Realty West Monmouth (50B Route 9 North, Grasso Office Park, Morganville, NJ 0775190 Fifth Avenue, 3rd Floor, New York NY 10011). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid or Minimum Bid, if any, which is not a reserve price and only a suggestion as to where bidding may begin. Any bid is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personality is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.





AUCTIONS

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