

\$1,050,000 - 35 Barbertown Point Breeze Rd, FRENCHTOWN

MLS® #NJHT2003966

\$1,050,000

4 Bedroom, 2.50 Bathroom, 3,210 sqft
Residential on 4.00 Acres

NONE AVAILABLE, FRENCHTOWN, NJ

TO BE BUILT! **Seller is well into the process of obtaining subdivision approval. Buyer's offer can be contingent upon this approval.** Unlock the potential of 35 Barbertown Point Breeze Road--a solution to the housing inventory crisis--and build the home you've always envisioned. Prime Custom Builders, LLC, presents their Jamison Model showcasing the quality and design of the builder while allowing the new homeowner the opportunity to customize and make it their own. Featuring a spacious and flowing floor plan, the Jamison will welcome your guests in the two-story foyer flanked by a private study and a formal dining room. Form meets function in the gourmet kitchen with the large center island, pantry closet, and adjoining breakfast room with sliders to the backyard. Next, a gas fireplace sets the tone to the impressive great room. Completing this level is a laundry room, mudroom, and powder room. Upstairs, a private oasis is found beyond the double doors to the primary suite featuring an optional private sitting room, large walk-in closet, and an owner's bathroom with stall shower, water closet and two sinks. A computer niche, library, or a second-floor family room separates the owner's suite from the secondary bedrooms down the hall. On this end of the upstairs, you'll find three spaces bedrooms serviced by a hall bath. Rounding out this versatile floor plan is a full,



unfinished basement, awaiting your future plans or choose to finish it with the builder before you move in. This site includes in this price, upgrades such as, the stunning modern farmhouse facade, a three-car side-entry garage, a vented range hood, under counter kitchen lighting, the sitting room off the primary bedroom, 3/4" wood floors on first floor, wood stairs, and 9' foundation walls, just to name a few. Enveloped by mature trees on three sides, this 4-acre lot neighbors a conserved 26-acre farm and the Lockatong Creek, protecting your views for years to come! (For land only - see NJHT2003958.) If more space is what you seek, you have the option to expand your dream with an additional 17.63 acres (See MLS#NJHT2003960), bringing your total to a sprawling 21.63 acres. Say goodbye to the frustration of bidding wars and outdated, over-priced homes that require extensive renovations. For the same price, you can construct a brand-new home tailored to your tastes. This prime location is just minutes from shopping and the charming river towns of Frenchtown, Stockton, Lambertville, and New Hope. Conveniently accessible to routes 202 and 78, and just 60 minutes to Philly or 90 to NYC, this is your chance to create your perfect sanctuary. Don't miss this unique opportunity! Live on acreage that feels like you're on a perpetual vacation, away from it all, yet enjoy knowing that you are, in fact, minutes away from all the modern conveniences you enjoy. PLS NOTE: Taxes do not reflect without current farmland assessment and it does not reflect once the 4 acres has been subdivided from the 17 acres. BUYER IS RESPONSIBLE FOR PAYING 3-YEAR ROLLBACK TAX.

Built in 2025

Essential Information

MLS® #

NJHT2003966

Price	\$1,050,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,210
Acres	4.00
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Colonial, Cottage, Craftsman, Manor, Farmhouse/National Folk, Other
Status	Active

Community Information

Address	35 Barbertown Point Breeze Rd
Area	Kingwood Twp (21016)
Subdivision	NONE AVAILABLE
City	FRENCHTOWN
County	HUNTERDON-NJ
State	NJ
Municipality	KINGWOOD TWP
Zip Code	08825

Amenities

Amenities	Carpet, Formal/Separate Dining Room, Pantry, Recessed Lighting, Soaking Tub, Stall Shower, Tub Shower, Walk-in Closet(s), Wood Floors, Washer/Dryer Hookup
Utilities	Cable TV Available, Electric Available, Phone Available
Parking	Gravel Driveway, Paved Driveway
# of Garages	3
Garages	Garage - Side Entry, Inside Access
View	Creek/Stream, Garden/Lawn, Panoramic, Park/Greenbelt, Pasture, Scenic Vista, Trees/Woods, Water

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Energy Star Appliances, Microwave, Oven/Range-Gas, Stainless Steel Appliances, Water Heater, Water Heater - High-Efficiency

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Unfinished, Interior Access
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Concrete/Block, Frame, Vinyl Siding
Exterior Features	Gutter System
Lot Description	Backs to Trees, Cleared, Flag Lot, Level, Open, Partly Wooded, Private, Rural, Secluded
Roof	Architectural Shingle
Foundation	Concrete Perimeter, Slab

School Information

District	DELAWARE VALLEY REGIONAL SCHOOLS
Elementary	KINGWOOD TOWNSHIP SCHOOL
Middle	KINGWOOD TOWNSHIP SCHOOL
High	DELAWARE VALLEY REGIONAL H.S.

Additional Information

Date Listed	June 21st, 2025
Days on Market	125
Zoning	AR-2

Listing Details

Listing Office	RE/MAX Centre Realtors
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Listing information last updated on October 23rd, 2025 at 10:15pm EDT