

# \$699,999 - 4330 Province Line Rd, LAWRENCEVILLE

MLS® #NJME2061058

**\$699,999**

3 Bedroom, 2.50 Bathroom, 1,875 sqft

Residential on 3.03 Acres

NONE AVAILABLE, LAWRENCEVILLE, NJ

Location, Location, Location. Property facing Northeast for Vasthu, and considered a money pit according to Feng Shui. Nestled, cute little Split Level Old Charm with some updates needed and some significant improvements made. Very private, Quiet, backing Preserved Green Acres, the last house before the DR R Canal, within minutes to Princeton University, Princeton Junction Train Station, and Major Malls such as Mercer Mall, Nassau Park Mall, and Quaker Bridge Mall. A couple of minutes' drive to Bristol-Myers Squibb, and both its locations are in Historic Lawrenceville Town, where the property is situated precisely in the middle of them. Close to major highways, including US 1, US 295, and US 95. Plenty of entertainment till midnight. Gym, Costco, Wegmans, and Shoprite are all within a 2-minute drive. Walkable as well. The canal towpath is the perfect spot for relaxation, just a short walk from the Property. 3.03 acres. The property is surrounded by million to multi-million-dollar Homes—Builder's Dream to improve this Property. A possibility and great opportunity is to build a 6,000 to 10,000 sqft home. Not many buildable lots this large are available in Lawrenceville with such a Great Location. Some Spl features Park like features, Solar panels, Major improvements like a brand new Roof with complete gut out and replaced 3/4 inch plywood, Gas hot water heating, Gas hot water, Gas Cooking, Oil tank removed, New Gas Furnace, water heater, Upgraded Electric panel, New Windows in



bedrooms, Hardwood Oak Doors, Crown Mouldings. BUILDER CAN CHOOSE TO CONVERT THIS OLD, charming split level to a tremendous, gorgeous-looking mansion. Also, if any investor chooses, they can turn it into a DAY CARE CENTER.

This Property is surrounded by multi-million-dollar homes, ranging from \$1,000,000 to \$3,000,000, with dwellings and mansions varying from 5,000 sqft to 12,000 sqft. The property also features mansions on both the front and back.

Seller considering a possible lease with an option to purchase with agreed downpayment, 2 months escrow deposit, one month advance rent, with agreed terms and conditions only

Property sold strictly AS-IS Condition only.

Buyers are responsible for all necessary items to complete the transaction.

Please note that the Property is strictly valued for the Land, not the structure on the land. The foundation is firm, and the Property can be built and expanded over the existing foundation if you choose to save on taxes. The choice is yours.

What does AE mean for a flood zone?  
What is an AE Flood Zone? | Amica Insurance  
AE flood zones are areas that present a 1% annual chance of flooding(opens in new window) and a 26% chance over the life of a 30-year mortgage, according to FEMA. These regions are clearly defined in Flood Insurance Rate Maps and are paired with detailed information about base flood elevations.

Built in 1950

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | NJME2061058 |
| Price    | \$699,999   |
| Bedrooms | 3           |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,875       |
| Acres          | 3.03        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Split Level |
| Status         | Active      |

### Community Information

|              |                       |
|--------------|-----------------------|
| Address      | 4330 Province Line Rd |
| Area         | Lawrence Twp (21107)  |
| Subdivision  | NONE AVAILABLE        |
| City         | LAWRENCEVILLE         |
| County       | MERCER-NJ             |
| State        | NJ                    |
| Municipality | LAWRENCE TWP          |
| Zip Code     | 08648                 |

### Amenities

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Amenities    | Attic, Attic/House Fan, Cedar Closet(s), Crown Molding, Exposed Beams, Skylight(s), Stall Shower, Tub Shower |
| Utilities    | Cable TV, Electric Available, Natural Gas Available, Phone Available, Water Available                        |
| Parking      | Crushed Stone                                                                                                |
| # of Garages | 20                                                                                                           |
| Garages      | Additional Storage Area, Garage - Side Entry, Garage Door Opener, Oversized, Inside Access                   |
| View         | Street, Trees/Woods, Garden/Lawn, Creek/Stream                                                               |

### Interior

|            |                                                                                                                                                                                                               |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Cooktop, Dishwasher, Dryer - Electric, Dryer-front loading, ENERGY STAR Clothes Washer, Humidifier, Icemaker, Microwave, Oven-Self Cleaning, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer |
| Heating    | Baseboard - Hot Water, Hot Water, Solar - Active, Steam                                                                                                                                                       |
| Cooling    | Wall Unit, Attic Fan                                                                                                                                                                                          |



|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Has Basement    | Yes                                                                                          |
| Basement        | Daylight, Full, Interior Access, Full, Poured Concrete, Sump Pump, Windows, Outside Entrance |
| Fireplace       | Yes                                                                                          |
| # of Fireplaces | 1                                                                                            |
| Fireplaces      | Double Sided, Flue for Stove, Metal                                                          |
| # of Stories    | 1                                                                                            |
| Stories         | 1.5 Story                                                                                    |

## Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Stone, Block                                                                                                                                                     |
| Exterior Features | Chimney Cap(s), Exterior Lighting, Gutter System, Play Area, Street Lights, Other, Porch(es), Fenced-Partially, Wood Fence, Fenced-Rear, Fence, Chain Link Fence |
| Lot Description   | Backs to Trees, Front Yard, Level, Private, Road Frontage, Stream/creek, Cleared, Landscaping, Partly Wooded, SideYard(s)                                        |
| Windows           | Double Hung, Replacement, Skylights, Sliding, Casement                                                                                                           |
| Roof              | Asphalt, Pitched                                                                                                                                                 |
| Foundation        | Block, Slab                                                                                                                                                      |

## School Information

|            |                              |
|------------|------------------------------|
| District   | LAWRENCE TOWNSHIP            |
| Elementary | BENJAMIN FRANKLIN E.S.       |
| Middle     | LAWRENCE INTERMEDIATE SCHOOL |
| High       | LAWRENCE                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 130             |
| Zoning         | RESIDENTIAL     |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homes & Loans Outlet |
|----------------|----------------------|

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