



**5140 Venice  
Sweetwater, NJ 08037**

**Asking \$1,295,775.00**



#### COMMENTS

\*\*\*SWEETWATER NEW LISTING ALERT\*\*\*101 FEET OF DIRECT MULICA RIVER-FRONT\*\*\*3 FLOORS\*\*\*4 BED 3.5 BATH\*\*\*IN-LAW SUITE\*\*\*DOCK\*\*\* NEWER BOSCH GEOTHERMAL HVAC SYSTEMS\*\*\*NEWER SINGLE LAYER ROOF\*\*\*OUTDOOR SHOWER\*\*\*3/4" HARDWOOD FLOORING\*\*\*2X6 EXTERIOR WALLS\*\*\*ANDERSEN WINDOWS\*\*\*MULTI-TIERED DECKING/LANAI\*\*\*2 CAR GARAGE\*\*\*ENORMOUS STORAGE AREA\*\*\*GAS FIREPLACE\*\*\*RADIANT FLOOR HEATING IN EN SUITE\*\*\*3,056 SQ FT\*\*\* Serenity @ Sweetwater~Immaculate & stunning Mullica River front home that exudes class and craftsmanship throughout. Ground level you will find an oversized 2 car garage with tremendous storage area that includes an office, mechanicals & great usable space. This space also offers access to the in-law suite! Main level you will find a dining room, living room, family room as well as a stunning kitchen, featuring incredible views of the Mullica as well as leading to an oversized lanai that truly captures the beauty of this location. On the 2nd floor, you will find an en-suite with an impressive & luxurious bathroom along with 2 guest bedrooms and full bath and laundry space. 3rd floor offers great finished space drenched in natural light and is heated & cooled. Adjacent you will find unfinished attic storage which could be turned into another bathroom if so desired. In-law suite can be accessed from the garage entrance or the dining room of the main home as well! This is one of the nicest in-law suites with impressive views from kitchen & family room! Bedroom offers plenty of light & space along with closet. Just downriver from the Sweetwater River Deck, marina & more! Incredibly unique property nestled in the tranquility that Sweetwater offers! For video tour, please visit realtor dot com. Type in address 5140 Venice Ave Hammonton NJ 08037

#### PROPERTY DETAILS

|   |  |                                       |  |
|---|--|---------------------------------------|--|
| Exterior Vinyl                          | OutsideFeatures Deck Outside Shower Porch Sprinkler System | ParkingGarage Attached Garage Two Car | OtherRooms In-Law Quarters                 |
| AppliancesIncluded Dishwasher Gas Stove | AlsoIncluded Blinds  | Basement Crawl Space                  | Heating Forced Air Geo Thermal Multi-Zoned |
| Cooling Central                         | HotWater Electric  | Water Well                            | Sewer Septic                               |

# Berger Realty

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Multi-Zoned



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