



**5140 Venice  
Sweetwater, NJ 08037**

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



#### COMMENTS

\*\*\*SWEETWATER NEW LISTING ALERT\*\*\*101 FEET OF DIRECT MULLICA 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

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Multi-Zoned



Ask for Domenic Ballerini  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dvb@bergerrealty.com](mailto:dvb@bergerrealty.com)

