

# Berger Realty

Since 1928



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2823 Mullica River Dr  
Hammonton, NJ 08037

Asking \$774,000.00



## COMMENTS

Discover exceptional waterfront living in this meticulously built (2022) luxury residence in the Sweetwater lagoons, offering two bedrooms, two and a half baths, an additional study, and a one-car garage – all with no HOA fees! Engineered for enduring strength, this home features a CMU solid poured rebar-reinforced foundation, 2x6 exterior walls, hurricane-rated Anderson 400 series windows, and a 30-year roof. Indulge in premium finishes including soft-close solid wood cabinetry, quartz countertops, custom steel railings, and a tankless hot water heater. The property boasts a newer vinyl bulkhead (2021), a new floating dock(2024), an aluminum fenced yard, a large patio, and a four-zone sprinkler system. Imagine peaceful strolls or bike rides along the Pinelands, followed by being steps away to the vibrant Sweetwater Marina and River Deck. Returning to your private sanctuary, you can effortlessly host guests at your place or simply unwind listening to the birds. This remarkable property truly offers the best of both worlds! Don't miss the opportunity to experience this exceptional waterfront haven. Join us for an open house April 26th from 1:00pm-4:00pm !

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Fenced Yard Patio Sprinkler System	ParkingGarage One and Half Car	OtherRooms Library/Study Pantry Storage Attic
	AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Self-Cleaning Oven Washer	Basement Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Emailing: <a href="mailto:oc17@bergerrealty.com">oc17@bergerrealty.com</a>	Heating Gas-Propane
	HotWater Tankless-gas	Water Well	

Septic