

Berger Realty

Since 1928



Ocean 17
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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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard	One and Half Car	Library/Study
	Patio		Pantry
	Sprinkler System		Storage Attic



AppliancesIncluded
Dishwasher
Dryer
Gas Stove
Microwave
Refrigerator
Self-Cleaning Oven
Washer

Basement
Ask for John Andrews
Berger Realty Inc
1670 Boardwalk, Ocean City
Call 609-391-0500
Emailing oc17@bergerrealty.com

Heating
Gas-Propane

HotWater
Tankless-gas

Water
Well



Septic