

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 | Basement                             | Heating       |
|   | Disposal           | Asks for Michael Maina               | Gas-Propane   |
|   | Dryer              | Berger Realty Inc                    |               |
|   | Gas Stove          | 3160 Asbury Avenue, Ocean City       |               |
|   | Microwave          | Call: 609-399-0076                   |               |
|   | Refrigerator       | Self-Showing Over @ bergerrealty.com |               |
|   | Washer             |                                      |               |
|   | HotWater           | Water                                |               |
|   | Tankless-gas       | Well                                 | Septic        |

