

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



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
	Dishwasher	Asks for Martha Johnson	Gas-Propane
	Dryer	Berger Realty Inc	
	Gas Stove	109 E 55th St., Ocean City	
	Microwave	Call 609-399-4211	
	Refrigerator	Emailing over info@bergerrealty.com	
	Self-Heating over Washer		
	HotWater	Water	
	Tankless-gas	Well	



Septic