

# 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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard	One and Half Car	Library/Study
	Patio		Pantry
	Sprinkler System		Storage Attic
		AppliancesIncluded	Basement
		Dishwasher	Asks for Troy Eggleston
		Dryer	Berger Realty Inc
		Gas Stove	1670 Boardwalk, Ocean City
		Microwave	Call: 609-391-0500
		Refrigerator	Emailing: oc17@bergerrealty.com
		Washer	
		HotWater	Water
		Tankless-gas	Well

