

# Berger Realty

Since 1928



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**4550 Indian Cabin  
Sweetwater, NJ 08037**


**Asking \$839,000.00**



## COMMENTS

Discover this rare gem on nearly an acre along the Mullica River, featuring over 250 feet of private frontage and endless views of protected Wharton State Forest. This unique property offers two homes! There is a 2-bed, 1-bath and a 1-bed, 1-bath cottage, plus a 1.5-car garage and a fantastic gardener's workshop. Enjoy lush grounds with fig and rhubarb trees, blueberry bushes, vining kiwi berries, and more. The larger home boasts bamboo floors, a new luxury bath, wood-burning insert, and a cedar sunroom. The smaller cottage shines with new appliances, recycled glass counters, and a large picture window capturing the best river views. Both have river-view decks and encapsulated crawl spaces. Seller is installing a NEW ROOF for the next owners - move on in with peace in mind! Known as 'Mullica River Cottages,' this established short-term rental has a strong history and holds a rare, coveted permit in Sweetwater Village. This adaptable property offers flexible living: ideal for multi-generational families, living in one home while renting the other for income, or maximizing investment by renting both. Don't miss this chance to own your riverfront homestead!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Boat Slip Deck Porch Enclosed Shed Sprinkler System	ParkingGarage One and Half Car	OtherRooms Dining Area Eat In Kitchen In-Law Quarters Storage Attic Workshop
 Central	AppliancesIncluded Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space Call 609-399-4211 Email to: cah@bergerrealty.com	Heating Electric
	HotWater Gas	Water Well	 Sewer Private