



**4550 Indian Cabin  
Sweetwater, NJ 08037**

**Asking \$889,000.00**



**COMMENTS**

This is the place. Tucked away on almost a full a pristine acre along the Mullica River, this one-of-a-kind property is a rare gem offering 250'+ of private river frontage, two separate dwellings, two boat cutouts, your own sandy beach, and uninterrupted views of Wharton State Forest—protected land that will remain untouched for generations to come. This nature lover's dream features TWO homes (2 bed/1 bath and 1 bed/ 1 bath), a functional 1.5-car garage and a showstopper "gardener's workshop". The larger home features bamboo flooring, a brand new LUXE bathroom, a wood burning insert, and a cedar lined sunroom. The smaller cottage boasts a Smeg refrigerator, recycled glass countertops, and an 8' picture window with the best views on the property. Both dwellings have decks overlooking the river and fully encapsulated crawl spaces. This is your chance to own the beloved Mullica River Cottages, an established short term rental with strong rental history. The Sweetwater Village within Mullica Twp. has a limited number of permits available for short term rentals and this property has one! The buyer to this property has first rights to this coveted permit (otherwise there is currently a waitlist)! This unique property offers a deal for many different ways to live, adapting to your specific needs and desires. You can enjoy the benefits of multi-generational living, keeping loved ones close while maintaining individual independence. It's also a prime opportunity to live in one home and rent out the other, generating income to offset your mortgage or boost your savings. For the savvy investor, you can maximize your return by renting out both residences. Reach out today to make this dream property your reality!

**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
InteriorFeatures Cathedral Ceiling Security System	AppliancesIncluded Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space	Heating Forced Air Gas-Propane Wood

# Berger Realty

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