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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Boat Slip	One and Half Car	Dining Area
	Deck		Eat In Kitchen
	Porch Enclosed		In-Law Quarters
	Shed		Storage Attic
	Sprinkler System		Workshop
InteriorFeatures	AppliancesIncluded	Basement	Heating
Cathedral Ceiling	Dryer	Crawl Space	Forced Air
Security System	Gas Stove		Gas-Propane
	Microwave		Wood
	Refrigerator		
	Self Cleaning Oven		
	Washer		

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