

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**4550 Indian Cabin  
Sweetwater, NJ 08037**


**Asking \$929,000.00**



## 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. Come see all of what this property has to offer. There has never been an opportunity like this on the Mullica River! First chance to preview the property will be at our event Music on the Mullica a Twilight Open House May 9th 5-8pm See you there!

## 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
	AppliancesIncluded Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space	Heating Forced Air Gas
	HotWater Gas	Water Well	Sewer Private

Ask for James P. Monroe

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