



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



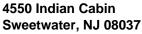
info@bergerrealty.com

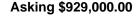














## **COMMENTS**

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)! Reach out today to make this dream property your reality!

## PROPERTY DETAILS

Exterior Vinyl OutsideFeatures Boat Slip Deck ParkingGarage One and Half Car

Porch Enclosed Shed

Sp**Andlefon Kerv**in Halliday

Berger Realty Inc Appliancesincluded Basement Dryer E 55th St., Ocean Sitty GaS all ve09-399-4211

MidEomaileto: keh@bergerrealty.com Refrigerator

Self Cleaning Oven Washer

Cooling Hot Vicentral Gas

HotWater Water Gas Well OtherRooms Dining Area Eat In Kitchen In-Law Quarters Storage Attic Workshop



Sewer Private