



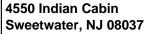
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Asking \$929,000.00



## COMMENTS

This is the place. Tucked away on almost a full a pristine acre along the Mullica River, this oneof-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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Boat Slip	One and Half Car	Dining Area
	Deck		Eat In Kitchen
	Porch Enclosed		In-Law Quarters
	Shed		Storage Attic
(Tax	Sprinkler System		Workshop
1111 CM	Ask for Martha Jamison		
	Ap Bienges Inclassement		Heating
6 6	Drye Gas Stove Microwa 209-399-42	Crawl Space	
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100 - 200	Self Cleaning Oven		
	Washer		
Mar All			■₹5129654
	HotWater	Water	Sewer
Central	Gas	Well	Private