

Berger Realty

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


Asking \$839,000.00



COMMENTS

Discover this rare gem on nearly an acre along the Mullica River, featuring over 250 feet of private frontage and endless views of protected Wharton State Forest. This unique property offers two homes! There is a 2-bed, 1-bath and a 1-bed, 1-bath cottage, plus a 1.5-car garage and a fantastic gardener's workshop. Enjoy lush grounds with fig and rhubarb trees, blueberry bushes, vining kiwi berries, and more. NEW ROOFS on both homes and garage- July 2025 - move on in with peace in mind! The larger home boasts bamboo floors, a new luxury bath, wood-burning insert, and a cedar sunroom. The smaller cottage shines with new appliances, recycled glass counters, and a large picture window capturing the best river views. Both have river-view decks and encapsulated crawl spaces. Known as 'Mullica River Cottages,' this established short-term rental has a strong history and holds a rare, coveted permit in Sweetwater Village. This adaptable property offers flexible living: ideal for multi-generational families, living in one home while renting the other for income, or maximizing investment by renting both. Don't miss this chance to own your riverfront homestead!

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 Cooling
	HotWater Gas	Water Well	Sewer Private

Ask for Norman Hartzel

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