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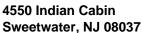
















## **COMMENTS**

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 OutsideFeatures ParkingGarage
Vinyl Boat Slip One and Half Car
Deck

Porch Enclosed
Shed

Sprinkler System

Ask for Patricia (Trish) Spengler

Applienger religious IncBasement

Dryst 60 Asbury Avenue, Ocean City
Gas Stove
Microlli-209-399-0076

Refigeableto: pjs@bergerrealty.com

Refrigration: pjs@bergerrealty.
Self Cleaning Oven

Washer

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

OtherRooms

Heating



Sewer Private