

# Berger Realty

Since 1928



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

**Asking \$929,000.00**



## COMMENTS

Open House event postponed due to rain! Music on the Mullica a Twilight open house will be SATURDAY MAY 10th 5-8pm. See you there! 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!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Boat Slip Deck Porch Enclosed Shed Sprinkler System	Parking/Garage One and Half Car	Other Rooms Dining Area Eat In Kitchen In-Law Quarters Storage Attic Workshop
 Central	Appliances Included Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space Heating Hot Water Gas	Heating Hot Water Private
	Ask for Sean McGinnis Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: smc@bergerrealty.com		