



5143 Venice Ave  
Hammonton, NJ 08037

Asking \$799,000.00



#### COMMENTS

PRICE ADJUSTMENT.....Motivated Seller..... Looking for Riverfront property ? Want to avoid the crowds and summer traffic? Want to sit on your own deck in the evenings and view amazing sunsets? Welcome Home to this Waterfront Home in Sweetwater, NJ. This stunning waterfront home is a perfect In-Law set up nestled in the serene community of Sweetwater Haven is perfectly positioned along the lagoon. This 2 family home offers expansive water views, spacious living, private entrances and direct access to the water. A comfortable private retreat featuring 2 bedrooms, 1.5 baths, updated kitchen, living room with cathedral ceilings, separate laundry area offering 1,425 sq ft of living space while the main living area offers 1,940 sq ft. offering a spacious living room featuring soaring cathedral ceilings creating an open airy atmosphere. This grand space flows into the kitchen and sitting area, where large windows frame picturesque views of the water for quiet mornings. Upstairs you'll find 3 spacious bedrooms and 2 full baths including a fully renovated primary suite complete with 2 walk-in closets with a brand new modern upgraded primary bath boasting high end finishes and a spa like atmosphere. Many upgrades have been recently added including professional landscaping w/new sprinkler system, new sump pump, new well pump, new septic installed in 2023, new central air 2023, new roof 2023 and more upgrades included. Step outside onto a generous deck that overlooks the tranquil lagoon—ideal for relaxing, entertaining, or enjoying breathtaking sunsets. The property is bulkheaded and features private docks, making it a boater's dream. Whether you're looking for a full-time residence, or an income-generating property, this waterfront gem delivers comfort, beauty, and functionality in equal measure.

#### PROPERTY DETAILS

|                   |                    |               |                |
|-------------------|--------------------|---------------|----------------|
| Exterior          | OutsideFeatures    | ParkingGarage | OtherRooms     |
| Vinyl             | Boat Slip          | Two Car       | Dining Room    |
|                   | Fenced Yard        |               | Eat In Kitchen |
|                   | Paved Road         |               | Great Room     |
|                   | Sprinkler System   |               | Loft           |
|                   |                    |               | Pantry         |
|                   |                    |               | Storage Attic  |
| InteriorFeatures  | AppliancesIncluded | Basement      | Heating        |
| Carbon Monoxide   | Dishwasher         | Crawl Space   | Baseboard      |
| Detector          | Dryer              |               | Multi-Zoned    |
| Cathedral Ceiling | Electric Stove     |               | Oil            |
| Smoke/Fire Alarm  | Refrigerator       |               |                |
| Walk In Closet    | Self Cleaning Oven |               |                |

# Berger Realty

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