



**5143 Venice Ave
Hammonton, NJ 08037**

Asking \$799,000.00



COMMENTS

BROKER'S OPEN HOUSE "BOAT TOUR" Thursday 7/31 12noon - 2PM Lunch & Dessert will be served and a boat tour on the Mullica... 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, recently updated dock with a second dock dedicated just for tenants and many 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 Detector	Dishwasher	Crawl Space	Baseboard
	Dryer		Multi-Zoned
Cathedral Ceiling	Electric Stove		Oil

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Smoke/Fire Alarm
Walk In Closet

Refrigerator
Self Cleaning Oven
Washer

HotWater
Oil

Water
Well

Sewer
Septic



Ask for James Gray Haenn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jgh@bergerrealty.com

