



**14 Waterfront Way  
Hammonton, NJ 08037**

**Asking \$1,150,000.00**



#### COMMENTS

Welcome to 14 Waterfront Way- a custom-built residence nestled in Hammonton\'s most sought after lakeside community. This 5 bedroom, 3 full and 2 half bath estate spans 4,500 square feet and sits on 1.15 acres of professionally landscaped grounds. Showcasing exceptional millwork and artistry, this home offers an exquisite blend of luxury and comfort. From the moment you enter, you\'re greeted by an elegant staircase and crystal chandelier, setting the tone for the home\'s refined craftsmanship and timeless design. The formal dining room leads to a gourmet kitchen featuring accent lighting, beveled edge granite countertops, high end appliances, and a spacious kitchen island with a gas cooktop, sink, and seating area. Subzero refrigerator, built in double ovens and a large eat-in area further enhance the culinary space. The expansive great room impresses with a soaring floor to ceiling stone gas fireplace and oversized windows, flooding the space with natural light. There is radiant flooring in the massive great room! The first floor features the primary suite which includes dual walk-in closets, a luxurious en-suite bath, custom millwork and accent lighting. A secondary guest suite with a private bath is also located on the main level. Upstairs, an open bridge overlooks the foyer and grand living area below and leads to two additional large bedrooms with generous closet space. Located in a separate wing of the home, a private staircase leads to a spacious bonus room. This versatile space is perfect for use as an in-law suite, home office, or personal gym, and includes its own kitchenette, half bath, and generous walk-in storage area. Step outside to a serene backyard retreat featuring a covered porch, beautifully custom hardscaping, screened gazebo, large masonry fire pit, BBQ area, pergola, and cascading waterfall. Additional highlights of this one of a kind home include: new Owens Corning roof installed September 2023, new furnace (1 of 2), oversized two car side entry garage, central vacuum, basement with access from inside the house as well as the garage, multiple chandeliers, various walk in attic storage areas, Generac backup generator. This one of a kind property is the perfect blend of privacy, luxury, and timeless design. A rare opportunity to own a true masterpiece in a sought-after location. Call to schedule your showing today!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Patio	Attached Garage	Breakfast Nook
Vinyl	Porch	Auto Door Opener	Dining Area
	Sprinkler System	Two Car	Eat In Kitchen
			Great Room
			Laundry/Utility Room
			Primary BR on 1st floor
			Storage Attic

# Berger Realty

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InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Central Vacuum	6 Ft. or More Room	Head Gas-Natural
Cathedral Ceiling	Dishwasher	Full	Hot Water
Kitchen Center Island	Disposal	Inside Entrance	Multi-Zoned
Smoke/Fire Alarm	Dryer		
Storage	Gas Stove		
Walk In Closet	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer
Multi-Zoned			



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