

# Berger Realty

Since 1920



Ocean 17  
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**5323 Carolina  
Mullica Township, NJ 08215**

**Asking \$384,975.00**



## COMMENTS

Located on "Sweet" S. Carolina Ave in Mullica Twp! Everything you could want in a home is right here! Spacious ranch living. Upon entering, you are greeted with warm Knotty Pine wood paneling bringing character and charm. The kitchen is very bright and inviting and has tons of gorgeous cabinetry. Plenty of space for the dining table and this area flows right into the family room. Perfect for family gatherings! Outside is a nature lovers dream! Enjoy the spacious deck while overlooking the beautiful yard. (brand new awning comes with the house) Like to live off the land? Then this garden is perfect for you. Equipped with a sprinkler system to keep your fruits and veggies hydrated with ease. Like to sit by the bon fire? There's a spot for that too, right outside the "Man's Cave" which houses a workshop/protentional office space or tons of storage options. Included in this sale is another 4.55 acres around the corner (deed restricted currently used for hunting with trails throughout). HVAC is just one year young, water heater is 2 years young. Seller just had a professional company do an energy efficiency test and had the attic reinsulated, the crawl space was professionally insulated and vapor barrier installation, door seals were replaced, all to make sure the house was energy efficient. Plus you have a low cost solar lease \$131.99/month to be transferred to new owner. Seller has no electric bill and gets a refund every year. Taxes need to be updated because Seller pays zero due to Veteran Status. See It. Love It. Own It!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Deck	Deck	Detached Garage	Eat In Kitchen
Pool	Ask for Kevin Laskowski		Laundry/Utility Room
Shed	Berger Realty Inc		Primary BR on 1st floor
Sprinkler System	1670 Boardwalk, Ocean City		
	Call: 609-391-0500		
	Email to: <a href="mailto:kml@bergerrealty.com">kml@bergerrealty.com</a>	Basement	
	Appliances included	Gas	
	Microwave	Water Well	
Central			Septic

