



**2100 River  
Egg Harbor City, NJ 08215**

**Asking \$885,000.00**



**COMMENTS**

Welcome to 2100 River Rd – a rare opportunity to own a private, multi-functional farm estate on over 8 acres in scenic Washington Township, Burlington County. This distinctive 4-bedroom, 3-bathroom home with 2 bonus rooms and over 3,400 square feet of living space is loaded with charm, functionality, and thoughtful upgrades. From the picturesque wraparound porch to the detailed interior features, this home is designed for comfort, efficiency, and country living. Inside, you'll discover a bright and open layout with dual staircases, stunning hardwood floors, a cozy wood stove, and a central vacuum system for added convenience. The home is equipped with multi-zone geothermal heating and cooling, offering year-round energy efficiency, and a Generac whole-house generator for peace of mind. A brand-new roof installed in 2025 adds even more value and longevity to this already impressive home. The chef's kitchen is a standout, boasting a massive island, abundant custom wood cabinetry, and upgraded appliances including an induction cooktop and WiFi-enabled double ovens—perfect for both everyday living and entertaining. Upstairs, the primary suite features a recently renovated bathroom, while all bedrooms provide ample closet space and beautiful views of the surrounding landscape. Upstairs bonus rooms offer flexibility for additional living, hobby, or workspace. The full basement and oversized 2-car attached garage—with interior stairs to the basement—provide exceptional storage and accessibility. Step outside to enjoy your own private retreat with an inground fiberglass pool and hot tub, a great place to unwind or entertain! Don't forget to bring the horses! The fully outfitted horse barn features six matted stalls with fans, a hay stall, water hydrant, all stall fronts have Shirk sliding stall fronts with grills, and Dutch doors. Two large Centaur-fenced fields—one of which is configured for optional division—offer safe, versatile turnout with direct stall access. A short stroll brings you to the Mullica River for fishing, boating, or relaxing. A boat ramp is just a few hundred yards from the driveway, and the Batsto riding trails are only about a 15-minute trailer ride away. Local amenities include a well-known seafood market offering fresh regional catches like clams and scallops. With its unique blend of features, space, and location, 2100 River Rd offers a rare lifestyle opportunity. Schedule your private tour today and experience everything this exceptional property has to offer.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Horse Farm	Two Car	Dining Area
	Kennels/Stables		Eat In Kitchen
	Pool-In Ground		Laundry/Utility Room
	Porch		
	Whirlpool/Spa		
	Farm		

# Berger Realty

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InteriorFeatures  
Smoke/Fire Alarm  
Walk In Closet

Basement  
Full  
Inside Entrance  
Partially Finished

Heating  
Geo Thermal

Cooling  
Multi-Zoned

HotWater  
Electric

Water  
Well

Sewer  
Septic



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