



**620 Columbia  
Mullica Township, NJ 08215**

**Asking \$399,900.00**



#### COMMENTS

**PRICE REDUCTION!** It does NOT get better than this. With just a little TLC you will have **INSTANT EQUITY** at this price! Welcome Home to 620 Columbia Road, Mullica Twp! This is a custom-built home, built to last, with quality materials throughout. On the beautiful exterior you have Cedar style siding, stone accents, recessed lighting in the soffits, stone retaining walls, lavish landscaping, welcoming front poor, the curb appeal is **ON POINT** and sitting on 4.22 acres! Inside the quality continues with solid woods doors, chair railing and stained natural trim throughout. With 2,500+ sf, all the rooms are **SPACIOUS!** The Welcoming, eat in Kitchen features granite countertops and custom built, solid wood Red Oak Cabinetry! Updated appliances, dishwasher, double oven gas stove, built in microwave and refrigerator all stay. The two-story family room is cozy and inviting with a gorgeous brick floor to ceiling fireplace. Formal Dining Room and Living Room are also on the main level, with a powder room. Upstairs you have 3 **HUGE** bedrooms with no lack of closet space, plus two full bathrooms. You also have access to a unique loft area that overlooks the family room. Potential playroom? Reading Nook? Whatever you desire! The solid wood stairs are simply amazing. This home features Dual Laundry Rooms! One on the Upper Level and a 2nd laundry area located in the garage! Talk about convenience! The crawl space is solid, dry and clean with a poured concrete floor, another upgrade. This home needs a little TLC, but it's priced to sell and sell fast! You **WANT** to see this in person. Outdoor buildings are negotiable. Home is being sold "as-is". Upcoming Auction has been scheduled but Sellers are in the process of postponing that to sell through regular means. Bring your offers!

#### PROPERTY DETAILS

|                   |                    |                 |                   |
|-------------------|--------------------|-----------------|-------------------|
| Exterior          | OutsideFeatures    | ParkingGarage   | OtherRooms        |
| Stone             | Deck               | Attached Garage | Dining Room       |
| Vinyl             | Patio              | Two Car         | Eat In Kitchen    |
|                   | Porch              |                 | Loft              |
|                   |                    |                 | Recreation/Family |
| InteriorFeatures  | AppliancesIncluded | AlsoIncluded    | Basement          |
| Cathedral Ceiling | Dishwasher         | Blinds          | Crawl Space       |
| Skylight(s)       | Dryer              |                 | Outside Entrance  |
| Walk In Closet    | Gas Stove          |                 |                   |
|                   | Microwave          |                 |                   |
|                   | Refrigerator       |                 |                   |
|                   | Washer             |                 |                   |

# Berger Realty

• Since 1928 •



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



Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Cooling  
Ceiling Fan(s)  
Central  
Electric  
Multi-Zoned

HotWater  
Gas

Water  
Well

Sewer  
Septic



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bav@bergerrealty.com](mailto:bav@bergerrealty.com)

