



**4832 Pleasant Mills Rd  
Hammonton, NJ 08037**

**Asking \$1,100,000.00**



#### COMMENTS

Welcome to 4832 Pleasant Mills Road - a captivating riverfront property! From the moment you step out the expansive back deck, you're not just looking at a view; you're suspended high above the shimmering Mullica, with panoramic vistas that stretch endlessly. This isn't just water frontage; it's two separate lots with over 300 feet of access to the most coveted section of the Mullica River, where you command deep water access for your vessel (low tide 4-5 ft, high tide 8-10 ft), yet miraculously remain tucked away at the very beginning of this sought-after stretch. This means you have the essential boating capabilities without the heavy traffic, retaining that invaluable sense of seclusion and private serenity that is so rare. Your boater's paradise is complete with a 15 ft wide private boat ramp and a 45 by 30 ft three-car garage, featuring an extra-tall door specifically designed for effortless boat storage. Let's not forget about the HOME! Inside the beautifully maintained three-bedroom, two-bath home, you'll find a thoughtful layout, plenty of room for hosting and bedrooms with water views. With a roof that's just 8 years young and meticulous landscaping cradling the property, every detail speaks of care and quality. The seller has completed a home inspection prior to listing to ensure the home is in excellent condition for its new owners! Here is your invitation to a lifestyle, a whispered promise of quiet mornings, exhilarating river adventures, and starlit evenings.

#### PROPERTY DETAILS

|                                                                                   |                                                                                                                  |                                                                            |                                                                                                                          |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Wood Shingle                                                          | OutsideFeatures<br>Boat Slip<br>Deck                                                                             | ParkingGarage<br>Auto Door Opener<br>Detached Garage<br>Three or More Cars | OtherRooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Laundry/Utility Room<br>Loft<br>Recreation/Family<br>Workshop |
| InteriorFeatures<br>Security System<br>Skylight(s)<br>Smoke/Fire Alarm<br>Storage | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Trash Compactor<br>Washer | Basement<br>Crawl Space                                                    | Heating<br>Forced Air<br>Gas-Propane<br>Tank Above Ground                                                                |

# Berger Realty

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