

# Berger Realty

Since 1928



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34 Hudson  
Mystic Island, NJ 08087

Asking \$900,000.00



## COMMENTS

Boater's dream property! If you're looking for a place right on the water with over 200 feet of bulkhead and three docks to keep your water toys, you don't want to miss out on this one. It's a rare opportunity to get an end lot in Mystic Islands. It sits right where Roundabout Creek enters in to Mystic Islands providing easy access into Bassetts Bay, the Mullica River and Great Bay. The largest of the three docks is 60' long and 8' wide. The second dock is 20' long and 6 feet wide. The dock ramps are 4 years old. The jet ski dock is currently set up to accommodate 2 jet skis and has a crane lift. The bulkhead was replaced in 2004. There is a large storage shed with electric and running water. The lot has plenty of room to add a swimming pool. The house itself features 2 bedrooms on the main level and 2 upstairs bedrooms with a full bathroom on each level. The kitchen and family room along with the upstairs deck offer spectacular water views.

## PROPERTY DETAILS

| Exterior | Outside Features                         | Parking/Garage   | Other Rooms                                                                                     |
|----------|------------------------------------------|------------------|-------------------------------------------------------------------------------------------------|
| Vinyl    | Boat Slip<br>Deck<br>Fenced Yard<br>Shed | One and Half Car | Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor |

## Interior Features



Sewer  
Public Sewer

Appliances Included  
Dishwasher  
Gas Stove  
Microwave  
Refrigerator  
Washer  
Also Included  
Fireplace  
Equipment  
Email to:  
Cooling  
Central  
Hot Water  
Gas

Ask for Leon Grisbaum

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