



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



5140 Venice, Sweetwater, NJ, 08037

Price \$1,150,775.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 1             |
| Year Built   | 1994          |
| Type         | Single Family |
| Block Number | 4301          |
| Listing #    | 594998        |
| Taxes        | 16511.00      |

#### COMMENTS

**\*\*\*SWEETWATER NEW LISTING ALERT\*\*\*101 FEET OF DIRECT MULLICA RIVER-FRONT\*\*\*4 FLOORS\*\*\*4 BED 3.5 BATH\*\*\*IN-LAW SUITE\*\*\*DOCK\*\*\* NEWER BOSCH GEOTHERMAL HVAC SYSTEMS\*\*\*NEWER SINGLE LAYER ROOF\*\*\*OUTDOOR SHOWER\*\*\*3/4" HARDWOOD FLOORING\*\*\*2X6 EXTERIOR WALLS\*\*\*ANDERSEN WINDOWS\*\*\*MULTI-TIERED DECKING/LANAI\*\*\*2 CAR GARAGE\*\*\*ENORMOUS STORAGE AREA\*\*\*GAS FIREPLACE\*\*\*RADIANT FLOOR HEAT...**

#### PROPERTY FEATURES

|   |  |                                       |  |
|---|--|---------------------------------------|--|
| Exterior Vinyl                          | OutsideFeatures Deck Outside Shower Porch Sprinkler System | ParkingGarage Attached Garage Two Car | OtherRooms In-Law Quarters                 |
| AppliancesIncluded Dishwasher Gas Stove | AlsoIncluded Blinds  | Basement Crawl Space                  | Heating Forced Air Geo Thermal Multi-Zoned |
| Cooling Central Multi-Zoned             | HotWater Electric  | Water Well                            | Sewer Septic                               |

#### CONTACT



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-457-9457  
Email to: jkh@bergerrealty.com

Scan to see Property page.



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