



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



2823 Mullica River Dr, Hammonton, NJ, 08037

Price \$774,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2022          |
| Type         | Single Family |
| Block Number | 4202          |
| Listing #    | 595408        |
| Taxes        | 12471.00      |

#### COMMENTS

*Discover exceptional waterfront living in this meticulously built (2022) luxury residence in the Sweetwater lagoons, offering two bedrooms, two and a half baths, an additional study, and a one-car garage – all with no HOA fees! Engineered for enduring strength, this home features a CMU solid poured rebar-reinforced foundation, 2x6 exterior walls, hurricane-rated Anderson...*

#### PROPERTY FEATURES

|                                                                                                                       |                                                                                                                     |                                   |                                                        |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                     | OutsideFeatures<br>Fenced Yard<br>Patio<br>Sprinkler System                                                         | ParkingGarage<br>One and Half Car | OtherRooms<br>Library/Study<br>Pantry<br>Storage Attic |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Basement<br>Slab                  | Heating<br>Gas-Propane                                 |
| Cooling<br>Central                                                                                                    | HotWater<br>Tankless-gas                                                                                            | Water<br>Well                     | Sewer<br>Septic                                        |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.  
Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: info@bergerrealty.com  
Web: www.bergerrealty.com

Scan to see Property page.



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



2823 Mullica River Dr, Hammonton, NJ, 08037

Price \$774,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2022          |
| Type         | Single Family |
| Block Number | 4202          |
| Listing #    | 595408        |
| Taxes        | 12471.00      |

#### COMMENTS

*Discover exceptional waterfront living in this meticulously built (2022) luxury residence in the Sweetwater lagoons, offering two bedrooms, two and a half baths, an additional study, and a one-car garage – all with no HOA fees! Engineered for enduring strength, this home features a CMU solid poured rebar-reinforced foundation, 2x6 exterior walls, hurricane-rated Anderson...*

#### PROPERTY FEATURES

|                                                                                                                       |                                                                                                                     |                                   |                                                        |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                     | OutsideFeatures<br>Fenced Yard<br>Patio<br>Sprinkler System                                                         | ParkingGarage<br>One and Half Car | OtherRooms<br>Library/Study<br>Pantry<br>Storage Attic |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Basement<br>Slab                  | Heating<br>Gas-Propane                                 |
| Cooling<br>Central                                                                                                    | HotWater<br>Tankless-gas                                                                                            | Water<br>Well                     | Sewer<br>Septic                                        |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.  
Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: info@bergerrealty.com  
Web: www.bergerrealty.com

Scan to see Property page.

