



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

PROPERTY DETAILS

2823 Mullica River Dr, Hammonton, NJ, 08037

Price \$774,000.00



| Total Rooms  | 6             |
|--------------|---------------|
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2022          |
| Туре         | 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...

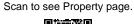
| PROPERTY FEATURES   |  |                                   |  |  |  |
|---|--|-----------------------------------|--|--|--|
| Exterior<br>Vinyl   | OutsideFeatures<br>Fenced Yard<br>Patio<br>Sprinkler System                                    | ParkingGarage<br>One and Half Car | OtherRooms<br>Library/Study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

## CONTACT

Ask for James P. Monroe Berger Realty Inc 109 E 55th St., Ocean City

Call:

Email to: jmp@bergerrealty.com









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