



**17 River**  
**Port Republic, NJ 08241**

**Asking \$419,888.00**



### COMMENTS

**WATERFRONT** - 17 River Road, Port Republic NJ offers you amazing views and sunrises, as it overlooks the scenic Mullica River. This 2BR 1 BA home is an ideal seasonal vacation home at the shore, or can be occupied year-round -- its current owner, has live there since 1996! This home has been **LIFTED** up, and has an outdoor elevator!!! The 75' x 150' parcel has newer vinyl bulkheading. The lot is shown to extend outward beyond the bulkhead by approx. 25 feet. There is no dock, but neighbors on both sides of this property do have docks on their properties, so it appears that precedent exists for making an application to get one with a Tidelands license -- but please verify this with qualified professionals before making a purchase. The property is offered as-is, so a Buyer's offer and purchase shall be written in this manner. River Road is a private street, so the mailbox is nearby on Chestnut Neck Rd. Trash is taken to the Port Republic transfer site, which is open a few days per week. This is the ultimate escape from the busy world around us, so come and explore this unique and attractive property soon! Showings by appointment only.

### PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	AppliancesIncluded
Vinyl	Detached Garage One Car	Elevator	Dryer Electric Stove Microwave Refrigerator Washer



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