



**9 Fawn**  
**Devonshire, NJ 08215**

**Asking \$135,000.00**



5JSRMLS

### COMMENTS

For Sale: Charming 55+ Community Home in Mullica Woods Welcome to beautiful Mullica Woods, located in the Devonshire section of Mullica Township in Atlantic County! This charming 2-bedroom, 2-bath ranch home offers comfort and convenience, perfectly situated midway between Atlantic City and Hammonton. Key Features: Updated Flooring: Enjoy modern aesthetics throughout the home. Owner's Suite: Featuring an updated bathroom equipped with handicapped features and a spacious walk-in closet. Second Bedroom: Also includes a generous walk-in closet for ample storage. Full-Sized Laundry Room: Conveniently located for your laundry needs. Great Room: Expansive great room with cathedral ceilings, perfect for relaxation and entertaining. Recent Upgrades: New roof, gutters, and gutter guards (2023) New furnace and air conditioning (2023), with duct cleaning completed in 2024 New windows (2022) Community Amenities: Enjoy access to a welcoming clubhouse and refreshing community pool, perfect for socializing and leisure. This home offers a wonderful blend of comfort and community in a serene setting. Don't miss your chance to be a part of this vibrant 55+ community! Contact us today for a showing!

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	See Remarks	Dining Area
	Handicap Access		Dining Room
	Porch Screened		Great Room
	Shed		Laundry/Utility Room
			Primary BR on 1st floor

**SALE**

**BADER-COLLINS ASSOCIATES**  
"THE TEAM YOU CAN TRUST"

**BADERCOLLINS.COM**

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