



**9 Fawn  
 Devonshire, NJ 08215**

**Asking \$135,000.00**



6JSRMLS

**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<br>Vinyl  | OutsideFeatures<br>Deck<br>Handicap Access<br>Porch Screened<br>Shed             | ParkingGarage<br>See Remarks | OtherRooms<br>Dining Area<br>Dining Room<br>Great Room<br>Laundry/Utility Room<br>Primary BR on 1st floor |
|                    | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space      |   |
| Cooling<br>Central | HotWater<br>Gas  | Water<br>Private             | Sewer<br>Private  |



Ask for John Clarke  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jwc@bergerrealty.com

