



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



Ask for Ludwik Samselski  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email: ls@bergerrealty.com

