



2193 River
 Egg Harbor City, NJ 08215

Asking \$900,000.00



SJSRMLS

COMMENTS

Welcome to your dream riverfront retreat! This LOWER BANK home, located near Sweetwater, offers 235 feet of prime frontage on the picturesque Mullica River. Enjoy river views from nearly every room in the main house, which features 3 bedrooms, including a luxurious upstairs owner's suite. The spacious 16x24 Great Room with luxury vinyl plank floors and expansive sun-filled windows invites you to relax and take in the serene views or step outside to your private GUNITE INGROUND POOL. The updated kitchen is a chef's delight with granite countertops, subway tile, and stainless steel appliances. For guests, the charming cottage is equipped with a full bath and gas fireplace—perfect for visitors! There is also a no maintenance Trex deck at road level that leads to your own 235-foot sandy beach, complete with a pergola wired for electricity and lighting, ideal for outdoor entertaining or future additions like decks or a dock. The home also boasts a NEW HVAC system, and a 50-year roof installed in 2019. There's so much more to see—this is a riverfront gem you won't want to miss!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	None	Dining Room
	Fenced Yard		Great Room
	Paved Road		In-Law Quarters
	Porch		
	Shed		
	Sprinkler System		
	Ask for Ben Duncan		
	Berger Realty Inc	Basement	Heating
	3160 Asbury Avenue, Ocean City	Partial	Gas
	Call: 609-399-0076		
	Midwest: bmd@bergerrealty.com		
	Refrigerator		
	Washer		
	HotWater	Water	Sewer
Central	Electric	Well	Septic

