



2193 River  
Egg Harbor City, NJ 08215

Asking \$900,000.00



## 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 Vinyl	OutsideFeatures Deck Fenced Yard Paved Road Porch Shed Sprinkler System	ParkingGarage None	OtherRooms Dining Room Great Room In-Law Quarters
	Ask for Carole Lelli Berger Realty Inc. 09 E 55th St., Ocean City Call: 609-399-4211 Email: cll@bergerrealty.com		
	AppliancesIncluded Dishwasher Dryer Electric Stove Microwave Refrigerator Washer	Basement Partial	Heating Sewer Septic
Central	HotWater Electric	Water Well	

