



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	Outside Features	Parking/Garage	Other Rooms
Vinyl	Deck Fenced Yard Paved Road Porch Shed Sprinkler System	None	Dining Room Great Room In-Law Quarters
	Ask for Dale Collins Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: djc@bergerrealty.com www.BADERCOLLINS.com	Basement Partial	Heating
	Appliances Included Dishwasher Dryer Electric Stove Microwave Refrigerator Washer	Water Well	Sewer Septic



Central

