



**2574 6th**  
**Mullica Township, NJ 08037**

**Asking \$399,500.00**



**COMMENTS**

Nestled in the heart of Sweetwater, NJ, this unique \"campy-elegant\" meticulously remodeled woodland oasis offers a perfect blend of rustic charm and modern comfort. Set on nearly an acre of beautiful, mostly cleared land, this 3-bedroom, 2-bathroom retreat is designed for those who crave privacy and a deep connection with nature. The primary ensuite bedroom is a haven of natural light, featuring large windows and a glass patio door with sidelights that open to a private deck, inviting the outdoors in. The mudroom entrance off the driveway is both practical and cozy, with ample storage closets and a wood-burning stove that could be easily connected to the existing chimney. Step into the living room, where exposed wood beams and a wood fireplace create a warm, inviting atmosphere, perfect for cozy evenings. Large windows allow the morning sun to fill the space, making it the ideal spot to start your day. Adjacent to the kitchen, you'll find a spacious dining room and sitting area, featuring an 8-foot Andersen slider that leads to a second deck—perfect for outdoor dining and entertaining. The home has been thoughtfully updated with brand new flooring, fresh paint, and all-new bathrooms, including solatubes that bring in natural light, adding a touch of modern elegance to the classic charm. One of the unique features of this home is the solarium, a serene space with terracotta tile flooring and custom blinds. Whether you're nurturing your plants, writing poetry, or simply enjoying a quiet nap, this room offers endless possibilities. The property also includes an antique, ornate gazebo at the back, perfect for outdoor relaxation, and an oversized free-standing two-car garage at the end of the driveway. Additionally, a partial basement with Bilco door access from the back of the home provides extra storage space and easy outdoor access. Beyond the home's comforts, enjoy easy river access just down the road, leading to the scenic Mullica River. Whether you're into boating, jet skiing, or simply enjoying a day by the water, the nearby Sweetwater Riverdeck offers a perfect spot to unwind and take in the river's beauty. With a new septic system, high-efficiency HVAC, and propane heating and cooking, this home is as efficient as it is charming. Alternatively, you can enjoy the economic warmth of wood heat. This Sweetwater gem offers a unique lifestyle that seamlessly blends the comfort of home with the serenity of nature, complemented by the vibrant river activities at your doorstep.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Two Car	Dining Room
		Detached Garage	
InteriorFeatures	AppliancesIncluded	Basement	Heating
Greenhouse	Disposal	6 Ft. or More	Head Forced Air
	Dishwasher	Room	Gas-Propane

# Berger Realty

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	Gas Stove Refrigerator	Outside Entrance Partial Unfinished	
Cooling Central	HotWater Electric	Water Well	Sewer Septic

