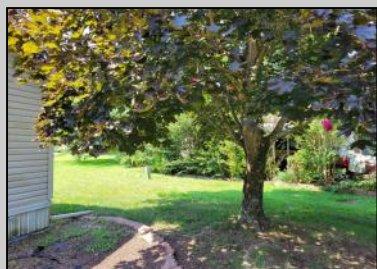


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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info@bergerrealty.com



9 Fawn  
Devonshire, NJ 08215

Asking \$119,900.00



## 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
	Ask for Tony Bono		
	Berger Realty Inc		
AppliancesIncluded Dishwasher Dryer Electronics Microwave Refrigerator Washer		Basement Crawl Space Call: 609-399-0076 Email: info@bergerrealty.com	
Cooling Central	HotWater Gas	Water Private	Sewer Private

