



Barbara Smith
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Buy-Sell-Rent-Invest



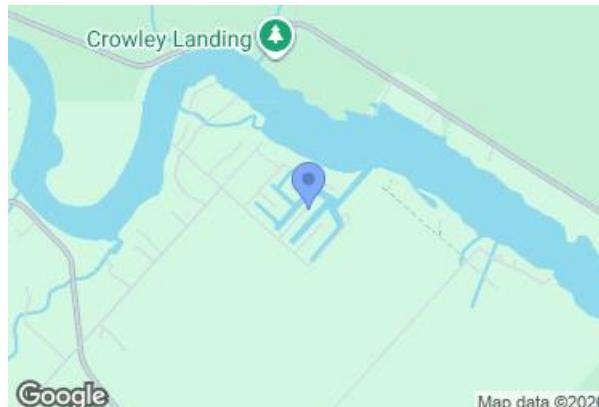
Agent Full

2823 Schooner Ln, Hammonton, NJ 08037

Active

Residential

\$1,100,000



Map data ©2026

Recent Change: **01/19/2026 : New Active : ->ACT**
Upcoming OH: Public: Sun Jan 25, 12:00PM-2:30PM
Method: In-Person Only

MLS #: NJAC2022536
Tax ID #: 17-04304-00006
Ownership Interest: Fee Simple
Association: HOA
Structure Type: Detached
Levels/Stories: 2
Waterfront: Yes
Views: River, Water
Garage: Yes

Beds: 4
Baths: 2 / 1
Total Rooms: 13
Above Grade Fin SQFT: 2,500 / Estimated
Assessor AbvGrd Fin SQFT: 2,440
Price / Sq Ft: 440.00
Year Built: 1978
Property Condition: Excellent
Style: Contemporary
Central Air: Yes
Basement: No

Location

County:	Atlantic, NJ	School District:	Mullica Township Public Schools
MLS Area:	Mullica Twp - Atlantic County (20117)	High School:	Mullica Twp. Primary School
Subdiv / Neigh:	SWEETWATER	Middle/Junior School:	Mullica Twp. M.S.
		Elementary School:	Mullica Township

Waterfront / Water Access

Waterfront Features:	Boat/Launch Ramp - Private, Private Dock Site	Water Body Name:	Mullica River
Water Access:	Yes; Boat - Powered, Canoe/Kayak, Fishing Allowed, Private Access	Water Body Type:	River
Navigable Water:	Yes	Water Frontage in FT:	200
Dock Type:	2 Against Bulkhead Only (Lateral), Floating, Hoist/Lift Electric, Private	Riparian Rights:	Yes
Dock Slip Conveyance:	Exclusive Use		

Association / Community Info

HOA:	Yes	HOA Fee:	\$800 / Annually
HOA Name:	SWEETWATER HAVEN	Association Recreation Fee:	No
Property Manager:	No		
Association Fee Incl.:	Common Area Maintenance		

Taxes and Assessment

Tax Annual Amt / Year:	\$16,030 / 2025	Tax Assessed Value:	\$404,200 / 2024
Zoning:	SV	Imprv. Assessed Value:	\$259,600
		Land Assessed Value:	\$144,600
		Block/Lot:	04304 / 00006

Rooms

		Bed	Bath
Bedroom 1:	Upper 1	Main	1 Half
Bedroom 2:	Upper 1	Upper 1	4
Bedroom 3:	Upper 1		2 Full
Bedroom 4:	Upper 1		
Bathroom 1:	Upper 1		
Bathroom 2:	Upper 1		
Half Bath:	Main		
Dining Room:	Main		
Kitchen:	Main		
Great Room:	Main		
Living Room:	Main		
Mud Room:	Main		
Laundry:	Main		

Building Info

Builder Name:	KMD Construction LLC	Construction Materials:	Frame
Yr Major Reno/Remodel:	2026	Flooring Type:	Luxury Vinyl Plank
Above Grade Fin SQFT:	2,500 / Estimated	Roof:	Architectural Shingle
Total Fin SQFT:	2,500 / Estimated		
Total SQFT:	2,500 / Estimated		
Wall & Ceiling Types:	9Ft+ Ceilings		
Foundation Details:	Crawl Space		

Lot

Lot Acres / SQFT:	0.46a / 20038sf / Estimated	Lot Size Dimensions:	200x100
Views:	River, Water	Road:	199
Location Type:	River	Lot Features:	Bulkheaded, Fishing Available

Ground Rent

Ground Rent Exists:	No
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Parking

Attached Garage - # of Spaces	1	Features:	Attached Garage, Driveway, Garage - Front Entry, Inside Access, Concrete Driveway, Private
Driveway - # of Spaces	4		
Total Parking Spaces	5		

Interior Features

Interior Features:	Attic/House Fan, Bar, Ceiling Fan(s), Crown Moldings, Dining Area, Family Room Off Kitchen, Floor Plan - Open, Kitchen - Gourmet, Kitchen - Island, Kitchen - Table Space, Pantry, Upgraded Countertops, Water Treat System, Wet/Dry Bar, Wine Storage; Fireplace(s): 1, Wood; Built-In Microwave, Built-In Range, Dishwasher, Dryer - Front Loading, Energy Efficient Appliances, Exhaust Fan, Icemaker, Microwave, Oven/Range - Gas, Range Hood, Refrigerator, Six Burner Stove, Stainless Steel Appliances, Washer - Front Loading, Water Conditioner - Owned, Water Heater - Tankless; Accessibility Features: >84" Garage Door, Doors - Lever Handle(s); Main Floor Laundry
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Exterior Features

Exterior Features:	Boat Storage, Exterior Lighting, Gutter System, Sidewalks; Deck(s); Pool: No Pool
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Utilities

Utilities:	Cable TV, Propane; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air, Heat Pump-Electric BackUp, Other, Programmable Thermostat; Heating Fuel: Propane - Owned; Hot Water: Tankless; Water Source: Private; Sewer: Private Septic Tank
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Remarks

Public:	🌟 Waterfront Luxury Living on the Mullica River! Experience the ultimate in waterfront living with this meticulously rebuilt and customized 4-bedroom, 2.5-bath home offering 2500 square feet of refined comfort and 200 feet of spectacular river front access. Featuring breathtaking views and nestled along the Mullica River, this property features a private floating dock and boat lift, perfect for boating enthusiasts and sunset seekers alike. Step inside to discover luxury vinyl plank flooring, custom high-end fixtures, and designer doors throughout. The gourmet kitchen is a chef's dream, complete with a gas stove, center island, farmhouse sink. The open-concept living area includes a wet bar, featuring an ice maker and beverage refrigerator, ideal for entertaining, and a wood-burning fireplace for cozy evenings. Enjoy peace of mind with a new 35-year roof, new propane gas furnace with heat pump backup, new central air, and a new tankless water heater. The epoxy-coated garage floor adds a sleek, durable touch, while the new composite deck invites outdoor relaxation with panoramic river views. This home blends modern luxury with natural serenity — a rare opportunity to own a waterfront retreat with every amenity in place. 🌹 Showings begin today — don't miss your chance to own a slice of Mullica River
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Listing Office

Listing Agent:	Barbara Smith (3123664) (Lic# 0235031)	(609) 980-7593
Listing Agent Email:	barbsmith321@gmail.com	
Broker of Record:	Jeffrey Kist (3228392) Click for License	
Listing Office:	EXP Realty, LLC (EXPREAL1) (Lic# 1008064)	
Office Phone:	28 Valley Rd Ste 1, Montclair, NJ 07042-2709 (866) 201-6210	Office Fax:(201) 731-8370
Office Email:	nj.broker@exprealty.net	

Showing

Appointment Phone:	(609) 980-7593	 Schedule a showing	
Showing Contact:	Agent	Showing Provider:	ShowingTime
Contact Name:	Barbara Smith	Lock Box Type:	Combo
Showing Requirements:	Appointment Only, Lockbox-Combo	Lock Box Location:	Porch post to right of front door
Showing Method:	In-Person Only		
Directions:	7th Ave, right on New Hampshire, Left on Schooner. Home on right		

Listing Details

Original Price:	\$1,100,000	Owner Name:	Per Records
Vacation Rental:	No	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Expiration Date:	07/31/26
Listing Service Type:	Full Service	Lease Considered:	No
Dual Agency:	Yes	Home Warranty:	No
Sale Type:	Standard	Flood Zone Code:	AE
Listing Term Begins:	01/19/2026	Documents Available:	Seller's Property Disclosure, Well Test
Listing Entry Date:	01/19/2026	Pets Allowed:	Yes
Possession:	Immediate	Pet Restrictions:	No Pet Restrictions
Acceptable Financing:	Cash, Conventional	Seller Concessions:	No
Federal Flood Zone:	Yes		
Disclosures:	None		

Public: 01/25/2026 12:00PM-2:30PM Method: In-Person Only

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