



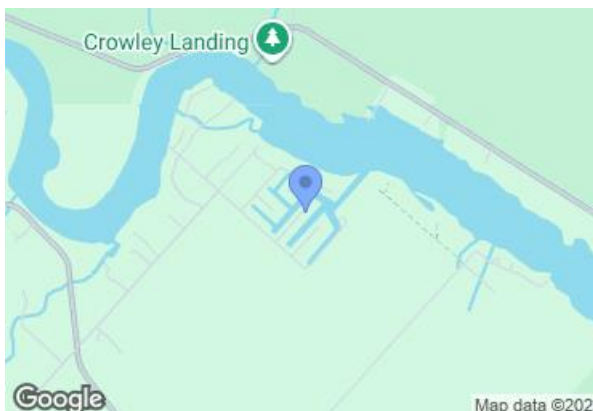
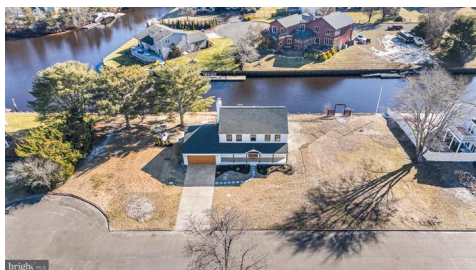
Agent Full

2823 Schooner Ln, Hammonton, NJ 08037

Active

Residential

\$1,100,000



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
MLS Area: Mullica Twp - Atlantic County (20117)
Subdiv / Neigh: SWEETWATER

School District: [Mullica Township Public Schools](#)
High School: Mullica Twp. Primary School
Middle/Junior School: Mullica Twp. M.S.
Elementary School: Mullica Township

Waterfront / Water Access

Waterfront Features: Boat/Launch Ramp - Private, Private Dock Site
Water Access: Yes; Boat - Powered, Canoe/Kayak, Fishing Allowed, Private Access
Navigable Water: Yes
Dock Type: 2 Against Bulkhead Only (Lateral), Floating, Hoist/Lift Electric, Private
Dock Slip Conveyance: Exclusive Use

Water Body Name: Mullica River
Water Body Type: River
Water Frontage in FT: 200
Riparian Rights: Yes

Association / Community Info

HOA: Yes
HOA Name: SWEETWATER HAVEN
Property Manager: No
Association Fee Incl.: Common Area Maintenance

HOA Fee: \$800 / Annually
Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$16,030 / 2025
Zoning: SV

Tax Assessed Value: \$404,200 / 2024
Imprv. Assessed Value: \$259,600
Land Assessed Value: \$144,600
Block/Lot: 04304 / 00006

Rooms

Bedroom 1: Upper 1
Bedroom 2: Upper 1
Bedroom 3: Upper 1
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

Bed Bath

Main 1 Half
Upper 1 4 2 Full

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

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|---------------------|----|
| Ground Rent Exists: | No |
|---------------------|----|

Parking

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

Interior Features

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|--------------------|---|
| 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, Ice maker, 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

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

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| 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

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| Public: | 🌟 Waterfront Luxury Living on the Mullica River! Experience the ultimate in riverfront 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) | |
| | 28 Valley Rd Ste 1, Montclair, NJ 07042-2709 | |
| Office Phone: | (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

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|-----------------------|--------------------|----------------------|---|
| 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 |
|---------|------------|----------------|------------------------|

