



Client Full

2823 Schooner Ln, Hammonton, NJ 08037

Active

Residential

\$999,900



Upcoming OH: Public: Sat Apr 11, 1:00PM-3:00PM

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
 Below Grade Fin SQFT:
 Price / Sq Ft: 399.96
 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

		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

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

Exterior Features

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

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

Remarks

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 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 and all NEW appliances. New windows, flooring, bathrooms kitchen, laundry/mud room with back yard access. Everything New! 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. ***OPEN HOUSE FOR 1/25 CANCELLED DUE TO WEATHER** Visit Saturday and Sunday, January 31 & February 1 from 12-3.

Directions

7th Ave, right on New Hampshire, Left on Schooner. Home on right

Listing Details

Original Price:	\$1,100,000	Previous List Price:	\$1,100,000
Vacation Rental:	No	DOM:	79
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	01/19/2026	Home Warranty:	No
Possession:	Immediate	Flood Zone Code:	AE
Acceptable Financing:	Cash, Conventional	Documents Available:	Seller's Property Disclosure, Well Test
Federal Flood Zone:	Yes		
Disclosures:	None	Pets Allowed:	Yes
		Pet Restrictions:	No Pet Restrictions
		Seller Concessions:	No

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