

# \$340,000 - 45 Wharton St, MILLVILLE

MLS® #NJCB2027030

**\$340,000**

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.00 Acres

"NONE", MILLVILLE, NJ

Welcome to 45 Wharton Street â€“ Elegant Living in the Prestigious Four Seasons 55+ Community!

This beautifully maintained Aruba Bay model by Ryan Homes offers the perfect blend of comfort and sophistication in one of Millvilleâ€™s most desirable active adult communities. Built in 2021 and boasting of thoughtfully designed living space, this 2-bedroom, 2-bathroom home is ideal for those seeking modern, low-maintenance living. In the back of the home, step inside to a bright, open-concept layout that seamlessly connects the kitchen and living roomâ€”perfect for entertaining or relaxing in style.

Additional features include: 2-car garage, on cul-de-sac with no rear neighbors, balance of a 10-year Ryan Homes warranty, remaining tax abatement through 8/31/2026 (Please contact the City of Millville Tax Assessor for details)

As a resident of Four Seasons, enjoy resort-style amenities including: Full landscaping and snow removal services, clubhouse with fitness center and pool tables, sparkling community pool, tennis, bocce, and pickleball courts, monthly HOA fee: \$337 Don't miss this rare opportunity to own a nearly-new home in a vibrant and welcoming 55+ community. Schedule your private showing today!

Built in 2021

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | NJCB2027030 |
| Price          | \$340,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,156       |
| Acres          | 0.00        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Rancher     |
| Status         | Active      |

### Community Information

|              |                        |
|--------------|------------------------|
| Address      | 45 Wharton St          |
| Area         | Millville City (20610) |
| Subdivision  | "NONE"                 |
| City         | MILLVILLE              |
| County       | CUMBERLAND-NJ          |
| State        | NJ                     |
| Municipality | MILLVILLE CITY         |
| Zip Code     | 08332                  |

### Amenities

|              |                      |
|--------------|----------------------|
| # of Garages | 2                    |
| Garages      | Garage - Front Entry |
| Has Pool     | Yes                  |

### Interior

|              |                |
|--------------|----------------|
| Heating      | 90% Forced Air |
| Cooling      | Central A/C    |
| # of Stories | 1              |
| Stories      | 1 Story        |

### Exterior

|            |       |
|------------|-------|
| Exterior   | Frame |
| Foundation | Slab  |

### School Information

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 5                  |
| Zoning         | RESIDENTIAL        |

Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Coldwell Banker Excel Realty |
|----------------|------------------------------|

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