



100 Collings  
 Folsom Borough, NJ 08094

Asking \$299,900.00



### COMMENTS

Experience the serene beauty of waterfront living in Folsom with this charming ranch-style home. Soon to offer breathtaking views of Cushman Lake as the dam is under reconstruction, this property promises a daily spectacle of nature's glory and stunning sunrises. Braddock Lake (adjacent) has already been restored - Cushman Lake is well underway, and soon to be complete. Spanning 1,384 square feet, this 3-bedroom, 1-bath home features beautiful hardwood floors and a cozy, inviting atmosphere. As a tier 1 lakefront property, it provides an unrivaled connection to the natural world, with wildlife galore right at your doorstep. Understandably, the annual association fees are slightly higher due to its prime lakefront location. A one-time capital contribution fee of \$654 will be the buyer's responsibility, contributing to the ongoing dam rebuilding efforts. Additionally, tier 1 properties incur an annual \$167 maintenance fee, ensuring the continued beauty and functionality of the lake. This home boasts 61 feet of soon-to-be waterfront, offering endless possibilities for lakeside enjoyment. Being sold as-is, this is a unique opportunity to invest in a slice of paradise. Don't miss out on this exceptional waterfront property. Call today to make your appointment and secure your dream home!

### PROPERTY DETAILS

Parking	Garage	Interior	Features	Basement	Heating
None		Carbon	Monoxide	Crawl Space	Forced Air
		Detector			Gas-Natural
		Smoke/Fire Alarm			

**SALE**

**BADER-COLLINS ASSOCIATES**  
 "THE TEAM YOU CAN TRUST"

**BADERCOLLINS.COM**

Call for Bader - Collins Associates  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: [bca@bergerrealty.com](mailto:bca@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

