

125 Fenimore Dr
Williamstown, NJ 08094

Asking \$299,999.00



COMMENTS

OWN THIS WATERFRONT LOCATION AND LIVE A PEACEFUL WATERFRONT LIFESTYLE! Live the life you've always dreamed of living in this AFFORDABLE WATERFRONT 3 bed/1 bath RANCH HOME! Life here will provide you with beautiful views, year round activities, and the peaceful tranquility of living on Cushman Lake on the Folsom side of Collings Lakes, NJ. Boasting a DOUBLE-SIZED LAKEFRONT LOT, DETACHED GARAGE, SUNROOM, FULL BASEMENT, NEW AC UNIT, and so MUCH more! This adorable red brick front home is hidden from the street by the mature trees giving you PRIVACY. There's plenty of parking in the driveway, with enough space for four cars. Keep your favorite vehicle and other items out of the elements in the detached garage. The living room is spacious with a wood burning fireplace and brick mantle and has a huge bay window looking out over the private front yard. The dining room has a view of the lake and is adjacent to the kitchen. The kitchen is off the dining room and has plenty of space for you to make your favorite meals. You have a view of the lake from the kitchen sink! How wonderful! There's a side door leading from the kitchen, out to the garage and patio gate. You'll love the sunroom which is surrounded by windows and has a full GORGEOUS view of the lake. This will be your favorite place to hang out while you're indoors! Two bedrooms and a hall bathroom finish up the first floor perfectly. The back bedroom is the larger of the two and has a view of the lake as well! Downstairs the partially finished basement offers an additional bedroom, laundry area and plenty more potential living space. (You could potentially add a second bathroom or powder room as the plumbing is easily accessible.) Outside, there's a huge backyard that is completely lake front. Enjoy barbecues on the patio which have a direct view of the lake. There's a Koi pond along the patio, which could be converted into a raised garden if you desire. Imagine the possibilities for the lifestyle you could live here! You could fish right off your property or launch your canoe, paddleboard, rowboat, kayak, etc. Life on the water has been scientifically found to be good for your health. It's called a state of "Blue Mind" (look it up, really!) Being here can help your overall mental and physical health, plus you are close to nature. There are many species of birds, fish, turtles, frogs and other wildlife you can observe while relaxing in your big lakefront backyard. In the evening, the sounds of the lake frogs are a natural symphony for you to enjoy. There are two sheds for storage in the backyard. In addition there's a fenced area specifically used as a dog pen, so that your beloved dog can play safely. Yes this home is cosmetically dated inside, however, it was always loved and cared for by its owners, and was kept maintained so everything is currently in working order. Home is being sold AS-IS. There is a NEW Central AC unit so you can have peace of mind knowing you'll be cool all summer! This is a double lot and therefore there is the potential to add more living space if you desire (with zoning and permits, of course.) This is an awesome location! Situated in the Folsom School District for grades K-8 and Hammonton High School. It's just a 30 minute

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commute either way to Philadelphia or Atlantic City. It's close to Hammonton, which is famous for its blueberries, Blueberry Festival and Italian Festival and has lots of great dining options. This home is also an equal distance; 14 minutes to the Hammonton or the Williamstown Shoprite for your grocery needs. It's also just 11 minutes to the Walmart Supercenter in Williamstown. and 15 minutes to the Hammonton Walmart. Please note that the water level of the lake is lower right now because the dam is currently being refurbished and once completed the lake will be refilled. There is a special assessment for this repair incorporated in the HOA fees which are yearly.

PROPERTY DETAILS

Exterior Brick	ParkingGarage Detached Garage One Car	Basement Full Partially Finished	Heating Gas-Natural
Cooling Central Electric	Water Private	Sewer Private Septic	

