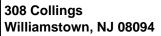
Asking \$399,000.00















COMMENTS

OPEN HOUSE 11AM - 1PM SATURDAY NOVEMBER 2ND Welcome to Collings Lakes! Come to see this beautiful four-bedroom, two-bathroom house on the river! Lake views from the second story. The home is very energy efficient with new custom windows and blinds. The shed has a workshop area with lighting and electrical outlets. A new roof and water heater were installed in 2021. A new HVAC system, new well, and new water treatment system were all installed in 2022, new water neutralizer system installed 2024, and newer appliances were all purchased in July 2022! Go fishing, swimming, canoeing, and kayaking behind this two-story home. Walking distance to beaches, lakes, basketball courts, tennis courts, playground, walking trails, and free library share by the first beach. Short drive to blueberry farms, farmer\'s markets, village shops, restaurants, the AC airport, the parkway, and the expressway. The school district would be Folsom Elementary School and Hammonton High School. Seller's are looking for a quick closing. We have passing water inspection, passing septic inspection, passing termite inspection, and are obtaining the CO. Schedule your showing today! Cassandra Dix 609-204-9300 or ShowingTime! OPEN HOUSE 11AM - 1PM SATURDAY NOVEMBER 2ND

	PROPERTY DETAILS				
Exterior	OutsideFeatures	ParkingGarage			
Vinyl	Deck	None			
	Fenced Yard				
	Pool-Above Ground				
	Shed				

Eat In Kitchen
Laundry/Utility Room
Library/Study
Primary BR on 1st floor
Recreation/Family

OtherRooms

Den/TV Room Dining Room

InteriorFeatur	es	AppliancesIncluded	AlsoIncluded	Basement
Carbon	Monoxide	Dishwasher	Blinds	Crawl Space
Detector		Dryer	Drapes	Inside Entrance
Kitchen Cente	er Island	Electric Stove	Partially Furnished	
Smoke/Fire A	Jarm	Microwave	Shades	

Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Electric	Well
Gas-Natural	Central		

Refrigerator Washer

Storage





Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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Electric

Sewer Septic



Ask for David Young Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500

