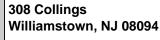
## Asking \$405,000.00

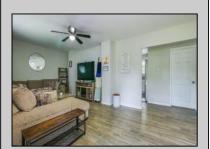














## **COMMENTS**

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 OCTOBER 20th SUNDAY 11am - 1pm

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PR	OP	ERTY	DEI	ΓΑΙL	₋S.

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

Refrigerator

Washer

Storage

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

InteriorFeatures AlsoIncluded AppliancesIncluded **Basement** Carbon Monoxide Dishwasher Blinds Crawl Space Detector Dryer Drapes Inside Entrance Partially Furnished Kitchen Center Island Electric Stove Smoke/Fire Alarm Microwave **Shades** 

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





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Electric

Sewer Septic



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