



**308 Collings  
Williamstown, NJ 08094**

**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	OtherRooms
Vinyl	Deck	None	Den/TV Room
	Fenced Yard		Dining Room
	Pool-Above Ground		Eat In Kitchen
	Shed		Laundry/Utility Room
			Library/Study
			Primary BR on 1st floor
			Recreation/Family
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	Crawl Space
Detector	Dryer	Drapes	Inside Entrance
Kitchen Center Island	Electric Stove	Partially Furnished	
Smoke/Fire Alarm	Microwave	Shades	
Storage	Refrigerator		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Electric	Well
Gas-Natural	Central		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Electric

Sewer  
Septic



Ask for Stewart Vaughan  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [smv@bergerrealty.com](mailto:smv@bergerrealty.com)

