

**308 Collings  
Williamstown, NJ 08094**

**Asking \$399,000.00**



**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!

**PROPERTY DETAILS**

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

# Berger Realty

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