



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$269,000.00

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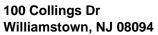














## **COMMENTS**

Affordable lakefront home in Collings Lake! Enjoy the peace and tranquility of this lovely community. This charming 3 bedroom, 1 Bath ranch with hardwood floors has loads of potential and ready for your personal touch! Sip coffee on the front porch, or the back deck for spotting the wildlife and enjoying the serenity in your fenced yard. This tier 1 property is considered prime lakefront property and there is a yearly fee of \$166.44 and a special assessment of\$653.31 yearly to restore the dam and return the full functionality to prime lakefront living! Don\text{'t miss this opportunity to be apart of this unique lakeside community! This sale is an estate, being sold in AS IS condition and CO is the responsibility of the buyer.

## **PROPERTY DETAILS**

ParkingGarage	InteriorFeatures		AppliancesIncluded	Basement
None	Carbon	Monoxide	Electric Stove	Crawl Space
	Detector		Refrigerator	

Detector R Smoke/Fire Alarm

Storage

Heating Cooling HotWater Water Forced Air Central Electric Well Gas-Natural



Ask for Barbara Fasy Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

