

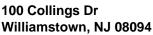


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$269,000.00







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\$653.31yearly to restore the dam and return the full functionality to prime lakefront living! Don\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	

Smoke/Fire Alarm Storage

ting Cooling

Heating Forced Air Gas-Natural

Cooling Central

HotWater Electric Water Well



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