

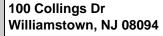


Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



□ oc17@BergerRealty.com





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 \$653.31 yearly 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.



ParkingGarage InteriorFeatures Appliances

InteriorFeatures AppliancesIncluded
Carbon Monoxide Electric Stove
Detector Refrigerator

Detector Smoke/Fire Alarm

Storage

Heating Cooling HotWater Forced Air Central Electric Gas-Natural



None

Ask for Linda Watts
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: ljw@bergerrealty.com



Basement

Water

Well

Crawl Space