



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com



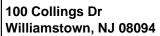


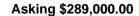














## **COMMENTS**

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	InteriorFeatu	res	AppliancesIncluded	Basement
None	Carbon	Monoxide	Electric Stove	Crawl Space

Detector Refrigerator Smoke/Fire Alarm

Storage

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

Sewer Septic

