



**308 Collings
Williamstown, NJ 08094**

Asking \$390,000.00



COMMENTS

Step into the tranquility of Collings Lakes! Come to see this beautiful four-bedroom, two-bathroom house on the river! Lake view from the second floor, view from the first floor, and view from the backyard where you will have access to walk up to the river. The home is very energy efficient with custom windows and blinds. The shed has a workshop area with lighting and electrical outlets. New roof and water heater were installed in 2021. New HVAC system, new well, and new water treatment system were all installed in 2022. New water neutralizer system installed 2024. All new appliances were 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. Highly motivated sellers. Inspections for water, septic, termites, and CO have been completed with satisfactory results. Appointment required schedule your showing today! Cassandra Dix 609-204-9300 or ShowingTime!

PROPERTY DETAILS

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

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