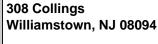
## Asking \$390,000.00















## **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!

PRO	PERTY	DFT4	III S

Exterior OutsideFeatures ParkingGarage
Vinyl Deck None
Fenced Yard
Pool-Above Ground
Shed

OtherRooms
Den/TV Room
Dining Room
Eat In Kitchen
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
Smoke/Fire Alarm
Storage

Electric Stove
Microwave
Shades
Shades
Shades

Washer

Heating Cooling HotWater Water
Forced Air Ceiling Fan(s) Electric Well
Gas-Natural Central





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Electric

Sewer Septic

