



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



Asking \$269,000.00

oc17@BergerRealty.com

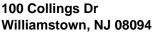














COMMENTS

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 InteriorFeatures AppliancesIncluded Basement
None Carbon Monoxide Electric Stove Crawl Space
Detector Refrigerator

Smoke/Fire Alarm Storage

Heating Forced Air

Cooling Central HotWater Electric Water Well



Ask for David Young Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500

Email to: day@bergerrealty.com

