

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



100 Collings Dr  
Williamstown, NJ 08094

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.

## PROPERTY DETAILS

ParkingGarage None	InteriorFeatures Carbon Monoxide Detector Smoke/Fire Alarm Storage	AppliancesIncluded Electric Stove Refrigerator	Basement Crawl Space
Heating Forced Air Gas-Natural	Cooling Central	HotWater Electric	Water Well
Sewer Septic			

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jjm@bergerrealty.com

