

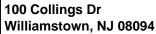


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com





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

Smoke/Fire Alarm Storage

Heating Forced Air Gas-Natural Cooling Central HotWater Electric





Ask for James P. Monroe Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jmp@bergerrealty.com

