

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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          | InteriorFeatures         | AppliancesIncluded          | Basement    |
| None                   | Carbon Monoxide Detector | Electric Stove Refrigerator | Crawl Space |
|                        | Smoke/Fire Alarm Storage |                             |             |
| Heating                | Cooling                  | HotWater                    | Water       |
| Forced Air Gas-Natural | Central                  | Electric                    | Well        |



Ask for Ken Sedberry Jr.  
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