

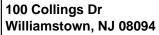


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$229,000.00











## **COMMENTS**

ATTENTION Investors! 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 lake front 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. CASH, Conventional mortgage or 203K preferrable.

## PROPERTY DETAILS

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

Smoke/Fire Alarm

Storage

Heating Cooling HotWater Water Forced Air Central Electric Well



Ask for Ludwik Samselski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: Is@bergerrealty.com

