



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



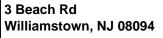












Asking \$299,890.00



## COMMENTS

Welcome to 3 E Beach Rd in the desirable lake community of Collings Lakes! This charming 3-bedroom, 1.5-bathroom rancher offers 1,336 sqft of comfortable, open concept living space, plus a finished 200 sqft basement—perfect for a home office, gym, or extra storage. Sitting on a generous lot, the property features a 600+ sqft detached garage ideal for car enthusiasts, hobbyists, or additional storage. Step inside to find tasteful updates throughout, including wide-plank vinyl flooring and a beautifully remodeled kitchen with 42\" cream cabinets, granite countertops, and ample prep space. The home also features a newer well pump and water treatment system for peace of mind. Enjoy the tranquility of a rural, lake-oriented lifestyle while staying conveniently close to major roadways—making commutes to Philadelphia or the Jersey Shore a breeze. With low taxes and access to Collings Lakes amenities, this home offers both value and lifestyle. Don\'t miss your chance to own a piece of this sought-after community!

Exterior Vinyl PROPERTY DETAILS OutsideFeatures ParkingGar Fenced Yard Detached G

ParkingGarage Detached Garage Two Car

OtherRooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor Workshop

Heating







Ap**Aisk deatrBibbeWilkiBs**sement Disberger Realty Inc<sup>Finished</sup> Drvf09 E 55th St., Ocean City Electric Stove Micrawa 609-399-4211 Referentiato: bw@bergerrealty.com Washer

HotWater Gas Water Well