

# Berger Realty

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**3 Beach Rd**  
**Williamstown, NJ 08094**

**Asking \$299,890.00**

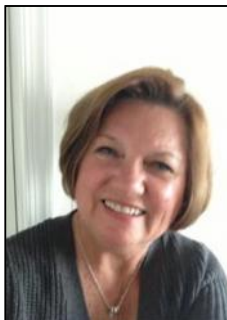


## COMMENTS

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!

## PROPERTY DETAILS

|                                                                                            |                                         |                                              |                                                                                                                            |
|--------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                          | Outside Features<br>Fenced Yard         | Parking/Garage<br>Two Car<br>Detached Garage | Other Rooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Workshop<br>Primary BR on 1st floor |
| Appliances<br>Dishwasher<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Finished<br>Inside Entrance | Heating<br>Forced Air                        |                                                                                                                            |
| Hot Water<br>Gas                                                                           | Water<br>Well                           |                                              |                                                                                                                            |



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Septic