

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**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 Vinyl	Outside Features Fenced Yard	Parking/Garage Detached Garage Two Car	Other Rooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor Workshop
Appliances Dishwasher Dryer Electric Stove Microwave Refrigerator Washer	Asker for Norman Hazel Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to:	Finished Inside Entrance	Heating Forced Air Gas
Hot Water Gas	Electric	Water Well	Septic

