

116 Lenape
Williamstown, NJ 08094

Asking \$319,900.00



COMMENTS

Tucked onto a spacious corner lot within Collings Lakes, this inviting 3-bedroom, 1.5-bath rancher is filled with warmth and comfort—ready to welcome you home. The lovely brick walkway highlights your entry of the home where the living room which offers the perfect spot to gather, while the well-planned kitchen makes meal prep a breeze with plenty of counter space, storage and new stainless steel appliance. Just off the kitchen, the dining area flows into a welcoming family room where a woodburning stove insert set against a classic brick wall creates the heart of the home. Whether it's family dinners, game nights, or simply curling up by the fire, this space is sure to be a favorite year-round. The primary bedroom is exceptionally large, offering a relaxing retreat with plenty of room to unwind. Two additional secondary bedrooms provide comfort and flexibility for family, guests, or a home office. Throughout the home, you'll find generous closet space, giving everyone plenty of room to stay organized. A full bath, convenient half bath and laundry room complete the layout with ease. Outside, the property shines with a large fenced yard, perfect for children, pets, and outdoor gatherings. A deck and gazebo with curtains and solar lighting create an ideal spot for relaxing or entertaining into the evening. A detached garage provides extra parking and plenty of storage, while a 10x10 shed with a gable roof (new in 2023) offers even more space for tools, hobbies, or seasonal items. The carport is tucked away in the side yard and provides space to store the "toys of summer" or the hobby vehicle. GOT FRUIT?! Scattered throughout the yard, you'll enjoy a variety of fruit trees that bring seasonal beauty and homegrown harvests. Adding your personal touch to this home will be complimented by here the additional benefits... a new roof (2024), HVAC system (2022), bladder tank and water treatment system (2022), newer appliances, attic steps, and a carport (2022) and a Seller provided Home Warranty — all adding peace of mind and everyday convenience. With its blend of charm, comfort, and thoughtful updates, this home is a wonderful retreat for making lasting memories. The property is conveniently located close to Rt 322 and the AC Expressway for easy city to shore travel and shopping, as well as a quick walk to Cushman Lake. The seasonal views are included with the sale of this inviting home ready to be yours!! Low property taxes and Folsom / Hammonton schools add to the many great options this home offers for the next owner which can be you, schedule your appts today!!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Deck	One Car	Dining Area
	Fenced Yard	Detached Garage	Laundry/Utility Room
	Shed		
InteriorFeatures	AppliancesIncluded	Heating	Cooling

Berger Realty

• Since 1928 •



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



Carbon
Detector
Smoke/Fire Alarm

Monoxide Dryer
Refrigerator
Washer

Forced Air
Gas-Natural

Central

HotWater
Gas

Water
Well

Sewer
Septic



Ask for Domenic Ballerini
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: dvb@bergerrealty.com

