



**102 Derby
Ventnor, NJ 08406**

Asking \$1,995,000.00



COMMENTS

Rare Beach Block Opportunity! This extraordinary, historic 12-bedroom, 4-level home, located on one of Ventnor's most beautiful streets, offers unparalleled potential. Situated on an oversized lot, the property includes a 2-car garage and 2 additional parking spaces, along with ample space for outdoor living. Best of all, enjoy breathtaking ocean views from the expansive 1st and 2nd floor porches. The possibilities for creating your own private oasis are endless, with over 30 rooms and countless potential configurations. Step into the main floor, where you're greeted by a massive living room featuring a cozy fireplace and an elegant open staircase. Adjacent is a charming sitting room with its own fireplace—perfect for quiet relaxation. The large dining room is flooded with natural light, thanks to an abundance of windows. Continue through to a cozy breakfast nook, leading into the spacious eat-in kitchen with direct access to the backyard. A butler's pantry and two additional pantry areas offer ample storage space. From the kitchen or living room, you can access the sunroom, which also includes a convenient powder room. Ascend the grand staircase to the second level, where you'll find 6 bedrooms and 3.5 bathrooms, as well as access to the Oceanview front porch. The hallways feature plentiful closet space for additional storage, ensuring that you'll never be short on space. The third level offers 3 more bedrooms, 1 full bathroom, and additional storage. This floor can easily be transformed into anything your heart desires, whether it's a home office, guest suite, or private retreat. The lower level, which can be accessed via stairs from the kitchen or outside, offers a wealth of versatile spaces, including two recreational rooms, a summer kitchen, a laundry room with ample storage, a flex room, and two bedrooms with 1.5 bathrooms. There's also an unfinished wine cellar and a utility room with additional storage. The 2-car garage, exterior parking, and yard add even more value to this exceptional property. This is a rare opportunity to own a piece of history in one of Ventnor's most sought-after locations. Don't miss out—schedule your showing today!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Deck	Garage	Living Room
Shingle	Porch	2 Car	Dining Room
	Fenced Yard	Detached	Kitchen
	Storage Building	Concrete Driveway	Den/TV Room
	Cable TV		Recreation/Family
	Sidewalks		Eat-In-Kitchen
	See Remarks		Breakfast Nook
			Dining Area
			Pantry
			Laundry/Utility Room

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



InteriorFeatures
Cathedral Ceilings
Storage
Other
Laminate Flooring
Vinyl Flooring

AppliancesIncluded
Range
Oven
Refrigerator
Washer
Dryer
Dishwasher
Stove Natural Gas

AlsoIncluded
See Remarks

Library/Study
Florida Room
Great Room
Storage Attic
See Remarks

Basement
Full
Outside Entrance
Inside Entrance
Plumbing
Heated
See Remarks

Heating
Hot Water

Cooling
Ceiling Fan
Window
Conditioning

HotWater
Gas- Natural
Air

Water
City
Public

Sewer
City
Public



Ask for Joanne Kelly
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jmk@bergerrealty.com

