



**312 Oxford  
Ventnor, NJ 08406**

**Asking \$509,000.00**



**COMMENTS**

RECENTLY REDUCED! Totally renovated with an open living level floor plan. Renovations and the improvements are skillfully completed and are in a like new condition. Perfect home for year round or your Shore home destination. Also ready as a quality rental investment property. Turn key ready and could include most of the furniture throughout. Seller is looking to sell the property for a summer of 2024 occupancy. Take a look and make your offer!! Raised two story and FEMA compliant located in Ventnor Heights. The property was renovated to the studs throughout in 2020. Current owner installed a new roof and sheathing in Sept 2022 with a full 15 year warranty. Living level renovated as a open floor plan with vinyl plank flooring throughout. When entering the living level you experience the roomy open floorplan from the front entry to the rear door. The expanse of the living room, adjoining dining room and galley kitchen provide a roomy feel for all to enjoy. There are plenty of windows that provide an abundance of natural lighting all day. Adjacent to the dining area and kitchen there is a powder room, a large utility-laundry area and pantry combination to enhance the efficiency of the living level floor plan. The upper level is accessed from the staircase off the living room. The staircase and upper level flooring is wall to wall carpeting. There are three bedrooms and a tiled bathroom with a walk in shower. Adjacent to the staircase and hallway there is linen closet adjoining the tile bath. The upper level hallway has access to a pull down attic for storage and the air handler for the upper level central air unit. Off the kitchen is a landing and stairs to the fenced rear yard for relaxing and entertaining while enjoying the summer breeze. There is a common driveway and a attached block garage that the owner has converted into a awesome equipped gym. When viewing the listing there are custom blinds throughout that are included. All the furniture, beds and wall hung flat screen TV are available. There is a ground level raised crawlspace that has an access door on the driveway side. of the property .The crawlspace is open and runs the full length of the building for all your storage needs. The detached garage is adjacent to the yard that could be used for outside living space. The current owner converted the garage into a quality gym and workout area. Do not miss this great value at a price that is beyond compare!! This would be a go and show by appointment only. This is a great value and conveniently located shopping, restaurants, beach and bay. A GREAT Ventnor opportunity!!

**PROPERTY DETAILS**

|                                    |   |                                      |  |
|------------------------------------|---|--------------------------------------|--|
| Exterior<br>Masonry/Block<br>Vinyl | OutsideFeatures<br>Fenced Yard<br>Sidewalks | ParkingGarage<br>None<br>See Remarks | OtherRooms<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures<br>Carbon         | AppliancesIncluded<br>Monoxide Dishwasher   | AlsoIncluded<br>Blinds               | Basement<br>Crawl Space                      |

# Berger Realty

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