



**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	OutsideFeatures	ParkingGarage	OtherRooms
Masonry/Block	Fenced Yard	None	Laundry/Utility Room
Vinyl	Sidewalks	See Remarks	Pantry
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon	Monoxide Dishwasher	Blinds	Crawl Space

# Berger Realty

• Since 1928 •



**Berger Realty, Inc**  
**1330 Bay Avenue**  
**Ocean City, NJ 08226**  
**609-391-1330/609-391-1300**  
 **[info@bergerrealty.com](mailto:info@bergerrealty.com)**



Detector  
Smoke/Fire Alarm

Disposal  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Partially Furnished  
See Remarks

Full

Heating  
Gas-Natural  
Hot Water  
None  
Radiator

Cooling  
Central  
Wall Units

HotWater  
Gas  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Phillip Bellucci  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

