

**25 Nashville Ave  
Ventnor, NJ 08406**

**Asking \$1,475,000.00**



**COMMENTS**

"Legal Duplex" \7 HOUSES FROM THE BEACH" Welcome to your dream family beach house! Nestled just seven houses away from the pristine shores of Ventnor Beach, this property offers an unparalleled combination of comfort, style, and investment potential. Fully renovated in 2019, the duplex features a new roof, plumbing, electric, and siding, ensuring modern infrastructure and durability. The property is multi-zoned with on-demand tank technology, promoting energy efficiency and convenience. An extended porch provides a relaxing outdoor space with ocean views, perfect for enjoying the coastal scenery. Immerse yourself in the incredible vibe of this renovated high-end gem, boasting panoramic ocean views from its elevated position on one of Ventnor's widest streets. The sun-drenched interior creates a bright and airy atmosphere, perfect for relaxing with loved ones or entertaining guests. The kitchen features a center island, granite countertops, a pantry, and stainless steel appliances, combining style and functionality. The lower level apartment is equipped with a ductless mini-split system for customized climate control, a cozy eating area and a shiplap wall in the living room that adds character to the space. Recessed lighting throughout the property enhances the ambiance and provides efficient lighting. Approved architectural plans for a future master balcony hint at the potential for further enhancements and customization, adding value to the property. For security and peace of mind, the duplex is equipped with a security system. Additionally, there is a large detached garage with electric connections and a decorative shed, offering ample storage space. The property includes a 3-car driveway for parking convenience. The low-maintenance backyard is furnished with top-of-the-line Arizona turf, offering a lush and beautiful outdoor space without the need for extensive upkeep. The composite deck is a perfect space to entertain guests or wind down from a long day at the beach with an outdoor shower adding a convenient touch for those beach days. Conveniently located within walking distance to an array of restaurants and theaters, you'll never be far from entertainment and dining options. This rare legal duplex presents a unique investment opportunity, with the potential to generate a minimum of \$80,000 per year in rental income. Whether you're seeking a lucrative investment or a serene retreat, this property delivers on all fronts. Don't miss out on the chance to own this extraordinary beachside haven - where every day feels like a vacation and every moment is filled with the promise of coastal living at its finest.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Curbs	None	Breakfast Nook	Forced Air
Deck		Dining Room	Gas-Natural
Ocean View		Eat In Kitchen	Multi-Zoned
Outside Shower		Kitchen	

# Berger Realty

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Porch  
Shed  
Sidewalks

Cooling  
Central  
Multi-Zoned

HotWater  
Tankless-gas

Laundry/Utility Rm  
Living Room  
Pantry  
Storage Attic

Water  
Public

Sewer  
Public Sewer



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