

**25 Nashville
Ventnor, NJ 08406**

Asking \$1,475,000.00



COMMENTS

"Legal Duplex" Welcome to your dream family beach house...Single Family Residence or Legal Duplex! ! 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 can accommodate a multi-generational family and also 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

| | | | |
|-------------------|--|-----------------------|---|
| Exterior Vinyl | OutsideFeatures Curbs Deck Outside Shower | ParkingGarage None | OtherRooms Breakfast Nook Dining Room Eat In Kitchen |
|-------------------|--|-----------------------|---|

Berger Realty

Since 1928



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



| | | | |
|--------------------------|---------------------|-------------------------|------------------------|
| | Paved Road | | In-Law Quarters |
| | Porch | | Laundry/Utility Room |
| | Shed | | Pantry |
| | Sidewalks | | Storage Attic |
| InteriorFeatures | AppliancesIncluded | Basement | Heating |
| Carbon Monoxide Detector | Dishwasher Disposal | 6 Ft. or More Head Room | Forced Air Gas-Natural |
| Kitchen Center Island | Dryer | Finished | Multi-Zoned |
| Security System | Gas Stove | Full | See Remarks |
| Smoke/Fire Alarm | Microwave | Heated | |
| Storage | Refrigerator | Outside Entrance | |
| Walk In Closet | Washer | Plumbing | |
| Cooling | Water | Sewer | |
| Ceiling Fan(s) | Public | Public Sewer | |
| Central | | | |
| Multi-Zoned | | | |



Ask for Michael Wallitsch
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: mow@bergerrealty.com

