

# Berger Realty

Since 1928



Berger Realty, Inc.  
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26 Richards  
Ventnor, NJ 08406

Asking \$1,349,999.00



## COMMENTS

**\*\*NOW VACANT & EASY TO SHOW!! THE TENANT IS OUT!!\*\*** YOU WON'T BE ABLE TO BEAT THIS FIRST BLOCK NORTH CORNER PROPERTY AND THIS AMAZING FRONT WRAP-AROUND PORCH!! Renovated with charm and character throughout. This completely updated duplex/single family has been lovingly redone from top to bottom. LEGAL DUPLEX with 4 bedrooms, 2.5 baths upstairs and a completely renovated downstairs two bedroom apartment with a new full bath. Great street and just 2.5 blocks to the Ventnor beach and boardwalk!! Walk to stores, restaurants and everything just steps away! PRIVATE YARD WITH ROOM FOR A SMALL POOL! Two outdoor showers! AMAZING RENTAL HISTORY. LIVE IN ONE AND RENT THE OTHER? COMBINE FOR A SINGLE FAMILY? THE OPTIONS ARE ENDLESS!! CALL TODAY!

## PROPERTY DETAILS

|                |                  |                 |                                |
|----------------|------------------|-----------------|--------------------------------|
| Exterior       | Outside Features | Parking Garage  | Other Rooms                    |
| Stone          | Curbs            | Attached Garage | Dining Room                    |
| Vinyl          | Fenced Yard      |                 | Eat In Kitchen                 |
|                | Outside Shower   |                 | Great Room                     |
|                | Patio            |                 | In-Law Quarters                |
|                | Paved Road       |                 | Laundry/Utility Room           |
|                | Porch            |                 | Storage Attic                  |
|                | Sidewalks        |                 |                                |
|                |                  | Appliances      | Heating                        |
|                |                  | Dishwasher      | 6 Ft. or More Head Gas-Natural |
|                |                  | Disposal        | Room                           |
|                |                  | Dryer           | Finished                       |
|                |                  | Gas Stove       | Full                           |
|                |                  | Mid-Century     | Refrigerator                   |
|                |                  | Refrigerator    | Outside Entrance               |
|                |                  | Washer          | Plumbing                       |
|                | Hot Water        | Water           |                                |
|                | Gas              | Public          |                                |
| Ceiling Fan(s) |                  |                 | Sewer                          |
| Central        |                  |                 | Public Sewer                   |



Ask for Graham Ginn  
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