

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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26 Richards  
Ventnor, NJ 08406

Asking \$1,349,999.00



## COMMENTS

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

|                 |                 |                    |                    |
|-----------------|-----------------|--------------------|--------------------|
| OutsideFeatures | ParkingGarage   | OtherRooms         | Basement           |
| Curbs           | Attached Garage | Dining Room        | 6 Ft. or More Head |
| Fenced Yard     |                 | Eat In Kitchen     | Room               |
| Outside Shower  |                 | Great Room         | Finished           |
| Patio           |                 | Laundry/Utility Rm | Full               |
| Porch           |                 | Storage Attic      | Heated             |
| Sidewalks       |                 |                    | Outside Entrance   |
|                 |                 |                    | Plumbing           |



Cooling  
Central  
Ask for Cynthia Hanes  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: cah@bergerrealty.com

HotWater  
Public

Water  
Public

