

# Berger Realty

Since 1928



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



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

Outside Features	Parking/Garage	Other Rooms	Basement
Curbs	Attached Garage	Dining Room	6 Ft. or More Head Room
Fenced Yard		Eat In Kitchen	Finished
Outside Shower		Great Room	Full
Patio		Laundry/Utility Rm	Heated
Porch		Storage Attic	Outside Entrance
Sidewalks			Plumbing
Heating	Call for John McElroy	Water	
Gas-Natural	Call for John McElroy	Public	
Sewer	Berger Realty Inc		
Public Sewer	1330 Bay Avenue, Ocean City		
	Call: 609-391-1330		
	Email to: jjm@bergerrealty.com		

