

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 Ask for Tom Melchiorri  
Central Air Conditioning  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tom@bergerrealty.com

Water  
Public

