

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



111 Avolyn  
Ventnor, NJ 08406

Asking \$2,250,000.00



## COMMENTS

This stunning, one-of-a-kind Ventnor home offers 6 bedrooms, 4.5 baths, and breathtaking boardwalk and ocean views from two expansive second-floor decks. Just three houses from the beach and boardwalk, it's also within walking distance to restaurants, shops, and a short stroll to Margate. With a driveway that accommodates five cars, convenience is unmatched. The first floor welcomes you with a spacious front porch, perfect for enjoying the ocean breeze. Inside, you'll find a generous living room with a gas fireplace, a versatile dining area/den/gaming space, and a formal dining room that flows seamlessly into a beautiful, oversized kitchen featuring an extra-wide Sub-Zero refrigerator. A powder room and laundry room complete this level. The second floor boasts two large identical primary suites, each with private access to their own second-floor deck, where you can take in spectacular ocean views. The third floor offers four additional spacious bedrooms and two large bathrooms, providing ample space for family and guests. Completing the home are two sheds, perfect for storing all your beach toys and bikes. Designed to accommodate two families, this home is ideal for multigenerational living or a luxurious vacation retreat with plenty of room for everyone. Most of the home has been updated within the last 12 years. Don't miss this incredible opportunity—beach block living at this price won't last long!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Deck Porch Side Walk	Parking/Garage None	Interior Features Kitchen Center Island Walk In Closet
-------------------	--	------------------------	--



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue Ocean City  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com



Water  
Public

Sewer  
Public Sewer