

# Berger Realty

Since 1928



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



6 Ventnor  
Marmora, NJ 08223

Asking \$799,900.00



## COMMENTS

If "Location, Location, Location!" had an address, this would be it! Only 4 minutes from Ocean City at just half the price! This charming 4-bedroom, 2.5-bath Cape Cod style home is situated on a fenced-in corner lot in the highly sought after Beesley's Point neighborhood. You'll be close to shopping, the lifeguarded Beesley's Point beach, Tuckahoe Inn, and so much more! Feeling adventurous? Bike across the new parkway bridge path to grab lunch at the Crab Trap. Pride in ownership shows with a brand new vinyl porch railing, fresh landscaping and new carpeting. This home feels inviting from the moment you step in. The possibilities are endless with the large yard and unfinished basement. Don't miss out—schedule your visit today!

## PROPERTY DETAILS

|                                                                                   |                                                                                                     |                                              |                                                                                                                                  |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                 | OutsideFeatures<br>Fenced Yard<br>Porch<br>Shed<br>Sidewalks<br>Sprinkler System                    | ParkingGarage<br>Two Car                     | OtherRooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Storage Attic |
| InteriorFeatures<br>Cathedral Ceiling<br>Skylight(s)<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Drapes | Basement<br>6 Ft. or More Head<br>Room<br>Full                                                                                   |
| Heating<br>Gas-Natural                                                            | Cooling<br>Ceiling Fan(s)<br>Central                                                                | HotWater<br>Gas                              |                                                                                                                                  |

Sewer  
Septic

