



**3014 Ventnor  
Longport, NJ 08403**

**Asking \$1,449,000.00**



## COMMENTS

THE PERFECT BEACH COTTAGE WITH AN AMAZING LONGPORT LOCATION. Situated on an OVERSIZED lot!! Great front porch to enjoy the ocean breeze that you will never want to leave. Awesome backyard with deck, outdoor shower and large yard with plenty of room for summer barbecues and entertaining!! Bright living room, dining room and kitchen with access to the deck/yard. Three large bedrooms and 1.5 baths, laundry area with newer washer and dryer. AMAZING OPPORTUNITY to renovate, lift or BUILD YOUR DREAM HOME with potentially over 3,000SF of living space, pool, ocean views AND elevator! Walkable location just up the street from the tennis courts, playground, basketball and pickleball.. and at night, walk right down the street to Steve & Cookies or Lamberti's! You can't beat it. Start enjoying those summer memories at the shore!!

## PROPERTY DETAILS

<p>Exterior Brick Vinyl</p>	<p>Inside Features Curbs Deck Outside Shower Patio Porch Shed Sidewalks</p>	<p>Parking Garage None</p>	<p>Other Rooms Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor</p>
	<p>Ask for Alexandra Gaudin Berger Realty Inc. 3100 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: aic@bergerrealty.com</p>	<p>See Remarks</p>	<p>Basement Crawl Space</p> <div style="text-align: center;">  Public         </div>
<p>Gas-Natural</p>	<p>Cooling Ceiling Fan(s) Central</p>	<p>Hot Water Gas</p>	



Appl. for Alex. & Alexandra Caulfield  
 Disposal See Remarks  
 Dishwasher  
 3160 Asbury Avenue, Ocean City  
 Dryer  
 Call: 609-399-0076  
 Gas Stove  
 Email: aic@bergerrealty.com  
 Microwave  
 Refrigerator

Basement  
Crawl Space



Public

Sewer  
Public Sewer