



102 Derby  
Ventnor, NJ 08406

Asking \$1,995,000.00



**COMMENTS**

Rare Beach Block Opportunity! This extraordinary, historic 12-bedroom, 4-level home, located on one of Ventnor's most beautiful streets, offers unparalleled potential. Situated on an oversized lot, the property includes a 2-car garage and 2 additional parking spaces, along with ample space for outdoor living. Best of all, enjoy breathtaking ocean views from the expansive 1st and 2nd floor porches. The possibilities for creating your own private oasis are endless, with over 30 rooms and countless potential configurations. Step into the main floor, where you're greeted by a massive living room featuring a cozy fireplace and an elegant open staircase. Adjacent is a charming sitting room with its own fireplace—perfect for quiet relaxation. The large dining room is flooded with natural light, thanks to an abundance of windows. Continue through to a cozy breakfast nook, leading into the spacious eat-in kitchen with direct access to the backyard. A butler's pantry and two additional pantry areas offer ample storage space. From the kitchen or living room, you can access the sunroom, which also includes a convenient powder room. Ascend the grand staircase to the second level, where you'll find 6 bedrooms and 3.5 bathrooms, as well as access to the oceanview front porch. The hallways feature plentiful closet space for additional storage, ensuring that you'll never be short on space. The third level offers 3 more bedrooms, 1 full bathroom, and additional storage. This floor can easily be transformed into anything your heart desires, whether it's a home office, guest suite, or private retreat. The lower level, which can be accessed via stairs from the kitchen or outside, offers a wealth of versatile spaces, including two recreational rooms, a summer kitchen, a laundry room with ample storage, a flex room, and two bedrooms with 1.5 bathrooms. There's also an unfinished wine cellar and a utility room with additional storage. The 2-car garage, exterior parking, and yard add even more value to this exceptional property. This is a rare opportunity to own a piece of history in one of Ventnor's most sought-after locations. Don't miss out—schedule your showing today!

**PROPERTY DETAILS**

|          |                 |                 |                      |
|----------|-----------------|-----------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage   | OtherRooms           |
| Brick    | Curbs           | Two Car         | Breakfast Nook       |
| Shingle  | Deck            | Detached Garage | Den/TV Room          |
|          | Fenced Yard     |                 | Dining Area          |
|          | Outside Shower  |                 | Dining Room          |
|          | Porch           |                 | Eat In Kitchen       |
|          | Sidewalks       |                 | Florida Room         |
|          |                 |                 | Great Room           |
|          |                 |                 | Laundry/Utility Room |
|          |                 |                 | Library/Study        |
|          |                 |                 | Pantry               |

# Berger Realty

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|                                     |  |                                       |   |
|-------------------------------------|--|---------------------------------------|---|
| InteriorFeatures<br>Storage         | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds<br>See Remarks | Recreation/Family<br>Storage Attic<br>Workshop  |
| Heating<br>Hot Water<br>Multi-Zoned | Cooling<br>Ceiling Fan(s)<br>Window Units  | HotWater<br>Gas                       | Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Heated<br>Inside Entrance<br>Masonry Floor/Wall<br>Outside Entrance<br>Plumbing |
| Sewer<br>Public Sewer               |  |                                       | Water<br>Public   |



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