









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/III 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!

Exterior Brick Shingle PROPERTY DETAILS
OutsideFeatures ParkingGarage
Curbs Detached Garage
Deck Two Car
Fenced Yard
Outside Shower
Porch
Sidewalks

OtherRooms Breakfast Nook Den/TV Room Dining Area Dining Room Eat In Kitchen Florida Room Great Room Laundry/Utility Room Library/Study Pantry





Dryer

Washer

Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com



Recreation/Family Storage Attic Workshop AppliancesIncluded AlsoIncluded Basement Dishwasher Blinds 6 Ft. or More Head See Remarks Room Gas Stove Finished Refrigerator Heated Inside Entrance Masonry Floor/Wall Outside Entrance Plumbing

> Water Public

Heating Hot Water Multi-Zoned

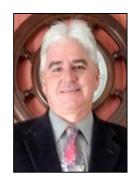
Sewer Public Sewer

InteriorFeatures

Storage

Cooling Ceiling Fan(s) Window Units

HotWater Gas



Ask for John Tonkinson Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jtn@bergerrealty.com

