



**215 Dorset  
Ventnor Heights, NJ 08406**

**Asking \$529,000.00**



**COMMENTS**

SELLER SIGNED CONTRACT. HERE'S YOUR OPPORTUNITY TO OWN A PIECE OF VENTNOR CITY! Don't miss your chance to own this versatile duplex situated right on the island in beautiful Ventnor City! Whether you're searching for a charming beach retreat for your family or an investment property with income potential—this one checks all the boxes. Perfectly positioned between the bay and the beach, this home offers the best of both worlds—all within walking distance. Boasting over 2,270 square feet of living space, this property features separate electric and gas meters, making it ideal for multi-family living or seasonal rentals. Property is occupied, please be courteous while touring and be punctual with time. Lower Unit Highlights: Step through the front door into a spacious living room. To the left, enjoy a bright and airy sunroom with full Dorset Ave exposure—the perfect spot for morning coffee or evening relaxation. Continue through to the generously sized dining room, with the laundry room conveniently located on the left and offering exterior access. The kitchen is on the right, with another door leading outside to the side yard, detached 1-car garage, and 2-car driveway. Toward the back of the unit are three comfortable bedrooms, a full bath, and a large storage closet. After dinner at one of the nearby restaurants, treat yourself to some ice cream and unwind on your private covered front porch. Upper Unit Features: Accessed via a side entrance, the second unit offers one bedroom, one full bath, and an additional room perfect for a nursery or home office. The eat-in kitchen provides ample space for meals, while the cozy living room opens up to a spacious deck—ideal for enjoying views of the Dorset Bridge and those refreshing coastal breezes and plenty of attic storage. Property is being sold strictly AS-IS CONDITION. Buyer is responsible for all inspections, permits, certifications, and requirements needed to obtain the Certificate of Occupancy (CO). UST on the property was professionally cut and filled with sand prior to the current owner's purchase in 1997. Invoice in Docs. Showings by appointment only. Please include LBP and SPCDS with all offers. Property is occupied, please be courteous while touring the property.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Beach Access	Detached Garage	Dining Room	Crawl Space
Boardwalk Access	One Car	Eat In Kitchen	
Curbs		Florida Room	
Deck		Kitchen	
Porch		Laundry/Utility Rm	
Sidewalks		Living Room	
		Storage Attic	

# Berger Realty

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